

VICTORIAN VILLAGE COMMISSION AGENDA

Thursday April 9, 2015

6:00 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. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, May 7, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Thursday, May 14, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, March 12, 2015.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

1. 15-4-11

1149 Neil Ave.

Lisa Craig Morton & Geoffrey E. Morton (Owners)

An application and photos have been submitted.

Staff Recommended Application

- Remove deteriorated wood v-groove siding on south elevation of carriage house.
- Install new hardi-plank lap siding with a 2.5" exposure.
- Revise trim on south elevation as needed to match existing; all new trim to be cedar.

2. 15-4-12

1017-1019 Neil Ave.

Urbanorder Architecture (Applicant) Michael Duffy (Owner)

An application, drawings, cutsheet, and photos have been submitted.

Staff Recommended Application

- Remove existing deteriorated concrete porch stoops.
- Install new porch stoop per submitted drawings.
- Stoop to be a concrete slab, with split-face block foundation, and metal railing (Fortin R5).

3. 15-4-13

1015 N. High St.

DaNite Sign Co. (Applicant) Lenhart-Frauenberg Partnership (Owner)

An application, drawings, and photographic rendering have been submitted.

Staff Recommended Application

- Remove existing wall sign.
- Install new externally-illuminated wall sign per submitted renderings.

4. 15-4-14

208-212 Wilber Ave.

David M. O'Reilly (Owner)

An application and variance information has been submitted.

The carriage house was approved at the September 2014 VVC meeting (COA# 14-9-17a&b).

Staff Recommended Application

Variance Recommendation Request

- CC3333.15 - to allow a second separate dwelling on a parcel
- CC3333.16 - to eliminate the requirement, with respect to the proposed carriage house, that each dwelling on the property shall front on a public street.
- CC3333.26 - to reduce the required minimum side yard from 5 feet to 3 feet 6 inches on each side.
- CC3332.03 - one single family dwelling. Allow second dwelling in form of a carriage house.
- CC3312.49C - two spaces per dwelling. Allow for 3 spaces off street in the garage.
- CC3333.15 - Allow building to cover more than 50% of lot area. The lot coverage will be 2497 square feet off coverage on 4980 square feet of land to 7 square more than 50%.

CONTINUED APPLICATIONS

5. 15-3-7

765 N. High St. (Suite A)

Jesse Johnson (Applicant)

CMH Midtown Properties, LLC (Owner)

An application and revised drawings have been submitted.

- Install new 48" x 48" non-illuminated blade sign; with two (2) gooseneck fixtures per submitted drawings.

The following is taken from the March 2015 Victorian Village Commission Meeting Minutes:

Continue application #15-3-7, 765 N. High St., to allow the applicant time to submit revised information:

- *Install new 2'-6" x 2'-6" internally illuminated blade sign.*
- *Install new wood façade on storefront, including back-lit steel lettered signage (5'-10" x 1'-6").*

MOTION: Decker/Kotheimer (5-0-0) CONTINUED.

Commissioner Comments

- *The installation of a false storefront would not be appropriate and should be removed from consideration.*
- *Signage should follow the existing type, placement, and size of the signs currently installed on the building.*

NEW APPLICATIONS

6. 15-4-15

72 W. Third Ave.

New Avenue Architects (Applicant)

EAC Properties, LLC (Owner)

An application, drawings, cutsheet, and photos have been submitted.

- Remove existing wood windows.
- Install four (4) new windows on rear elevation in former window locations.
- All new windows to be Pella Architectural Series aluminum clad windows.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.

7. 15-4-16

1243 Neil Ave.

Paul D. Hixon & Robert Dean (Owners)

An application, drawings, cutsheet, and photos have been submitted.

- Remove second door on front elevation, restore the opening to its original window size/configuration, and install new wood window.
- Remove shuttered panel located at the porch of the west elevation, enlarge opening to original size and install new wood window.
- Remove two (2) existing windows on west elevation, reduce opening size by approximately 24", and install two (2) new wood windows.

8. 15-4-17

41 W. Third Ave.

Amanda & Robert Bundy (Owners)

An application, drawings, cutsheet, and photos have been submitted.

Variance Recommendation Request

- CC3312.49 - to reduce the number of required parking spaces from 6 to 3 with an additional 2 spaces on lease from neighbor.
- CC3333.01 - to permit two dwellings (three units total) on one lot.
- CC3333.15 - to permit the existing house and carriage house combined to exceed the maximum lot coverage (53.46%).
- CC3333.16 - to allow the carriage house to front the alley.
- CC3333.22 - to allow existing maximum side yard of carriage dwelling to be approximately 1.9 feet.
- CC3333.23 - to permit 3.8 feet of side yard on the west side of the house, 1.8 feet on the west side of the carriage house, and 0.9 feet on the east side of the carriage house.
- CC3333.24 - to allow no rear yard for the carriage house.

Exterior Alterations

- Covert existing carriage house into two (2) living units.
- Alteration of carriage house with the addition of a third garage door.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.

9. 15-4-18

130-132 Starr Ave.

Sullivan Bruck Architects, LLC (Applicant)

Snyder Barker, LLC (Owner)

An application, drawings, and materials information has been submitted.

- Construction of ten (10) new townhomes in four (4) separate buildings; two (2) doubles and two (2) triples.
- Townhomes to be two-bedroom, 2 ½ bath with lower level den and attached two-car garage opening on private drive behind the buildings. (Private drive shared with Aston Row Townhouses to the north).

CONCEPTUAL REVIEW APPLICATIONS

10. 15-4-19

955-987 N. High St.

Connie J. Klema, Attorney (Applicant)

White Castle System, Inc (Owner)

An application, siteplan, drawings, and photographic renderings have been submitted.

Conceptual Review

- Redevelopment of the existing White Castle site, including: a public/private parking structure, commercial & retail uses, and residential apartments.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

- **15-4-1**

15-29 West Poplar Street

Michael Paplow (Applicant) Giannopoulos Properties (Owner)

Approve Application #15-4-1, 15-29 West Poplar Avenue, for the exact same work as previously reviewed and approved per C. of A. #12-12-14 and C. of A. #13-8-15 with all clarifications as noted:

- Construct new 3-story building on vacant lot; with two (2) levels of residential units over ground floor commercial.
- Building to have brick façades on west, east, and north elevations. South elevation to have metal panels above brick.
- North elevation to have aluminum storefront system on ground floor and aluminum clad 1-over-1 windows above.
- Additional details include: limestone sills, lintels, and coping.
- No openings are to be located on the east of west façades.
- The wall/panel signs are to be removed from the signage package; the projecting signs are approved.
- South façade to have brick with balconies and metal panels at bays.
- Final drawings are to be submitted to HPO Staff for final review and approval prior to issuance of certificate of appropriateness.

- **15-4-2**

310 Tappan St.

Chelsea Campbell (Owner)

Approve Application #15-4-2, 310 Tappan St., as submitted with any/all clarifications noted:

- Repair/replace broken and/or missing roof slate as needed to match existing.
- Repair damaged eaves as needed to match existing.
- Repair/replace gutters as needed to match existing.
- Remove existing rain barrels with new downspouts and paint to match existing.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

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.

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.

- **15-4-3**

892-894 Dennison Ave.

Lisker Holdings, LLC (Owner)

Approve Application #15-4-3, 892-894 Dennison Ave., as submitted with any/all clarifications noted:

- Repair/replace any/all deteriorated wood trim elements as needed to match existing.
- Repair/replace deteriorated eaves, soffit, and fascia as needed to match existing.
- All work to be painted Valspar “White”, Valspar “High Speed Steel”, and Valspar “Vintage Grey”.

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.

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.

- **15-4-4**

940 Neil Ave.

Leonora Fix (Owner)

Approve Application #15-4-4, 940 Neil Ave., as submitted with any/all clarifications noted:

- Renew COA#14-5-16, 940 Neil Ave., exactly as previously approved for a period of one (1) year. Expired: 5-14-15.

- **15-4-5**

1017-1019 Neil Ave.

Michael J. Duffy (Owner)

Approve Application #15-4-5, 1017-1019 Neil Ave., as submitted with any/all clarifications noted:

- Renew COA#09-6-20, 1017-1019 Neil Ave., exactly as previously approved for a period of one (1) year. Expired: 5-29-10.

- **15-4-6**

1149 Neil Ave.

Lisa Craig Morton & Geoffrey E. Morton (Owners)

Approve Application #15-4-6, 1149 Neil Ave., as submitted with any/all clarifications noted:

- Repair box gutters on main house as needed to match existing and per submitted specifications.
- Install new 4" downspouts per submitted specifications.
- Repair/replace deteriorated trim, crown, and fascia as needed to match existing.
- All work to be painted to match existing color scheme.

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.

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.

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.**

- **15-4-7**

1199 Highland St.

Muth & Company Roofing (Applicant) Patrick Colo (Owner)

Approve Application #15-4-7, 1199 Highland St., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new GAF "Slateline" dimensional asphalt shingle roof; color to be "English Gray Slate".
- 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.
- 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.

- **15-4-8**

315-317 W. Hubbard Ave.

Dale Deubler (Owner)

Approve Application #15-4-8, 315-317 W. Hubbard Ave., as submitted with any/all clarifications noted:

- Remove ornamental grass borders in rear yard and gravel parking area.
- Install new 6' wood privacy fence in rear yard to separate parking area from grass area and to divide the rear yard between units per submitted siteplan.

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.

• **15-4-9**

28 W. Poplar St.

Carol Meyer/Pella Windows (Applicant) Eric McDonough (Owner)

Approve Application #15-4-9, 28 W. Poplar St., as submitted with any/all clarifications noted:

- Remove existing aluminum windows from four (4) window openings (*12 units total*).
- Install new Pella “Designer III” series aluminum-clad windows in existing openings to match existing profiles per submitted specifications.
- Exterior color to be “Hartford Green”.
- Replace entrance doors per submitted specifications.

• **15-4-10**

840 Dennison Ave.

Ohio Exteriors, LLC (Applicant) Kevin Ballard (Owner)

Approve Application #15-4-10, 840 Dennison Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new Owens Corning standard 3tab asphalt shingle roof; color to be “Estate Gray”.
- Install new metal ridge roll, valleys, and flashing; color to be “Gray”.

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.
- 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.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT