

VICTORIAN VILLAGE COMMISSION
REVISED AGENDA
Thursday June 11, 2015
5:00 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, July 2, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, July 9, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, May 14, 2015.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONCEPTUAL REVIEW APPLICATIONS

1. 15-6-11

955-987 N. High St.

Connie J. Klema, Attorney (Applicant)

White Castle System, Inc (Owner)

Conceptual Review

- Redevelopment of the existing White Castle site, to incorporate: a new White Castle restaurant, a public/private parking structure, commercial & retail uses, and residential apartments on the existing surface parking lots owned by White Castle and the City of Columbus.

NO ACTION TAKEN

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

Commissioner Comments

- Commissioner Conyers – *The applicant's engagement with the community and the Commission is good. The design has issues with height and mass. The attempt to soften the impact of egress will be a challenge. The breakdown of elements in the design and its whimsy is good. The west elevation of the project needs design attention. The height as the building turns the corner on second is difficult; it may be too tall at the corner.*
- Commissioner Borchers – *The updates to the design are going in the right direction. All elevations of the building are important. At this point the building is far too tall and has too much mass. Understands the neighborhood traffic concerns. Egress may be able to be split between Second and Starr avenues.*
- Commissioner Decker – *The design elements are coming along. The south and west elevations need attention. The building is currently too big, would be the largest mass in the neighborhood, and would overwhelm the historic buildings. It is inevitable that increasing available parking, which is much needed, will also mean increases in traffic. Having ingress/egress on High Street is not the solution to traffic issues. At this point not in support of the mass/scale of the project.*
- Commissioner Conte – *The new red brick portion of the building is great and the change of materials helps break down the apparent mass. The project is currently too large, a mix of 5 and 8 stories with setbacks would be more in scale with the area. The rear and side elevations of the building are just as important as the front and need the same design attention. The storefronts should have more glass to help open up the space.*
- Commissioner Kotheimer – *Asked about the interior changes to the plan and the additional office space. Is deeply concerned with the additional traffic and the traffic pattern. Second Avenue traffic conditions are already*

bad, construction traffic will also be an issue that will need to be addressed. The design direction is good, including the whimsy on the corner of the building, but it might be a little too broken up in the upper stories. The proposed building is very large. The use of quality materials on the entire building will be very important.

- *Commissioner Hissem – Traffic in the neighborhood has gotten heavy everywhere. Construction parking ultimately should be located somewhere off-site. It is important that the developers and the Commission take time with this project and not rush throughout this process. All façades of the building are as important to the design as another. As previously stated, the original White Castle sign should be integrated into the building. The currently “white” areas of the design should be porcelain enameled panels as used on White Castle buildings. The design is going down the right path and there have been really good comments from all sides.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

2. 15-6-12

207 Wilber Ave.

Urban Order Architecture (Applicant) Aaron Borchers (Owner)

An application, drawings, and photos have been submitted.

Staff Recommended Application

- Rebuild existing altered chimneys per submitted drawing. The new design will be similar to those of adjacent properties with intact historic chimney designs.
- All new brick to match existing.

3. 15-6-13

965 N. High St.

Branham Sign Co. (Applicant) White Castle System, Inc. (Owner)

An application and drawings have been submitted.

Staff Recommended Application

- Install one (1) single-face 9-sqft internally illuminated pre-menu board adjacent to the drive-thru lane.

4. 15-6-14

164 Buttles Ave.

Feazel Roofing (Applicant) James Miller (Owner)

An application and photos have been submitted.

Staff Recommended Application

- Remove deteriorated slate roof from garage.
- Install new Owens Corning 3tab asphalt shingle roof; color to be “Estate Gray”.
- Install metal ridge roll; color to be “Tinner’s Red”.

5. 15-6-15

641 N. High St.

Wood Companies (Owner)

An application, drawings, and photos have been submitted.

Staff Recommended Application

- This project proposes to replace the entry doors, sidelight glazing, and wood soffit of the recessed storefront entry installed in 1986.
- All of the original glazing, fenestration and cast iron components of the historic façade will remain and are only scheduled to be repainted with a gloss black finish.
- Existing 1986 vintage concrete pavement at the recessed entry will be covered with a porcelain mosaic tile to be set flush with the sidewalk.

- New entry door, sidelight and transom glass will be black prefinished aluminum storefront system. The door will have stainless steel push/pulls
- The wood soffit/ceiling installed in 1986 will be raised to align with the intermediate mullion between the upper and lower transoms (approximately 11'-6") Soffit to be painted black.
- A new linear light fixture (make/model TBD) will be installed at the soffit/ceiling.
- The existing wall base (approximately 16" high) will be finished with a black slate cut stone.

HOLDOVERS

6. 15-5-16b

868 Park St.

Connect Realty, LLC (Applicant) Exclusive Deuce, LLC (Owner)

An application, revised siteplan, and City of Columbus Public Service correspondence have been submitted.

- Installation of new dumpster location.
- Concrete pad and dumpster to be surrounded by wood privacy fence, shrubs and mulch bed.

NEW APPLICATIONS

7. 15-6-16

187-189 W. First Ave.

Randy Belden (Owner)

An application, window specifications, and photos have been submitted.

- Installation issues with previously approved window replacement project (COA#14-10-5).
- New windows have been installed "jamb inside jamb".

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:00 P.M.

8. 15-6-17

1140 Harrison Ave.

Sara Knox & Jiamei Zhang (Owners)

An application, drawing, siteplan, and photos have been submitted.

- Construct new 10' x 10' rear single-story addition.

9. 15-6-18

944 Neil Ave.

Urban Order Architecture (Applicant) Steve Cooney (Owner)

An application, drawings, and photos have been submitted.

- Replace four (4) non-original porch columns with new smooth tapered columns similar to original columns.
- Replace railing with square baluster railing.
- Replace deteriorate porch floor with new 1x4 tongue and groove mahogany porch floor.

10. 15-6-19

853 N. Park St.

Urban Order Architecture (Applicant) Haley Boehning & Charlie Goodlad (Owners)

An application, drawings, variance information, and photos have been submitted.

Exterior Building Alteration

- Add a second floor to existing garage to create a carriage house.
- Cover existing concrete block and new addition with siding to match the house addition.
- Windows to be aluminum-clad wood, doors to be 4-panel smooth fiberglass.
- All colors to match main house.

Variance Recommendation

- CC3332.039: R-4 residential district - applicant seeks a variance to permit separate residence to be constructed on single parcel, which is not permitted in a R-4 district.
- CC3332.19: Fronting on a public street - Applicant seeks variance to allow the carriage house to front on the public alley.
- CC3332.25: Maximum Side Yard - as a residence, the carriage house would be required to have the sum of each side yard equal or exceed 20% lot width. The lot is 40' wide, which would require 8' of total side yard. Applicant seeks a variance to permit the carriage house to have a total side yard of 7.3'.
- CC3332.26(c): (1) Minimum side-yard - Under zoning code, the carriage house would be required to have a minimum side yard of 3'. Applicant seeks a variance to allow a side-yard on the north side of the garage to total 2.3'.
- CC3333.27: Rear yard - Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. 25% of the lot area equals 1,800 square feet. The yard between the carriage house and the original house is approximately 2,536 square feet. While a large area, this is not enough area to provide each residence with a rear-yard equal to 1,800 sf (25% of the lot area). Applicant seeks a variance to permit the carriage house to have a rear-yard of 736 square feet (18.4' x 40) which would leave the original house with the required 1,800 square feet.
- CC3312.49: Minimum number of required parking spaces - Applicant seeks a variance to allow for a reduction from 4 off-street parking spaces to 2. The current single-family house has two off-street parking spaces located in the garage. The project will not remove any off-street parking, but the Carriage House would normally require 2 additional parking spaces for a total of 4 spaces.

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

11. 15-6-20

1123 Neil Ave.

Mike Spencer (Owner)

An application, siteplan, drawing, material information, and photos have been submitted.

- Install new landscaping plan, including: paver patio, retaining wall, seat walls and various plantings (*see packet for details*).

12. 15-6-21

1195-1209 N. High St.

Legat Kingscott Architects (Applicant)

Omnilife/Equity Management (Owner)

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

- Replacement of all ground floor storefront and entry systems with new aluminum storefronts; color to be “Dark Bronze” to correlate to the existing brick and adjacent storefronts.
- All vertical and horizontal mullion patterns will be matched.
- For all addresses, the existing plywood will be removed. 1195 & 1201 N. High will have glass transoms, and 1203-1209 will have new exterior wood finish and trim (due to concrete block wall in transom locations).

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **15-6-1**

58 W. Lincoln St.

Carol Meyer (Applicant)

Kathleen Luebbert (Owner)

Approve Application #15-6-1, 58 W. Lincoln St., as submitted with any/all clarifications noted:

- Renew COA#12-12-12, 58 W. Lincoln St., exactly as previously approved for a period of one (1) year. Expired: 12-5-13.

- **15-6-2**
990 Neil Ave.
John Chmielewski (Applicant) Greg Ghirardi (Owner)
Approve Application #15-6-2, 990 Neil Ave., as submitted with any/all clarifications noted:
 - Remove two (2) non-historic casement windows on front elevation.
 - Install two (2) new all-wood interior/exterior Pella casement windows sized exactly to fit the existing openings.

- **15-6-3**
201 W. Second Ave. & 985-987 Hunter Ave.
Hunter Village Condo Association (Owner)
Approve Application #15-6-3, 201 W. Second Ave. & 985-987 Hunter Ave., as submitted with any/all clarifications noted:
 - Remove existing deteriorated/non-historic 3' metal fence.
 - Install new 3' aluminum fence same location and per submitted siteplan and specifications.

- **15-6-4**
22 W. Fourth Ave.
Pro Exterior By APCO (Applicant) Linda Chun (Owner)
Approve Application #15-6-4, 22 W. Fourth Ave., as submitted with any/all clarifications noted:
 - Remove six (6) deteriorated wood double-hung windows.
 - Install six (6) new all-wood interior/exterior double-hung windows sized exactly to fit the existing openings; new units to be Marvin Ultimate Wood Insert replacement windows.

- **15-6-5**
295 W. Fourth Ave.
New Victorians (Applicant) Joe Armeni & Amy Solerno (Owners)
Approve Application #15-6-5, 295 W. Fourth Ave., as submitted with any/all clarifications noted:
 - Replace deteriorated front concrete steps to match existing like-for-like.

- **15-6-6**
339 W. Second Ave.
Marc Archuleta (Owner)
Approve Application #15-6-6, 339 W. Second Ave., as submitted with any/all clarifications noted:
 - Paint siding, trim, and soffits to match existing.
 - Paint roof rafters and gable end "Tinner's Red".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.**

- **15-6-7**

339 W. Second Ave.

ACI Construction & Restoration (Applicant) Marc Archuleta (Owner)

Approve Application #15-6-7, 339 W. Second Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof and existing k-style gutters.
- Install new GAF “Slateline” dimensional asphalt shingle roof; color to be “Weathered Slate”.
- Install new metal ridge roll, valleys, and flashing; color to be “Tinner’s Red”.
- Install new k-style gutters and downspouts; 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 “Slateline” dimensional shingle; color to be “Weathered 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.

- **15-6-8**

937 N. High St.

Nathan DeMars (Applicant) Wood Companies (Owner)

Approve Application #15-6-8, 937 N. High St., as submitted with any/all clarifications noted:

- Install new 3’ diameter non-illuminated hanging sign on existing bracket per submitted drawings and specifications.

- **15-6-9**

884-886 & 888-890 Dennison Ave.

Quinn Lamb (Owner)

Approve Application #15-6-9, 884-886 & 888-890 Dennison Ave., as submitted with any/all clarifications noted:

- Install new smooth 4-panel steel doors on the rear elevations per submitted cutsheet (4 total).
- Replace any/all broken glass and plexi-glass as needed in windows and storm windows on front elevations.

Install New Door

- Install new, solid core door in existing door jamb.
- New door to be either a four-panel or half-lite: [] wood, [] fiberglass, or [] metal. 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.

- **15-6-10**

968 Harrison Ave.

Greg Bolyard (Owner)

Approve Application #15-6-10, 968 Harrison Ave., as submitted with any/all clarifications noted:

Victorian Village Commission
Thursday, June 11, 2015 – Revised Agenda

7

- Renew COA#12-12-12, 58 W. Lincoln St., exactly as previously approved for a period of one (1) year. Expired: 12-5-13.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT