

**GERMAN VILLAGE COMMISSION
SPECIAL MEETING AGENDA**

August 28, 2012

5:00 p.m.

German Village Meeting Haus – 588 S. Third Street

A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need at least forty-eight (48) hours prior to the scheduled hearing time. To schedule an interpreter, please call 645-8620 or TDD 645-3293.

I. CALL TO ORDER

II. IDENTIFICATION OF COMMISSIONERS PRESENT & SWEARING IN PER CITY CODE

III. NEXT REGULAR COMMISSION HEARING – Tuesday, September 11, 2012.

IV. SWEARING IN OF STAFF

V. MEETING PROCEDURES, GOALS AND OBJECTIVES—HISTORIC PRESERVATION OFFICER

City Code Chapter 3119.07 Organization

Unless otherwise specified, as soon as convenient after the members of each commission are appointed by the mayor, the commissions shall meet and organize by the election of a chairman and secretary. The commissions shall adopt rules of procedure and provide for regular and special meetings. A majority of the members appointed to and serving on each commission shall be required for official action and constitute a quorum. All commission meetings shall be open to the public. A record of proceedings shall be maintained and available for inspection. Notices of all commission meetings shall be published in the City Bulletin. (Ord. 2229-04 § 6 (part).)

German Village Bylaws: ARTICLE VI: Meetings

4. Special meetings may be called by or at the request of the Chairman or a majority of the members of the Commission. Written notice of the time and place of any such special meeting shall be given by the Secretary to each Commission member and to the City Clerk at least one (1) week prior thereto.

VI. AGENDA ITEMS

NEW APPLICATION

1. 12-8-43

820 South Fifth Street and 223 East Kossuth Street (The Red Stable)

Jeff Smith & Stevo Roksandic (Applicant/Owner)

An application has been submitted with a City Council Variance Application. A variance allowing commercial/retail use at this property was previously enacted by the City Council in 1970. It expired with the change of ownership. Application #12-8-43 has been divided into item ‘a’ and ‘b’ for German Village Commission review under New Business, and item ‘c’ for Staff Approval (see below). The two addresses listed in the application are for two buildings that sit on a single parcel (house and stable), as shown in the submitted site plan.

12-8-43a

Variance Request

- 3332.037 – Allow commercial use (retail) and a B&B in a residential district.
- 3312.49-C – Reduce parking to 0 (8 required).
- 3332.05-4 – Reduce lot width to 31.25’ (50’ minimum).
- 3332.21-D – Allow setbacks of less than 10’ along South Fifth Street and East Kossuth Street.
- 3332.26 – Reduce minimum side yard to 0’ (minimum required is 5’).
- 3332.27 – Reduce rear yard to 15.5% of total lot (25% required).

12-8-43b

Replace Sidewalk

- Remove any/all damaged and deteriorated, concrete public sidewalk and concrete curb cut/apron north of the building, along Kossuth Street, and dispose of all debris in accordance with Columbus City Code.

- Replace concrete sidewalk on north side with salvaged bricks or and/or new bricks to match existing sidewalk along Purdy Alley in color, dimension and pattern.
- Install new salvaged sandstone or concrete curbing on north side of property, along Kossuth Street.
- All work to be in accordance with industry standards and all applicable City Building Codes and per submitted, approved plans.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Install Wheelchair Ramps

- Install new wheelchair ramp with detectable warning on east side of the building, along Purdy Alley, in accordance with Columbus City Code requirements and as per submitted site plan.

Install Street Furniture

- Install a wood hitching post and a wood bench in front of the Red Stable on Kossuth Street, per submitted photographs.

HOLDOVER

2. 12-8-41

873 South Lazelle Street

John Behal (Applicant)

Jeffrey Wolfe (Owner)

An application has been submitted with plans and photographs. The application was continued at the August 22, 2012 meeting due to concerns about the proposed new opening size, location and the material of the proposed doors.

Modify Carriage House

- Remove one steel door and one double hung window on the west elevation of carriage house.
- Replace with two six panel style steel or fiberglass doors, per submitted plans and specifications.
- Install new bead board ceiling with ceiling fan and four (4) can lights below balcony on west side of carriage house.

STAFF APPROVAL

• 12-8-43c

820 South Fifth Street and 223 East Kossuth Street (The Red Stable)

Jeff Smith & Stevo Roksandic (Applicant/Owner)

Approve Application #12-8-43c, 820 South Fifth Street and 223 East Kossuth Street, as submitted, with all clarifications noted:

223 East Kossuth Street (The Red Stable)

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood, tongue and groove siding and 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 building 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.**
- 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.

Install New Half-Round Gutters

- Install new, metal, half-round gutters and round, metal down spouts of the appropriate size on the east elevation. Finish color to match existing gutter on west side of the building.
- Make any/all necessary repairs to the existing storm sewer tile systems needed to insure proper drainage away from the foundations of this and neighboring properties.

820 South Fifth Street

Spot Tuck Point

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- 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>).

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT