

VICTORIAN VILLAGE COMMISSION
REVISED AGENDA
Thursday May 14, 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, June 4, 2015 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Thursday, June 11, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Thursday, April 9, 2015.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

(The following applicants do not need to attend.)

2. 15-5-17

1087 Dennison Ave. (Select Specialty Hospital)

Brasfield & Gorrie, LLC (Applicant) Select Medical Corporation (Owner)

MOVED TO STAFF APPROVAL

3. 15-5-18

1087 Dennison Ave. (Select Specialty Hospital)

Brasfield & Gorrie, LLC (Applicant) Select Medical Corporation (Owner)

An application, drawing, and photos have been submitted.

- Cut 30 window openings and install 30 new window units on the 4th floor.
- The 4th floor of the hospital is being converted from storage to a 30 bed rehabilitation unit.
- All new windows will match the existing windows on floors 1-3 exactly.

4. 15-5-19

1055 N. High St.

Jonathan Barnes Architecture & Design (Applicant)

Elliotect, LLC (Owner)

An application, drawings, and cutsheets have been submitted.

Staff Recommended Application

- Final lighting package for approved 35-unit residential mixed-use building.
- Installation of address numerals.

NEW APPLICATIONS

1. 15-5-16

868 Park St.

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

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

- Installation of new dumpster location.
- Concrete pad and dumpster to be surrounded by wood privacy fence, shrubs and mulch bed.
- Replace deteriorated concrete steps and front stoop to match existing.

5. 15-5-15a

134 Buttles Ave.

Ann Griffin & Eugene Leys (Owners)

Application #15-5-15 has been divided into item 'a' for Victorian Village Commission review, and item 'b' for Staff Approval under Staff Approved items (see below).

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

- Replace existing dry-laid stone retaining wall with new material to a height of 3'-8" (44") per submitted drawing.

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

6. 15-5-20

40-42 W. Third Ave.

40 West, LLC (Owner)

An application, drawings, and cutsheets have been submitted.

- Final lighting package for approved residential project.
- Installation of address numerals.
- Installation of landscaping per submitted plan.

7. 15-5-21

765 N. High St., Unit C

Justin Boehme (Applicant) Rajesh Lahoti (Owner)

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

- Install enclosed outdoor patio/dining area.
- Replace existing aluminum storefront with new aluminum overhead garage door.

8. 15-5-22

38 W. Greenwood Ave.

Rock City Church (Applicant) Steve Campbell (Owner)

An application, drawings, and photos have been submitted.

- Remove existing "The Garden Church" internally illuminated signage at front of building.
- Install corrugated metal façade on southeast corner of building.
- Install corrugated metal free-standing "Rock City Church" signage.
- Alter existing awnings by opening a section of each for natural light and re-face awnings to match the shade of the new corrugated metal.
- Update existing light fixtures.
- Remove existing entry door on east elevation (*alley*) and infill with brick to match existing.
- Repair broken windows on "armory building" and install small unlit "Columbus Dream Center" signage above entry.

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

9. 15-5-23

323 Buttles Ave.

Jim Saltz (Applicant) Chris Perry (Owner)

An application, drawings, and photos have been submitted.

- Construct new rear addition for second means of egress on existing multi-unit residence.
- The addition will replace the existing rear deck and create a porch with deck above while providing egress to the units on the second and third floors.
- Materials to be lap siding with corner boards, double-hung windows, and roof materials to match existing.

CONCEPTUAL REVIEW APPLICATIONS

10. 15-5-24

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.

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

Commissioner Comments

- Commissioner Borchers – *is in support of a mixed-use project and appreciates the City of Columbus' involvement in creating new parking opportunities within the neighborhood. Understands the need to maximize the footprint on projects within the Short North, but maximizing the airspace can be too much for the neighborhood. The location is a large site, and the project will need work. The "one building" look will need to be broken up visually, and setbacks will be important on the upper floors.*
- Commissioner Decker – *Understands the need for parking within the neighborhood. The neighborhood needs more office space and encourages the applicant to include additional office rather than living units. White Castle is known as a strong neighborhood supporter. The design for the site will need to be a contributing element for the district. The context of the site will be important, and the design will be to be visually broken up to help conceal the overall size and mass of the building. Knows that the development will need to be larger to accomplish the goals of the project.*
- Commissioner Conte – *Agrees with the comments of the other Commissioners. The design will need to work within the guidelines and standards for development within a historic district. The height, form, and massing will need work to address the apparent mass/size of the building. Setbacks may be helpful in the design process to address the apparent mass; the Jackson and the Dakota buildings are examples of successful setbacks. The architectural design should break up the building visually.*
- Commissioner Kotheimer – *Converting some of the space of the building to additional office space would be helpful for parking within the area. The details of the design will be important; as the height of buildings increase there is a tendency to use lesser materials, it will be important to use quality materials and design details.*
- Commissioner Hissem – *The massing of the building needs to be addressed and broken down. White Castle in the neighborhood is iconic and needs to remain that way. This project really needs to push the design and become a truly iconic building within the district and the City of Columbus. The existing White Castle sign needs to be maintained and integrated into the development. There is a great opportunity with this site and this project.*

NO ACTION TAKEN

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **15-5-1**

1017 Neil Ave.

Precision Slate & Tile Roofing Company (Applicant)

Mike Duffy (Owner)

Approve Application #15-5-1, 1017 Neil Ave., as submitted with any/all clarifications noted:

Remove Existing 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.
- Install new GAF "Slateline" dimensional asphalt shingle roof; color to be "Antique Slate".
- 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.

• **15-5-2**

316 West Third Ave.

Megan Heckler (Applicant)

Sara A. Mansfield (Owner)

Approve Application #15-5-2, 316 W. Third Ave., 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; 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.

- **15-5-3**

247 Collins Ave.

APCO (Applicant) Lance Scarborough (Owner)

Approve Application #15-5-3, 247 Collins Ave., as submitted with any/all clarifications noted:

- Install new window in third floor dormer location (missing window location).
- New window unit to be all-wood interior/exterior sized exactly to fit the existing opening and per submitted specifications.

- **15-5-4**

386 Buttles Ave.

Peter H. Sullivan (Applicant) Roman Catholic Diocese of Columbus (Owner)

Approve Application #15-5-4, 386 Buttles Ave., as submitted with any/all clarifications noted:

- Remove existing chain-link fence in rear yard.
- Install new 6' wood privacy fence per submitted 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.

- **15-5-5**

863 Kleiner Ave.

Superior Home Maintenance (Applicant) Marc Conte (Owner)

Approve Application #15-5-5, 863 Kleiner Ave., as submitted with any/all clarifications noted:

- Remove existing roofing material on flat roof.
- Repair/replace any deteriorated wood as needed.
- Install new rubber membrane roofing per submitted specifications.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing 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.

- **15-5-6**

670 N. Park St. (Victorian Gate Condominium)

Brittany Cummins (Owner)

Approve Application #15-5-6, 670 N. Park St., 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.

- **15-5-7**

302-304 W. Second Ave.

Rober Moazampour (Owner)

Approve Application #15-5-7, 302-304 W. Second Ave., as submitted with any/all clarifications noted:

- Remove existing roofing material on flat roof.
- Install new rubber membrane roofing per submitted specifications.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing 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.

- **15-5-8**

1064 Highland St.

Highland St., LLC (Owner)

Approve Application #15-5-8, 1064 Highland St., as submitted with any/all clarifications noted:

- Replace existing deteriorated retaining wall per submitted specifications.

- **15-5-9**

155 W. Fifth Ave.

TK's Roofing & Sheet Metal Inc. (Applicant)

Kerry Gleich (Owner)

Approve Application #15-5-9, 155 W. Fifth Ave., 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; 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.

• **15-5-10**

66 W. Third Ave.

Able Roof (Applicant) Gary Hall (Owner)

Approve Application #15-5-10, 66 W. Third Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new GAF “Royal Sovereign” standard 3tab asphalt shingle roof; color to be “Nickel Gray”.
- Re-install metal ridge roll, valleys, and flashing.

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.

• **15-5-11**

201-203 W. First Ave.

Arrow Roofing & Siding, Inc. (Applicant) Terry & Mary Finneran (Owners)

Approve Application #15-5-11, 201-203 W. First Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof on rear single-story addition per submitted photos.
- Install new asphalt shingle roof on rear single-story addition in type and color from Approved Shingle List.

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. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> CertainTeed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique 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.

- **15-5-12**

1235 Highland St.

Able Roof (Applicant) James & Shelley Conley (Owners)

Approve Application #15-5-12, 1235 Highland St., as submitted with any/all clarifications noted:

- Remove existing asphalt shingles on highland side roof slope.
- Install new GAF “Slateline” dimensional asphalt shingle roof; color to be “Antique Slate”.
- Re-install metal ridge roll, valleys, and flashing.

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.

- **15-5-13**

1265 Neil Ave.

Renovations Unlimited (Applicant) Diane Frick (Owner)

Approve Application #15-5-13, 1265 Neil Ave., as submitted with any/all clarifications noted:

- Replace deteriorated sections of wood trim as needed to match existing and per submitted specifications.
- Scrape, prime, and repaint exterior as needed to match existing.
- Replace one (1) stone step to match existing.
- Replace metal railing located on side elevation to match existing (Fortin Ironworks).

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.**

- **15-5-14**

168 Buttles Ave.

Feazel Roofing (Applicant) James Miller (Owner)

Approve Application #15-5-14, 168 Buttles Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof on garage.
- 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 “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.

- **15-5-15b**

134 Buttles Ave.

Ann Griffin & Eugene Leys (Owners)

Application #15-5-15 has been divided into item ‘a’ for Victorian Village Commission review (see above), and item ‘b’ for Staff Approval under Staff Approved items.

Approve Application #15-5-15b, 134 Buttles Ave., as submitted with any/all clarifications noted:

- Remove deteriorated concrete service walk to front porch and install new brick service walk; brick to be Unilock “Cophorne” per submitted cutsheet.
- Remove deteriorated concrete steps and install new sandstone steps per submitted specifications.
- Replace existing dry-laid stone retaining wall with new material to a height of approximately 21” to match existing.

- **15-5-17**

1087 Dennison Ave. (Select Specialty Hospital)

Brasfield & Gorrie, LLC (Applicant) Select Medical Corporation (Owner)

Approve Application #15-5-17, 1087 Dennison Ave., as submitted with any/all clarifications noted:

- Cut two (2) window openings for interior material removal access.
- The two (2) window openings will be in the location of new permanent windows to be installed after completion of interior demolition.

VIII. OLD BUSINESS – Revision of brick selection for “The Sandborn Building” addition to the Leafy Dale building.

IX. NEW BUSINESS

X. ADJOURNMENT