

# VICTORIAN VILLAGE COMMISSION AGENDA

Thursday February 12, 2015

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. 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), Tuesday, March 5, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, March12, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, January 8, 2015.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## VARIANCE RECOMMENDATIONS

### 1. 15-2-7

116 Starr Ave.

**Snyder-Barker LLC (Applicant)**

**Aston Place TH2 LLC (Owner)**

*An application and variance information has been submitted.*

*Previous variances were granted in October 2014.*

Variance Recommendation Request

- CC3333.22: Minimum side yard permitted - To reduce the maximum required sideyard by 5-ft (from 16-ft to 11-ft).

## NEW APPLICATIONS

### 2. 15-2-8

34 W. Second Ave.

**Shaw Davis Company (Owner)**

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

- Installation of air intake vents and new smoke stack on existing outbuilding per submitted drawings.

### 3. 15-2-9

868 N. Park St.

**Carol Meyer/Pella Windows (Applicant)**

**Exclusive Deuce LLC (Owner)**

*An application, cutsheets, and photos have been submitted.*

- Remove existing deteriorated steel casement windows from ninety-one (91) window openings (228 units).
- Install new Pella "Impervia" composite windows in existing openings to match existing profiles per submitted specifications. Color to be "Black".

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

**4. 15-2-10**

**925 Dennison Avenue**

**John & Barbara Eakins (Owners)**

*An application, drawings, photos and variance information has been submitted.*

New Construction

- Construct new 25' x 27'-6" carriage house per submitted drawings.

Variance Recommendation Request

- CC3333.02: Apartment Residential District Use - Variance to permit the construction of a garage with a living unit on the second floor.
- CC3333.19: Building Lines on Corner lots - Variance to allow the existing lot width. The minimum lot width for ARLO zoning is 40 feet and the subject lot is 38.6 feet which is not unusual in Victorian Village.
- CC3333.28: Apartment Building Lines - Variance to allow the existing front yard. The existing house has a front yard of 13.6 feet and the code required minimum is 25 feet.
- CC3333.23: Minimum Side Yard Permitted - Variances to allow the existing improvements to remain as built. The existing structure does not meet the side and front yard requirements.
- CC3312.25: Maneuvering - A variance to permit two standard stacked parking spaces at the side of the garage.

*The following is taken from the May 9, 2013 Victorian Village Commission Meeting Minutes:*

Commissioner Comments

- *The Commission indicated that the concept of a carriage house would fit the site and that the proposed orientation made sense.*
- *Commissioners stated that a frame structure would be preferable to differentiate the carriage house from the main house, and caution that altering the design from frame to masonry would create some construction issues.*
- *The applicants were encouraged to consider the use of board & baton siding on the lower portion of the structure and cedar shake on the upper portion. Additionally, some Commissioners discussed removal of the bracket to simplify the design.*
- *Future colors of the building would be more 'toned-down/recessive' than those on the main house.*

**NO ACTION TAKEN**

**5. 15-2-11**

**1055 North High Street**

**Jonathan Barnes Architecture & Design (Applicant)**

**The Stonehenge Co. (Owner)**

*An application, drawings, siteplan, and photos have been submitted.*

New Construction

- 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 to the west and 6 stories tall on High Street.

Variance Recommendation Request

- CC3309.145: Height Districts, H-35 - Request variance from 35 foot height limit to 68 feet.
- CC3312.09: Parking Aisle Dimensions - Request variance from parking aisle minimum width for one-way travel from 17 feet to 13 feet for parking angles less than 80° but 50° or more.  
- Request variance from parking aisle minimum width for one-way travel from 20 feet to 13 feet for parking angles 80° or more.
- CC3312.13: Driveway Width - Request variance from 20 feet minimum required driveway width for one-way traffic to width of 13 feet.

- CC3312.15: Dumpster Area - Request variance from location of dumpster in a designated area which does not interfere with any aisle, driveway, parking space, loading space or other circulation area, to a designated area in parking garage to be accessed from 3rd Avenue by private weekly waste removal service.
- CC3312.27: Parking Setback Line - Request variance from required parking setback line of 25 feet from street right-of-way line to a parking setback line of 0 feet.
- CC3312.29: Parking Space - Request variance from parking space with rectangular area of not less than 9 feet by 18 feet to super-compact parking space size with rectangular area of 8 feet by 9 feet.
- CC3312.47 : Calculation Methods - Request a variance from the total sum of required parking spaces to the total number of parking spaces required for residential (R-2) use only. This request is due to the small size and walkability of the retail space and (lack of) availability of on-street parking, public parking available, available transit service and pedestrian traffic and accessibility.  
- Request a reduction of minimum off-street residential parking requirement of 1.5 spaces per dwelling unit to a ratio of 1 off-street parking space per dwelling unit. Requested reduction in residential parking results in 35 parking spaces for 35 dwelling units, instead of required 53 parking spaces for 35 dwelling units.
- CC3312.49: Minimum Number of Parking Spaces - The requested reduction is for a total number of parking spaces, including 35 spaces for the residential use, 0 for the retail use and 0 loading spaces, resulting in 35 total spaces provided, as calculated by variance requested above, 3312.47.
- CC3321.05: Vision Clearance - Request variance from required “clear vision triangles” (two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right-of-way line) to no clear vision triangles, instead using a pedestrian-alert system at entry and exit to parking garage.

*The following is taken from the December 11, 2014 Victorian Village Commission Meeting Minutes:*

- Commissioner Hissem—*This is a very interesting design solution. Going in the right direction and the streetscape is clear now.*
- Commissioner Kotheimer—*Excited to hear that progress has been made with the parking solutions. The parking lease agreement would be useful to see. Cited the CGIS Building at Harvard is a good example of a successful use of terra cotta. “Definitely a good direction.” The commercial quality mesh is an improvement.*
- Commissioner Conte—*The architecture is moving in the right direction. The materials and the window framing is appropriate. Voiced concern regarding the storefront entry treatment. Also voiced concern with long-term durability and cleanliness of the mesh components. Recommends removing one of the residential floors (i.e. 2, 3, or 4) and full size parking spaces. Clarity on parking from City Zoning.*
- Commissioner Decker—*The terra cotta and mesh are “great strides in the right direction”. Does not agree with the H. P. O. that the proposed design meets the guidelines for new construction. Supports the idea of trying something different but wants to make sure that its effect on parking has been thoroughly examined to “give it the best opportunity to work”. Voice support for the garage treatment.*
- Commissioner Berthold—*Clarified that there are now thirty-five (35) units in the building. No issue with the parking. The terra cotta is fine.*
- Commissioner Borchers—*A lot of progress now shown. A straight-on view into the courtyard would be helpful. Voiced concern with the garage treatment. A new site plan is needed to clarify the review. Landscaping could help with the garage elevation.*

**NO ACTION TAKEN**

**STAFF APPROVED APPLICATIONS**

*(The following applicants do not need to attend.)*

• **15-2-1**

**12 Victorian Gate Way (Victorian Gate Condominium)**

**Edmund & Emily Dunn (Owners)**

Approve Application #15-2-1, 12 Victorian Gate Way, 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.

• **15-2-2**

**193 W. Fourth Ave.**

**Renovations Unlimited (Applicant)**

**Bob Bunn & Phil Minnick (Owners)**

Approve Application #15-2-2, 193 W. Fourth Ave., as submitted with any/all clarifications noted:

- Replace aluminum storm windows on front elevation and two (2) windows in west dormer; new units to be Provia storm windows.
- Rehang gutter on west elevation; all new work to match existing.
- Repair/replace front gable end trim as needed to match existing.
- Tuckpoint any/all mortar voids as needed per submitted specifications.
- Repair west dormer window sill and roof as needed to match existing.

Install New Storm Windows

- Install new, low profile, metal storm windows.
- New storm windows to be installed inside the existing window frame.
- Storm window color to match the primary trim color as closely as possible.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.
- All work to be in accordance with the performance manual.

Reinstall Existing Gutters

- Following all eave repair/replacement, priming, and finish coating, reinstall all existing metal gutters and metal down spouts 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.

Spot Tuck Point

- Check all mortar joints on 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>).

• **15-2-3**

**724 N. Park St. (Victorian Gate Condominium)**

**Mike Kidwell (Applicant)**

**Alexis Hutta (Owner)**

Approve Application #15-2-3, 724 N. Park St., as submitted with any/all clarifications noted:

- Replace damaged front door to match existing per submitted specifications.

Install New Door

- Remove existing damaged non-historic exterior door.
- Install new, solid core door in existing door jamb.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.

• **15-2-4**

**859-863 Kleiner Ave.**

**Gibson Gate Condominium Association (Owner)**

Approve Application #15-2-4, 859-863 Kleiner Ave., as submitted with any/all clarifications noted:

- Repair/replace existing rear 6' wood privacy fence along parking pad to match existing.
- New fence section to be approximately 45' in length.

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.

• **15-2-5**

**674 N. Park St. (Victorian Gate Condominium)**

**Carol Meyer/Pella Windows (Applicant) Pat Weigel (Owner)**

Approve Application #15-2-5, 674 N. Park St., as submitted with any/all clarifications noted:

- Remove existing aluminum windows from six (6) window openings (*12 units total*).
- Install new Pella "Impervia" composite windows in existing openings to match existing profiles and color per submitted specifications.

• **15-2-6**

**230 W. First Ave.**

**Nathan M. Jones (Owner)**

Approve Application #15-2-6, 230 W. First Ave., as submitted with any/all clarifications noted:

- Install new storm doors at the front and rear entries per submitted specifications.
- Install new 6-ft wood privacy fence to match existing neighboring fences.
- Remove existing rear steel door and install new steel door to match existing and per submitted specifications.

Install New Storm Door

- Install a new storm door at front and rear entries, and per submitted cutsheet 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.

**VIII. OLD BUSINESS**

Renew the specifications of COA # 14-9-22 with the following modification:

"Any new banner designs are to be staff approved by Historic Preservation Office staff, in consultation with the Victorian Village Commission. Submission of an application and issuance of a Certificate of Appropriateness will be required for any new banner designs. Any changes in banner materials or size to return to Victorian Village Commission for review and approval."

**14-9-22**

**Multiple Locations**

**Short North Alliance (Applicant) City of Columbus (Owner)**

Approve Application #14-9-22, Multiple Locations, as submitted:

Staff Recommended Application

- *Install banners on the seventeen (17) Short North Arches. Four (4) will be installed on each arch (68 total banners.)*
- *Banner to be 18" x 48" double-faced vinyl and hung on custom aluminum poles.*
- *Banners to be installed during the holiday season.*

*MOTION: Decker/Borchers (6-0-0) APPROVED.*

**IX. NEW BUSINESS**

Discussion and vote on two new staff approval items.

**X. ADJOURNMENT**