

**VICTORIAN VILLAGE COMMISSION  
MEETING MINUTES**

**Thursday March 12, 2015**

**6:15 p.m.**

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

**Commissioners Present:** Aaron Borchers, Marc Conte, Jack Decker, Jeffery Hissem, Lisl Kotheimer.

**Commissioners Absent:** Shawn Conyers.

**HPO Staff Present:** James Goodman.

- I. CALL TO ORDER – 6:15pm.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, April 2, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, April 9, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, February 12, 2015. MOTION: Decker/Borchers (5-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**STAFF RECOMMENDED APPLICATIONS**

**1. 15-3-4**

**789 N. High St.**

**Morrison Sign Co. (Applicant)                      High And Hubbard, LLC (Owner)**

Approve application #15-3-4, 789 N. High St., as submitted:

Staff Recommended

- Install new 36” x 36” non-illuminated hanging sign on existing bracket.

MOTION: Decker/Hissem (5-0-0) APPROVED.

**2. 15-3-5**

**80 W. Starr Ave.**

**Erik Maxwell (Applicant)                      Peter Shuler & Kellie Kidd (Owners)**

Approve application #15-3-5, 80 W. Starr Ave., as submitted with the following clarifications:

Staff Recommended

- Window replacement of existing attic space to create additional living space (*3<sup>rd</sup> floor*).
- Install two (2) new windows on the south elevation (*front*) and one (1) window on the east elevation (*side*); new units to be all-wood Pella Architectural Series casement windows sized to fit the existing openings.
- Enlarge two (2) window openings on north elevation (*rear*) to create minimum required egress; new window units to be all-wood Pella Architectural Series casement windows per submitted drawing.
- A horizontal false meeting rail is to be applied to the rear casement windows to give the appearance of double-hung windows.

MOTION: Decker/Hissem (5-0-0) APPROVED.

### CONTINUED APPLICATIONS

3. **15-2-9**

**868 N. Park St.**

**Carol Meyer/Pella Windows (Applicant) Exclusive Deuce LLC (Owner)**

Approve application #15-2-9, 868 N. Park St., as submitted with the following clarifications:

- 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”.
- Any/all repaired wood trim elements are to remain the existing “Red” color. Future improvements should retain the same color scheme.

MOTION: Decker/Hissem (5-0-0) APPROVED.

### NEW APPLICATIONS

4. **15-3-6**

**989-997 N. High St.**

**Starr High, LP (Owner)**

Approve application #15-3-6, 989-997 N. High St., as submitted with the following clarifications:

- Install new 36” x 36” hanging sign and sign bracket above door to leasing office (*alley*).
- Install 15” x 13” vinyl decals on entrance doors (3 total).
- Revised drawings to be submitted to HPO Staff for final review and approval prior to issuance of certificate.

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

5. **15-3-7**

**765 N. High St. (Suite A)**

**Jesse Johnson (Applicant) CMH Midtown Properties, LLC (Owner)**

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.

### CONCEPTUAL REVIEW APPLICATIONS

6. **15-3-8**

**614-616 Hunter Ave.**

**609 Dennison Holdings, LLC (Owner)**

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

#### Conceptual Review

- Rehabilitation of existing building.
- Construction of rear addition.

#### Commissioner Comments

- The Commission supports the rehabilitation of the existing historic two-family residence.
- Commissioners do not support a 16’ 2-story addition due to the size of the building and the lot; a small single-story “bump-out” addition may be supported.
- The existing building would be ideal for the small living units that are now being developed in the area.
- The owners should engage an architect to develop a rehabilitation plan for the property to be reviewed at a future VVC meeting.

## **STAFF APPROVED APPLICATIONS**

- **15-3-1**

**125 W. Second Ave.**

**Timothy T. Ney (Applicant)                      Bradley R. Gilmer (Owner)**

Approve Application #15-3-1, 125 W. Second Ave., as submitted with any/all clarifications noted:

- Remove dead weed-tree in rear yard/parking area per submitted specifications.

- **15-3-2**

**224 Wilber Ave.**

**Elbert Roofing (Applicant)                      Kirk & Jenny Denton (Owners)**

Approve Application #15-3-2, 224 Wilber Ave., as submitted with any/all clarifications noted:

- Remove existing deteriorated asphalt shingle roof on garage.
- Install new GAF “Royal Sovereign” standard 3Tab asphalt shingle roof; color to be “Nickel Gray”.
- Install new metal ridge roll; 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.
- 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.

- **15-3-3**

**1223 Hunter Ave.**

**Abby Retterer (Applicant)                      Gwen M. Snyder (Owner)**

Approve Application #15-3-3, 1223 Hunter Ave., as submitted with any/all clarifications noted:

- Replace existing deteriorated wood privacy fence (6’) and wood sideyard fence (4’) per submitted specifications.
- Tuckpoint front brick wall as needed to match existing.
- Paint main body of house; color to be Sherwin Williams “Storm Cloud” (SW6249).

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.

Spot Tuck Point

- Check all mortar joints 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>).

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.

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 (5-0-0) APPROVED.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT –Decker/Borchers (5-0-0) ADJOURNED. 7:17 pm.**