

**VICTORIAN VILLAGE COMMISSION
MEETING MINUTES**

Thursday August 13, 2015

5:00 p.m.

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

Commissioners Present: Aaron Borchers, Marc Conte, Shawn Conyers, Jack Decker, Jeffery Hissem (6:14pm), Lisl Kotheimer.

HPO Staff Present: James Goodman.

- I. CALL TO ORDER – 6:03pm.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, September 3, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, September 10, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, July 9, 2015. MOTION: Conyers/Borchers (4-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

1. 15-8-11

1217 Neil Ave.

Matthew Jurkowitz (Owner)

Approve application #15-8-11, 1217 Neil Ave., as submitted with the following clarifications:

Staff Recommended Application

- Redesign of front yard, including: restoration of wrought iron fence, tree removal, replacement of existing concrete edge-wall with new sandstone block, yard grading, and installation of new plantings and trees.
- Remove existing inappropriate wood handrails and install new handrails by Fortin Ironworks per submitted cutsheet.
- A footer should be added under the edge-wall stone per standard construction practice.

MOTION: Borchers/Conyers (4-0-0) APPROVED.

NEW APPLICATIONS

2. 15-8-12

228 W. Second Ave.

Gary Lackey & Michael Lord (Owners)

Approve application #15-8-12, 228 W. Second Ave., as submitted:

- Construct new brick and CMU retaining wall.

MOTION: Conyers/Borchers (0-5-0) DENIED.

Reasons For Denial

- CC3116.13 - Standards for site improvements - (A) Landscaping, parking, utility or service areas, walkways and similar improvements should be compatible to each other and to the subject building or structure as well as to adjacent contributing properties, open spaces and the overall environment.

3. 15-8-13

38 W. Greenwood Ave.

Rock City Church (Applicant) Better Way Ministries (Owner)

Approve application #15-8-13, 38 W. Greenwood Ave., as submitted:

- Modification of previously approved pylon sign.

MOTION: Borchers/Conyers (5-0-0) APPROVED.

4. 15-8-14

1087 Dennison Ave.

Brasfield & Gorrie, LLC (Applicant) Select Medical Corporation (Owner)

Recommend approval of application #15-8-14, 1087 Dennison Ave., as submitted:

Variance Recommendation

- CC3312.49: Minimum numbers of parking spaces required – To reduce the number of parking spaces required from 450 spaces to 378 spaces.

MOTION: Borchers/Kotheimer (5-0-0) RECOMMEND APPROVAL.

5. 15-8-15

685-689 N. High St.

Short North Development Co. (Owner)

Recommend approval of application #15-8-15, 685-689 N. High St., as submitted with the following clarifications:

Variance Recommendation

- CC3312.49: Minimum numbers of parking spaces required – To reduce the number of parking spaces required from 42 spaces to 0 spaces.
- This recommendation for approval is contingent upon the ten (10) offsite parking spaces that have been secured via lease agreement.

MOTION: Borchers/Conyers (5-0-0) RECOMMEND APPROVAL.

Conceptual Review

- Remove existing recessed storefront and construct new infill storefront in traditional location.
- Construct new storefront window on south elevation.
- Storefront windows for each location to be operable, nana-wall windows.

NO ACTION TAKEN

Commissioner Comments

- The commission indicated support of the proposed storefront restoration.
- Commissioners strongly encourage a holistic approach to all the existing storefronts including the central entrance storefront.
- The proposed additional bay on the south elevation should be separated from the corner bay by a material break.

STAFF APPROVED APPLICATIONS

• 15-8-1

195 W. First Ave.

Michael Kitt (Owner)

Approve application #15-8-1, 195 W. First Ave., as submitted with any/all clarifications noted:

- Remove two (2) existing deteriorated aluminum double hung windows.
- Install two (2) new all-wood interior/exterior double hung windows sized exactly to fit the existing openings and per submitted specifications.

Replace Non-Original Windows

- Replace two (2) non-original, non-contributing windows with new (1-OVER-1), wood windows of appropriate dimension and profile and to fit the original openings exactly. Per window brochure/cutsheet submitted to the H. P. O. staff.
- 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.
- **15-8-2**
620 Hunter Ave.
One Red Slate Roofing Co., LLC (Applicant) Derek White (Owner)
Approve application #15-8-2, 620 Hunter Ave., as submitted with any/all clarifications noted:
 - Repair existing rear deck behind 620 side of building only.
 - Reset and repair to match existing and per submitted specifications.
- **15-8-3**
191 W. Fourth Ave.
Tim & Tamie Rietenbach (Owners)
Approve application #15-8-3, 191 W. Fourth Ave., as submitted with any/all clarifications noted:
 - Repair/replace deteriorated exterior woodwork as needed to match existing.
 - Repair columns and railings as needed to match existing.
 - Repair stop gutters as needed to match existing.
 - Repair porch ceiling as needed to match existing.
 - Paint all finished work to match existing.

Eave, Soffit & Fascia Repair

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

Replace Porch Ceiling

 - Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
 - Install a new porch ceiling nailed with galvanized finish nails.
 - New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
 - Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval.

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.**

- **15-8-4**

339 W. First Ave.

Karen & Richard Goehring (Owners)

Approve application #15-8-4, 339 W. First Ave., as submitted with any/all clarifications noted:

- Replace existing privacy fence per submitted drawings, siteplan, and specifications.

Install New Privacy Fence

- Install new 6' wood privacy fence along per submitted design and siteplan. Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **15-8-5**

135-137 W. Hubbard Ave.

PFT Properties, LLC (Applicant) Hubbard Ave., LLC (Owner)

Approve application #15-8-5, 135-137 W. Hubbard Ave., as submitted with any/all clarifications noted:

- Install new handrails (2 total) per submitted specifications.
- New handrails to be "3 Step Picket" and "4 Step Picket" by Fortin Ironworks.

- **15-8-6**

800 Neil Ave.

Ram Rajadhyaksha (Owner)

Approve application #15-8-6, 800 Neil Ave., as submitted with any/all clarifications noted:

- Repair wood trim on south dormer as needed to match existing and per submitted specifications.
- Paint all new work and window sills as needed 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.**

- **15-8-7**

687 Hunter Ave.

Mark Rittner & Jaclyn Bowe (Owners)

Approve application #15-8-7, 687 Hunter Ave., as submitted with any/all clarifications noted:

- Replace existing front door to match existing per submitted specifications.
- Replace existing french doors on 2nd floor deck per submitted specifications.

- **15-8-8**

120 W. Goodale St. (Goodale Park)

Columbus Recreation & Parks Department (Applicant) City of Columbus (Owner)

Approve application #15-8-8, 120 W. Goodale St. (Goodale Park), as submitted with any/all clarifications noted:

- Replace deteriorated section of concrete sidewalk per submitted siteplan.

• **15-8-9**

696 Park St. (Victorian Gate Condominium)

Erandi De Silva & David Nagib (Owners)

Approve application #15-8-9, 696 Park St., as submitted with any/all clarifications noted:

- Install new full-view storm door as per submitted cutsheet.
- Door to be Andersen model #HD3500. Color to be “Sandstone”, with brushed metal hardware.

• **15-8-10**

226-228 Wilber Ave.

Michael Linsker (Applicant)

Linsker Holdings, LLC (Owner)

Approve application #15-8-10, 226-228 Wilber Ave., as submitted with any/all clarifications noted:

- Repair/replace deteriorated wood trim elements as needed to match existing.
- Repair box gutters as needed to match existing.
- Paint previously painted masonry residence: body to be PPG “Burgundy Wine” (PPG1053-7), window trim and box gutters to be PPG “White”, and lintels/sills to be left as is or to be painted Valspar “High Speed Steel” (4005-2B) if needed.
- Porch floor decking to be stained “Natural”.
- No previously unpainted masonry is to be painted, such as the existing stone foundation.

Exterior Painting

- 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, and per submitted paint color chips.
- **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.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Repair Box Gutters

- Examine all box gutters and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer’s specifications, and Columbus Building Codes.
- Install new, round, galvanized 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.

The Victorian Village Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Conyers/Kotheimer (4-0-0) APPROVED.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT–Kotheimer/Hissem (5-0-0) ADJOURNED. 7:02 pm.