

**VICTORIAN VILLAGE COMMISSION
MEETING MINUTES**

**Thursday July 9, 2015
5:00 p.m.**

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

Commissioners Present: Aaron Borchers (6:05pm), Marc Conte, Shawn Conyers, Jack Decker, Jeffery Hissem, Lisl Kotheimer.

HPO Staff Present: James Goodman.

- I. CALL TO ORDER – 6:03pm.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, August 6, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, August 13, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, June 11, 2015. MOTION: Decker/Conyers (5-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

1. 15-7-9

305 W. First Ave.

Greg Morgan (Applicant) Naomi Dulaney (Owner)

Approve application #15-7-9, 305 W. First Ave., as submitted with the following clarifications:

Staff Recommended Application

- Remove existing concrete and brick porch.
- The current porch materials were constructed on top of the original wood porch and consequently have failed.
- Construct new wood porch per submitted drawings.
- The balusters are to be 2” square set 3”OC.
- The existing metal handrail down the steps is to be reinstalled instead of constructing a new wood handrail.
- The porch skirt is to be installed all around the porch base; no sono-tube is to be exposed.
- Revised drawings are to be submitted to HPO Staff for final review and approval prior to issuance of a certificate.

MOTION: Decker/Kotheimer (6-0-0) APPROVED.

2. 15-7-10

Multiple Addresses (Fifth to Goodale avenues)

Short North Alliance (Applicant)

Approve application #15-7-10, Multiple Addresses (Fifth to Goodale avenues), as submitted:

Staff Recommended Application

- Installation of temporary murals on multiple locations for the ‘Short North Arts District Mini Mural’ program for 2015.
- The submission includes every possible mini mural location as identified by the Mini Mural Committee, which upon approval of locations will identify which site will be used for the 2015 program.

MOTION: Decker/Conyers (6-0-0) APPROVED.

3. 15-7-11

991 Neil Ave.

Priestas Brothers Builders (Applicant) Jason Prosek (Owner)

Approve application #15-7-11, 991 Neil Ave., as submitted with the following clarification:

Staff Recommended Application

- Construct new 14' x 20' frame garage.
- Roof pitch to be 6/12 with shingles from Approved Shingle List, and 12" overhangs.
- Siding to be 5" exposure Hardi Plank with 4" trim at corner and doors.
- Garage to have 10'x7' steel garage door and 4-panel steel service door.
- A gooseneck light fixture is to be installed over the garage door and a wall light is to be installed at the man-door.

MOTION: Decker/Kotheimer (6-0-0) APPROVED.

NEW APPLICATIONS

4. 15-7-1a

336 W. First Ave.

New Victorians (Owner)

Approve application #15-7-1a, 336 W. First Ave., as submitted:

- Remove deteriorated wood tongue and groove porch floor.
- Install new composite Earthwood Evolutions porch floor and install trim piece to cover exposed end cuts.

MOTION: MOTION: Decker/Hissem (0-6-0) DENIED.

Reasons For Denial

- CC3116.11 (6) - Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures.
- CC3116.11 (11) - Exterior cladding of a structure shall be consistent with the original materials used on the property.
- CC3116.11 (12) - In passing upon appropriateness, the commission shall consider, in addition to any other pertinent factor, the architectural characteristics typical of structures in the district or listed property, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material and color of the architectural feature involved and its relation to the architectural features of other contributing properties in the immediate neighborhood.

5. 15-7-12

112 Price Ave.

Dave Fox Design Build Remodelers (Applicant) Bruce & Yumi Danford (Owners)

Approve application #15-7-12, 112 Price Ave., as submitted.

- Remove existing rear door, two window sections, and a partial brick wall.
- Install new door and three new window sections per submitted drawing.
- New engineered structural columns will be within the new exterior wall to support both the window/door headers and new deck beam.

MOTION: Decker/Kotheimer (6-0-0) APPROVED.

6. 15-7-13

1015 Dennison Ave. (AKA 991 Dennison Ave.)

The Jerome Partners, LLC (Owner)

Continue application #15-7-13, 1015 Dennison Ave. (AKA 991 Dennison Ave.), at the applicant's request:

- Final landscaping plan for The Jerome Apartments and Truberry On Second development.

MOTION: Decker/Hissem (6-0-0) CONTINUED.

7. 15-7-14

1055 N. High S

Jonathan Barnes Architecture & Design (Applicant)

The Stonehenge Co. (Owner)

Recommend approval of application #15-7-14, 1055 N. High St., as submitted:

Variance Recommendation Request

- CC3309.14: Height Districts H-35: Request variance to permit building in excess of 35Ft. to a height of 68 Ft.
 - CC3312.09: Parking Aisle Dimensions: Request variance from the minimum parking aisle widths contained in *Figure 2 - Table of Parking Angles* as follows:
 - For angles of parking 80 degrees or more, reduce the minimum aisle width from 20 feet to 15 feet. (Figure 2a)
 - For angles of parking less than 80, but more than 50 degrees, reduce the minimum aisle width from 17 feet to 13 feet. (Figure 2b)
 - For angles of parking at zero degrees (parallel parking), modify Figure 2e to eliminate the four (4) foot vehicle buffer such that the total space per vehicle is reduced from 22 Ft. to 18Ft.
 - CC3312.13: Driveway Width: Request variance from the 20 foot width requirement contained in 3312.13B to a minimum width of 12 feet. *Two (2) one-way drives will be provided.*
 - CC3312.25: Maneuvering: To allow maneuvering within the parking set-back line.
 - CC3312.27: Parking Setback Line: Request variance from 10 foot parking setback line requirement to zero (0) foot parking setback line.
 - CC3312.29: Parking Space: Request variance from the requirement that a parking space shall be a rectangular area of not less than nine (9) feet by eighteen (18) feet to a compact size space of not less than eight and one-half (8-1/2) feet by fourteen and one-half (14-1/2) feet for spaces that are limited to compact size cars only.
 - CC3312.45: Wheel Stop Device: Request variance from the requirement to provide wheel stop devices when a parking lot extends to a property line or building to eliminate said requirement. *Alternate protection will be provided to prevent damage to any structure. If wheel stops are elected to be used, request variance from the requirement that the minimum distance to protected area be two and one-half feet to a minimum distance of one and one-half feet.*
 - CC3312.49: Minimum Number or Parking Spaces: Request variance from the minimum number or parking spaces required contained in Table 1. *Parking requirements for residential uses, and in Table 2. Parking Requirements for Retail and Other Commercial Uses* as follows:
 - *Required:*
 - Residential (Table 1): 35 Units X 1.5/unit = 53 Spaces*
 - Retail (Table 2): 1800 SF Max. @ 1:250SF = 8 Spaces*
 - Total Spaces Required= 61 Spaces*
 - Variance Action Requested:
 - For Residential uses containing 4 or more dwelling units, reduce the minimum number of spaces required from 53 to 5. Reduce bicycle parking to zero (0) (Table 1).
 - For Retail and other commercial uses, reduce the minimum number of spaces required for Retail 10,000 Sq. Ft. or less from 8 to zero (0). Reduce bicycle parking to zero (0) (Table 2).
 - A total of 19 spaces will be provided as follows:
 - (5): Standard vehicle size spaces (including one ADA van accessible space)
 - (14): Compact vehicle only spaces (size is based on the requested variance from parking space size under CC3312.29).
 - (19): Total parking spaces provided.
- Reference Drawing A1.01G1. This action is supported by the small size and walking access to the retail space, the inclusion of alternate bicycle parking racks and compact car spaces within the parking garage, availability of public transit services, and pedestrian friendly access.*
- CC3321.05: Vision Clearance: Request variance from the requirement to maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the driveway grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right-of-way line (Figure 1) to eliminate this requirement. *In place of maintaining the vision clearance triangle, a*

pedestrian alert system will be provided with light and sound sensor alerts on either side of each garage door, and "Yield to Pedestrian Traffic" and "No Left Turn" signs within the garage located at the exit.

- **CC3356.11: C-4 District Setback Lines:** Request variance from the required building line of 60 feet from the High Street right-of-way line as denoted on the Columbus Thoroughfare Plan (CTP) to zero (0) feet. Request variance from the required building line of 25 feet from the Third Avenue right-of-way line to zero (0) feet.

MOTION: Decker/Hissem (6-0-0) RECOMMEND APPROVAL.

CONCEPTUAL REVIEW APPLICATIONS

8. 15-7-15

990 Neil Ave.

Urban Order Architecture (Applicant)

Greg Ghirardi (Owner)

Conceptual Review

- Addition of new front and rear dormers.

NO ACTION TAKEN

Commissioner Comments

- Commissioners are in support of the design. The existing multi-unit building has a mix of roof heights and styles, and the proposed changes appear to be appropriate.
- Detailed drawings should be prepared and submitted for review at a future Victorian Village Commission meeting.

STAFF APPROVED APPLICATIONS

• **15-7-1b**

336 W. First Ave.

New Victorians (Owner)

Application #15-7-1 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 #15-7-1b, 336 W. First Ave., as submitted with any/all clarifications noted:

- Replace wood porch columns with new wood fluted columns to match existing.
- Replace wood porch railings with new wood railings to match existing.
- Repair fascia and dentil block as needed to match existing.
- Reinstall beadboard porch ceiling.
- Paint all new work to match existing.

• **15-7-2**

203 W. First Ave.

Nathan M. Jones (Owner)

Approve application #15-7-2, 203 W. First Ave., as submitted with any/all clarifications noted:

- Replace existing steel door on detached garage to match existing.

• **15-7-3**

965 Hunter Ave.

K.D. Yoder & Associates (Applicant)

Todd Horning (Owner)

Approve application #15-7-3, 965 Hunter Ave., as submitted with any/all clarifications noted:

- Replace existing steel door on rear entry with new fiberglass door per submitted cutsheet and specifications.

• **15-7-4**

249-253 Wilber Ave.

Brian Testerman (Owner)

Approve application #15-7-4, 249-253 Wilber Ave., as submitted with any/all clarifications noted:

- Remove three (3) weed trees in front yard due to threat to foundation.
- Tuckpoint entire building and repair damaged brick as needed to match existing.
- Install a total of thirty-five (35) all-wood interior/exterior double-hung windows sized exactly to fit the existing openings. Many current window locations have been boarded and do not currently have windows. New units to be Marvin Ultimate Wood Double Hung windows.

Solid Tuck Point

- Check all mortar joints for soundness on all elevations.
- Use hand tools to remove all mortar to a depth of 3/4".
- Moisten surface with water and solid point 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>).

Tree Removal

- To avoid further damage to the house remove the weed trees in front yard.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be chosen by Applicant.
- Applicant/Owner is to submit the choice of tree species to the Historic Preservation Office staff for final review and approval, in consultation with the Victorian Village Commission, prior to the planting of the new tree.

• **15-7-5**

315 W. Fourth Ave.

M. Donivee Walters (Owner)

Approve application #15-7-5, 315 W. Fourth Ave., as submitted with any/all clarifications noted:

- Remove 12 deteriorated wood windows.
- Repair the existing window frames and sills as needed to match existing.
- Install 12 new all-wood interior/exterior sash packs by Jeldwen sized exactly to fit the existing window openings and per submitted specifications.

• **15-7-6**

152 Lundy St.

Don Compton Roofing (Applicant)

Baily Investment Properties LLC (Owner)

Approve application #15-7-6, 152 Lundy St., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new CertainTeed standard 3tab asphalt shingle roof; color to be "Nickel Gray".
- Install new metal ridge roll, valleys, and flashing; to be painted "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 CertainTeed standard 3tab asphalt shingle roof; 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.

- **15-7-7**

357 W. First Ave.

APCO Industries (Applicant)

Barbara Wyrick (Owner)

Approve application #15-7-7, 357 W. First Ave., as submitted with any/all clarifications noted:

- Install new storm windows.
- New units to be ProVia model #696 triple track; color to be “Mountain Berry”.

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.

- **15-7-8**

846 Henry St.

Superior Home Maintenance (Applicant)

Pauline Hesske (Owner)

Approve application #15-7-8, 846 Henry St., as submitted with any/all clarifications noted:

- Remove existing rubber roof from rear flat roof and install new rubber roof per submitted specifications.
- Remove existing asphalt shingle roof from rear addition and install new CertainTeed 3tab asphalt shingle roof; color to be “Nickel Gray”.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the rear 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.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the rear roof 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.

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: Decker/Kotheimer (6-0-0) APPROVED.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT—Decker/Hissem (6-0-0) ADJOURNED. 7:00 pm.