

VICTORIAN VILLAGE COMMISSION AGENDA

Thursday November 13, 2014

6:15 p.m.

50 W. Gay Street, Ground Floor - Conference Room B

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. A Sign Language Interpreter to "Sign" this hearing will be made available for anyone with a need for this service. Sign language interpreters must be schedule by calling 645-8620 or TDD 645-3293 at least forty-eight (48) hours prior to the scheduled hearing.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, December 4, 2014 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, December 11, 2014.
- IV. APPROVAL OF MINUTES – Thursday, October 9, 2014.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

VARIANCE RECOMMENDATIONS

1. 14-11-21

72 West Second Avenue

Segna Associates, Inc. (Applicant)

Mark Alderman (Owner)

An application and variance information has been submitted.

Variance Recommendation Request

- CC3333.02: to allow a second dwelling unit (i.e., the carriage house) on a parcel with an ARLD zoning classification.
- CC3333.09: to reduce the minimum lot width required for construction of a residence from 50 feet to the existing condition of 44 feet. This variance applies to both the existing residence on the property and the proposed coach house.
- CC3333.11: to reduce the required lot area per dwelling unit from 2,500 square feet to 1,200 square feet.
- CC3333.16: to eliminate the requirement, with respect to the proposed coach house, that each dwelling on the property shall front on a public street.
- CC3333.22: to reduce the required maximum side yard required for the existing borne and proposed coach house from 8.8 feet to 5 feet on the east side of the property, and to reduce the required maximum side yard required for the proposed coach house from 8.8 feet to 3 feet on the west side of the property.
- CC3333.23: reduce the required minimum side yard required for the existing home and proposed coach house from 5 feet to 3 feet on the west side of the property.
- CC3333.24: to reduce the required rear yard setback for the coach house to one (1) foot.
- CC3312.49: to reduce the required number of off-street parking spaces from 4 to 3.
- CC3333.15(c): to increase the maximum lot coverage permitted on the property from 50% to 55%.

2. 14-11-22

780 Park Street (Hubbard Park Place)

Crabbe, Brown & James, LLP (Applicant)

Hubbard Park Place, LLC (Owner)

An application and variance information has been submitted.

- CC3356.03: C-4 Permitted Uses, which Section does not permit ground-floor residential dwelling units. Applicant requests a council variance to permit ground-floor residential units.
- CC3309.14: Height District, which Section limits the height of buildings in the H-35 District to 35 feet. Applicant requests a variance to allow a building height of 88 feet.
- CC3312.49(C): Minimum Number of Parking Spaces Required, which section requires a minimum parking ratios of 1.5 parking spaces per dwelling unit and 1 parking space per 450 square feet of general office space (total required 189 parking spaces). Applicant requests a variance to allow a minimum of 130 parking spaces.
- CC3321.05(8)(1): Vision Clearance, which Section requires 10 foot clear vision triangles at the intersections of streets and alleys. Applicant requests a variance to allow encroachment into the minimum vision clearance triangles at the intersections of Hubbard Avenue/Wall Street and Park Street/Lundy Avenue, as indicated on the siteplan.
- CC3321.05(8)(2): Vision Clearance, which Section requires 30 foot clear vision triangles at the intersections of streets. Applicant requests a variance to allow encroachment into the minimum vision clearance triangles at the intersections of Hubbard Avenue/Wall Street and Park Street/Lundy Avenue, as indicated on the Site Plan.
- CC3356.11 (C): District Setback Lines, which Section requires a minimum building setback of 25 feet. Applicant requests a variance to allow a minimum setback of 0 feet on Hubbard Avenue and 0 feet on Park Street.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

NEW APPLICATIONS

3. 14-11-23

991 Dennison Avenue

Berardi + Partners (Applicant)

SND Partners, LLC (Owner)

An application siteplan, and revised drawings have been submitted.

- Construction of several styles of residential buildings on 1.16 acre site, providing a total of 70 dwelling units.
- The northern portion of the site is proposed to be developed with a 3.5-story building including a 4.5-story building element at Starr Avenue providing 54 dwelling units.
- The southern portion of the site is proposed to be developed with twelve (12) 2.5-story ‘brownstone’ townhomes as individual dwelling units, and four (4) carriage houses configured as 2.5-story duplex residences.
- All integrated garage spaces accessed through an interior court, and all parking levels will be set approximately 4-ft below existing grade.

The following is taken from the August 2014 Victorian Village Commission meeting minutes:

Commissioner Comments

- *Commissioner Decker – The fenestration still seems to need a bit more work. The end building’s window ratio appears a bit odd. Otherwise, the project has come a long way.*
- *Commissioner Conte – The ground level elevation of the northern building and how it relates to the street requires more work.*
- *Commissioner Kotheimer – Landscaping should not be used to cover-up anything. The area around the main entrance has elements that look like the rear of a building. Without plant materials the first floor looks somewhat unfinished.*
- *Commissioner Borchers – The bottom level seems less developed, the details are all above the first floor. Asked if the grates could be changed to windows, and suggested that adding additional doors and/or using a material change could help the ground level and the overall design. The carriage house buildings look good. The columns at the entries seem a bit oversized.*

NO ACTION TAKEN

4. 14-8-13

991 Dennison Avenue

Connie J. Klema, Attorney (Applicant) SND Partners, LLC (Owner)

An application and variance information has been submitted.

The property will be divided into two lots for variances.

Variance Recommendation Request

- Rezone from "Parking-P2" to "AR-0". (CASE NO. Z14-036)

Lot No.1

- CC3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces to be less than 20' and to be on a driveway easement granted for use by said parking spaces.
- CC3312.49: To permit less than 81 parking spaces and to permit 55 parking spaces.
- CC3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 7' and 6' right angle triangle at Dennison Avenue and Starr Avenue.
- CC3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 70.9 percent of the lot area.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 6' on Dennison Ave. and 6' on Starr Ave.
- CC3333.24: To permit a rear yard totaling less than 25 percent of the total lot area and to be in accordance with the site plan approved by the Victorian Village Commission.
- CC3333.25: To permit structures and ordinary projections in the side and rear yards.
- CC3333.26: To permit the height to be greater than 35' and to be 52'.

Lot No.2

- CC3312.13(B): To permit a driveway at the street right of way to be less than 20' and to be 10'.
- CC3312.25: To permit maneuvering for two parking spaces into an area less than 20' and to be 10' and to be on an additional 10' driveway easement granted for use by said parking spaces.
- CC3321.05(B)(2): Vision clearance at the intersection of streets to be less than a 30' right angle triangle and to be a 12.5' right angle triangle at Dennison Ave. and Second Ave.
- CC3333.04: Permitted uses in AR-O to permit two (2) - two (2) unit dwellings.
- CC3333.15: To permit a residential building to cover more than 50 percent of the lot area and to cover 50.1 percent of the lot area.
- CC3333.16: To permit two (2) - two (2) unit dwellings to not front upon a public street.
- CC3333.18: To permit the building lines of a residential building to be less than 25' and to be 10" on Second Ave. and 0" inches at Dennison Ave.
- CC3333.255: To permit a perimeter yard along Ewing Alley and the north property line to be less than 25' and to be 0'.
- CC3333.26: To permit the height to be greater than 35' and to be 40'.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 P.M.

CONCEPTUAL REVIEW APPLICATIONS

5. 14-11-24

1055 North High Street

Jonathan Barnes Architecture & Design (Applicant) Ibel Properties, Inc. (Owner)

An application, drawings, and photos have been submitted.

Conceptual Review

- Demolition of a non-contributing 1-story office building.
- Construction an approximately 35,000-sqft mixed-use apartment development.

- The development will consist of 32 apartments on floors 2-6, a residential lobby, retail space, and a parking garage on the ground level.
- The project will be 4 stories tall on the residential side and 6 stories tall on the High Street side.

The following is taken from the October 2014 Victorian Village Commission meeting minutes:

Commission Comments

- Commissioner Kotheimer - *Going in the right direction. An architectural experiment requires high quality materials to be successful. The mesh material quality and style is important. Interested in the brick pattern. Questions raised about window cleaning.*
- Commissioner Borchers - *Elevation on Third Avenue needed. Interested to see a site plan.*
- Commissioner Decker - *In support of the concept of small units and Smart Cars but the restriction might create a burden on residents. Voiced concern about the size and height of the building and exterior finish details as shown. "Mesh is the wrong material." Cited City Code Chapter 3116.12a. Believes that the elevations proposed read as horizontal and the building does not relate to the surrounding neighborhood architecturally.*
- Commissioner Berthold - *"Basically okay" with the design direction. "Fine with where you are going." Curious about the west elevation.*
- Commissioner Hissem - *For this "great spot" on High Street the development should be more powerful. This location demands better infill design.*
- Commissioner Conte - *New infill can look new but the proposal is not fitting in as yet. Agrees with Commissioner Decker regarding the horizontal appearance. More punched openings are needed. The storefronts don't mix in with the surrounding storefronts. Recommends more punched openings. Recommends presenting the parking plan to the Short North Alliance and the Short North Civic Association.*

NO ACTION TAKEN

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

6. 14-11-19a

884-886 & 888-890 Dennison Ave.

Jason Peckham (Applicant)

Quinn Lamb (Owner)

Application #14-11-19 has been divided into item 'a' for Victorian Village Commission review under New Business, and item 'b' for Staff Approval under Staff Approved items (see below).

An application, drawings, and photos have been submitted.

- Demolish existing rear deck on each building.
- Construct new stoop and stairs for each unit (4 total) per submitted drawings.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• 14-11-1

633 Dennison Avenue

Keith Dimoff & Margaret Newell (Owners)

Approve Application #14-11-1, 633 Dennison Avenue, as submitted with any/all clarifications noted:

- Renew COA#13-10-8, 633 Dennison Avenue, exactly as previously approved for a period of one (1) year. Expired: 10-1-14.

Approve Application #13-10-8, 633 Dennison Avenue, as submitted with the following clarifications:

- Remove existing siding located in garage door bays.
- Install new garage door; Wayne Dalton model 6100 "Ashburn".

- *Install wood siding, trim, and entry door.*
- *Paint all new work to match existing color house color scheme.*
- *The lighting fixtures are to be either carriage lamps, or recessed can-lights; final details to be submitted to HPO Staff.*

MOTION: Decker/Wood (5-0-0) APPROVED.

• **14-11-2**

1243 Neil Ave.

Paul Hixon & Robert Dean (Owners)

Approve Application #14-11-2, 1243 Neil Ave., as submitted with any/all clarifications noted:

- Rebuild top 10 courses of south chimney and replace spalled brick as needed to match existing.
- Rebuild middle chimney to match existing.
- Tuckpoint and replace spalled brick on east chimney as needed to match existing.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”, available at <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>).

• **14-11-3**

1243 Neil Ave.

Paul Hixon & Robert Dean (Owners)

Approve Application #14-11-3, 1243 Neil Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle on main roof from the ridge of the south gable and all areas west of the gable ridge.
- Install new GAF “Royal Sovereign” standard 3tab asphalt shingles on garage; color to be “Nickel Gray”.
- Install vent under new metal ridge roll; color to be “Tinner’s Red”.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingle to be GAF “Royal Sovereign” standard 3tab asphalt shingles on garage; color to be “Nickel Gray”.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **14-11-4**

336-338 W. Hubbard Ave.

Robert Herbst (Owner)

Approve Application #14-11-4, 336-338 W. Hubbard Ave., as submitted with any/all clarifications noted:

- Replace existing garage doors per submitted cutsheets.
- Repair/replace sections of rotten crown molding as needed to match existing.
- Repair section of gingerbread molding on third floor as needed to match existing.
- All work to be painted to match existing.

Eave, Soffit, Crown & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave, soffit, crown and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

- **14-11-5**

1008 Hunter Ave.

Jim Chen (Owner)

Approve Application #14-11-5, 1008 Hunter Ave., as submitted with any/all clarifications noted:

- Install new Larson fullview storm doors on the front and side entry doors; color to be "White".

Install New Storm Door

- Install a new, aluminum storm door on the front and side entry doors (2 total).
- Cut sheet and color chip for the new storm door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of the door.

- **14-11-6**

1256 Neil Ave.

Able Roofing (Applicant)

Tani Wisemen (Owner)

Approve Application #14-11-6, 1256 Neil Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle on main roof.
- Install new Tamko standard 3tab asphalt shingles; color to be "Antique Slate".
- Install vent under new metal ridge roll; color to be either "Gray" or "Tinner's Red".

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.

- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingle to be Tamko standard 3tab asphalt shingles on garage; color to be “Antique Slate”.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **14-11-7**

1192 Neil Ave.

Able Roofing (Applicant) Tani Wisemen (Owner)

Approve Application #14-11-7, 1192 Neil Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle on main roof.
- Install new Tamko standard 3tab asphalt shingles; color to be “Antique Slate”.
- Install vent under new metal ridge roll; color to be either “Gray” or “Tinner’s Red”.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingle to be GAF “Royal Sovereign” standard 3tab asphalt shingles on garage; color to be “Nickel Gray”.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **14-11-8**

217 W. Second Ave.

Robert Dennison, Jr. (Applicant) Jo Anne Dennison (Owner)

Approve Application #14-11-8, 217 W. Second Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle on main roof.
- Install new standard 3tab asphalt shingles in color and type from Approved Shingle List.
- Install new metal ridge roll, valleys, and flashing; color to be “Tinner’s Red”.
- Repair/replace wood trim as needed to match existing.
- All work to be painted to match existing.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.

- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Eave, Soffit, Crown & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave, soffit, crown and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
 - Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
 - Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
 - Glaze and caulk as necessary.
 - Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
 - **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
 - **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- **14-11-9**
328-332 W. Third Ave.
David M. Neubauer (Owner)

Approve Application #14-11-9, 328-332 W. Third Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new standard 3tab asphalt shingles in color and type from Approved Shingle List.
- Remove flat roof section and install new rubber membrane roofing.
- Repair/replace rotten wood fascia as needed to match existing.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.

- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

• **14-11-10**

1203 Highland St.

Dan Blechschmidt (Applicant) Mark T. Haldemon & Mary T. Haldemon (Owners)

Approve Application #14-11-10, 1203 Highland St., as submitted with any/all clarifications noted:

- Remove existing deteriorated ogee gutters on main house.
- Install new install new 6” ogee gutters and 4” downspouts. Color to be “Musket Brown”.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **14-11-11**

345-347 W. Hubbard Ave.

Lawrence Loftus (Owner)

Approve Application #14-11-11, 345-347 W. Hubbard Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle on main roof and garage.
- Install new asphalt shingle roof in color and type from Approved Shingle List.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and garage, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **14-11-12**

737-739 Dennison Ave.

George Ypsilantis (Applicant) Argo Properties, LLC (Owner)

Approve Application #14-11-12, 737-739 Dennison Ave., as submitted with any/all clarifications noted:

- Remove deteriorated garage doors (4 total).
- Install new flat panel garage door per submitted cutsheet.

• **14-11-13**

884-886 Dennison Ave.

Jason Peckham (Applicant) Quinn Lamb (Owner)

Approve Application #14-11-13, 884-886 Dennison Ave., as submitted with any/all clarifications noted:

- Remove damaged concrete walkways around building, and replace to match existing with new concrete per submitted specifications.
- Powerwash building and walkways.
- Trim dead limbs from trees as needed.
- Spot tuckpoint building as needed to match existing.

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimension, as necessary.

- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Power Wash Spec

- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Should chemical cleaning be proposed by the owner or contractor or be determined to be necessary by Historic Preservation Office staff for paint removal of Previously Painted Masonry: the following procedure is required: Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section in the least visible location possible. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer's recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings").

Spot Tuck Point-(partial)

- Check all mortar joints for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

- **14-11-14**

888-890 Dennison Ave.

Jason Peckham (Applicant)

Quinn Lamb (Owner)

Approve Application #14-11-14, 888-890 Dennison Ave., as submitted with any/all clarifications noted:

- Remove damaged concrete walkways around building, and replace to match existing with new concrete per submitted specifications.
- Powerwash building and walkways.
- Trim dead limbs from trees as needed.
- Spot tuckpoint building as needed to match existing.

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimension, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Power Wash Spec

- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Should chemical cleaning be proposed by the owner or contractor or be determined to be necessary by Historic Preservation Office staff for paint removal of Previously Painted Masonry: the following procedure is required: Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section in the least visible location possible. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer's recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings").

Spot Tuck Point-(partial)

- Check all mortar joints for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

- **14-11-15**

48 Starr Ave.

William Irwin (Applicant) Citrine, LLC (Owner)

Approve Application #14-11-15, 48 Starr Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle on main roof.
- Install new GAF "Royal Sovereign" 3tab asphalt shingles; color to be "Nickel Gray".
- Install new metal ridge roll, valleys, and flashing; color to be "Tinner's Red".

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingle to be GAF "Royal Sovereign" standard 3tab asphalt shingles; color to be "Nickel Gray".
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **14-11-16**

293-303 W. Fourth Ave.

The New Victorians (Applicant) Joseph Armeni & Amy Solerno (Owners)

Approve Application #14-11-16, 293-303 W. Fourth Ave., as submitted with any/all clarifications noted:

- Repair/replace exterior trim as needed to match existing.
- Paint all trim and doors to match existing color scheme.

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.

- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

- **14-11-17**
339 W. First Ave.
Karen & Richard Goehring (Owners)
Approve Application #14-11-17, 339 W. First Ave., as submitted with any/all clarifications noted:
 - Remove existing non-contributing slider window on rear addition.
 - Install new Marvin all-wood interior/exterior window in existing opening with associated trim/casings per submitted specifications.Replace Non-Original Window
 - Replace one (1) non-original/non-contributing slider window on the rear addition as per City Staff determination.
 - Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
 - Any/all necessary brick mold is to match existing in-kind, like-for-like.
 - Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
 - Prepare, prime, and paint all casings and sills in accordance with industry standards.

- **14-11-18**
166-168 W. Hubbard Ave.
Richard Bruggeman (Applicant) Gregory Bruggeman (Owner)
Approve Application #14-11-18, 166-168 W. Hubbard Ave., as submitted with any/all clarifications noted:
 - Install new 2" x 2" square balusters on existing rear handrails; balusters to be set on 4" center per code.
 - Repair existing wood steps as needed to match existing.
 - Paint all new work to match existing.

- **14-11-19b**
884-886 & 888-890 Dennison Ave.
Jason Peckham (Applicant) Quinn Lamb (Owner)
Application #14-11-19 has been divided into item 'a' for Victorian Village Commission review under New Business (see above), and item 'b' for Staff Approval under Staff Approved items.
Approve Application #14-11-19, 884-886 & 888-890 Dennison Ave., as submitted with any/all clarifications noted:
 - Install new light fixtures on rear elevation of each building per submitted cutsheet; light to be installed above each rear entry door.
 - Install new address numerals for each address (884, 886, 888, & 890) per submitted cutsheet.
 - Install new mailboxes for each address (884, 886, 888, & 890) per submitted cutsheet.
 - Install new sections of 6' wood privacy fence between units per submitted siteplan.
 - Repair box gutters as needed to match existing.
 - Paint wood surfaces as needed to match existing.
 - Move four (4) existing ac condenser units per submitted siteplan.

- **14-11-20**

- **1008 Hunter Ave.**

- **James Chen (Owner)**

- Approve Application #14-11-20, 1008 Hunter Ave., as submitted with any/all clarifications noted:

- Remove existing deteriorated non-historic rear basement door.
- Install new Provia flush steel door per submitted cutsheet.

- Install New Door

- Install new, solid core door in existing door jamb at rear basement entry.
- New door to be metal per submitted cutsheet. Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides. Exterior and hinged sides of fiberglass and metal doors to be painted. Interior and keyed sides of fiberglass and metal doors to be either painted or stained.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT