



**Livingston Avenue Area Commission**  
**Meeting Minutes**  
**640 S. Ohio Ave, Columbus, OH 43205**  
**February 18, 2014**  
**6:30pm – 8:00pm**

**Meeting Agenda**

- Call to Order
- Roll Call
- Approval of Minutes
- Demolition Permits
- Elections Updates
- Treasury Report and Update
- Tom Lang - 704 Oakwood
- ~~Brian Higgins – Mt. Helix Real Estate Investment Fund~~
- David Petroni – Buckeye Community Hope Foundation
- Angela Mingo - Nationwide Children's
- Public Comments
- Comments from the Commissioners and the Chair
- Adjournment Comments

The meeting was called to order at 6:30 by President, Brian Scarpino. Copies of the meeting agenda were distributed.

**Roll Call**

Brian Scarpino – Present  
Terry Elliott - Present  
Lucy Wolfe - Present  
Clarence Wicks –Present  
Latrice Holmes – Present  
Mustafaa Shabazz - Present  
Cathy Fithian – Present

## **Approval of meeting minutes**

January Meeting Minutes not yet reviewed by all for approval

### **Demolition Permits**

Commissioner Wicks

#### 691 Berkley

Garage, emergency demolition. Owner plans to keep the space vacant.

Application #01342578,

Wicks, 1<sup>st</sup>, Elliott 2<sup>nd</sup>, Scarpino abstained; all others in favor

No discussion, motion passed

#### 1031 Miller

Court order, unoccupied and boarded

Approved for demolition by the Driving Park Civic Association

Application #1401712

Wicks 1<sup>st</sup>, 2<sup>nd</sup> Elliott, Scarpino abstained; all others in favor

No discussion, motion passed

#### 420 Kent

Court ordered, boarded; 1 family dwelling

Approved for demolition by the Driving Park Civic Association

Application #1401233

Wicks 1<sup>st</sup>, 2<sup>nd</sup> Elliott, Scarpino abstained; all others in favor

No discussion, motion passed

#### 792 Kelton

Court ordered, City of Columbus, duplex

Approved for demolition by the Driving Park Civic Association

Application #1401328

Wicks 1<sup>st</sup>, 2<sup>nd</sup> Elliott, Scarpino abstained, all other in favor

No discussion, motion passed

#### 862 Studer

Court ordered, City of Columbus, single family dwelling

No special notes

Approved for demolition by the Driving Park Civic Association

Wicks 1<sup>st</sup>, 2<sup>nd</sup> Elliott, Scarpino abstained, all other in favor

No discussion, motion passed

### 612-614 Carpenter

Livingston Park Neighborhood Association, Reverend Foster is the contact by next month  
The 60 day waiting period is expires on the date of our next Commission meeting, 03/18/14.  
We will have a letter to him by the first day

### Officer Jackson

7<sup>th</sup> Precinct Liaison

Reported that Officer Kalous is expected to be out for another few months.

Presented for the new monthly stats system with a double sided documented which was distributed during the meeting.

As of April 2013, the monthly stats reporting software has changed. Information can now be accessed through a new crime mapping system, <http://www.raidsonline>. Information can be retrieved by entering an address or zip code.

Searches are available by event, i.e. homicide, assault, robbery, etc. and within specified date ranges.

Alerts can be set by signing up to receive them, for example, every morning, 6:00am. Reports are updated every 6 hours and the information provided here is the same as what you would receive from a police officer.

Noted: Entering a specific address, i.e. 670 Cassady, will bring results from 6XX Cassady, for a general range, and not the EXACT address.

Noted: Do not select the event (category) “sex offenders” as this is a highly transient population and the information may not be as up-to-date. For this information, refer to the Franklin County Sheriff’s Office

### Election updates

Commissioner Holmes

An official notice of vacancy was distributed via electronic communication and via the Neighborhood Pride Center, Rachel Silsdorf, which actually makes the notice official. A resume with petition is due from candidates by April 5, 2014, 5:00pm. They are to be submitted during the February or March 2014 Commission meetings, or during the meeting set to take place at the Driving Park Library on April 5, 2014, 4:00pm – 5:00pm,

### Discussion

Commissioner Shabazz asked requested that a flyer be created and distributed.

## Treasury Report

### Commissioner Scarpino

Currently, there is no Commission Treasurer due to the delayed elections and the expiration of Commissioner Reisiger's term. The position has been switched twice within the last 2 months (Shabazz to Reisiger). Commissioner Scarpino is maintaining this role in the interim of the upcoming election and delegation of a new treasurer.

### Tom Lang – 705 Oakwood

Mr. Lang is requesting approval for the purchase of 705 Oakwood through the City of Columbus Land Bank. He is working with Randy Black, Historic Commission, and has their approval. He plans to rehabilitate it as his primary residence per the historical specifications in Old Oaks. This will be his first attempt at a historical undertaking. He has done commercial carpentry work for the last 15 years and currently, he owns a property at East 4<sup>th</sup> Avenue that was rehabbed last winter. He works nationwide for a traveling carpentry company. His crew resides in the home on E. 4<sup>th</sup> Avenue when they are local, where he/they are often contracted with Easton Towne Center. He plans to rehab 705 Oakwood solely for his own residence, not as a boarding house. Mr. Lang has a schedule with the Landbank - 180 days to do exterior work, 120 days for interior work for living standards

Purchased based on price and that he can afford to fix

Wants to get in on the ground with what's going on in Old Oaks

From the West Coast

Been here a number of times

Worked at Easton Towne Center

Really likes it here, Blue Jackets Fan

Working closely with Randy Black

talked about structure, haven't picked out colors, etc.

Welcome to review the landbank home at 840 e 4<sup>th</sup> avenue

Taking photos tomorrow for the landbank newsletter

Has a binder for our review

\*Brian - Historic preservation, has to be historically accurate

Wants to put it back to as much historical originality

Fithian 1<sup>st</sup>, Wolfe 2<sup>nd</sup>

Discussion – Shabazz – is this transient living space?

Plans to live in this house/home base. Travels all over. Fairly extensive collection of antiques and furniture in PA in storage. Home in Reno NV when he's on the West Coast. And will live in Columbus when on the East Coast.

Works with Limited Brands

Wicks – Did he talk with David Gray?, No just the landbank and the historic preservation with Randy Black

Needs to get the roofing approved

keep windows as they are

interior storm windows

heat system, original duct work

elec is up to code as required

in the shape for what can be salvage. Needs cosmetic work

Needs to go to the Civic first

Marsha tells him where he needs to go next, missed the protocol to go to the Civic first

Timeline is set once the sale is final, with approvals first

Elliott agreeing with Wicks, appreciate making it better, but need to go to the Civic first

Old Oaks Civic meets the criteria where he wanted a historic property and worth his time and money, led to this one by Marsha

Elliott – what led you to this property/makes you qualified to rehab as historical?

No historic properties before

General contractor specializing in carpentry

Restored or put back to new

Rough carpentry

He has a roofing crew and

Putting up store fronts, doing demo and build back

painters, linoleum, roofing, sheeting

Now need for tear down

Really mostly demo and sheet rock

gas line, trades are all permitted; has a local HVAC and electrical workers

They'll pull the wires and other things for the rough end.

Simmons – how many pieces of slate are missing?

3 estimates, about 400 pieces

Requested that he see about one red slate, yes

Old oaks and renovations

1 Yes

0 Nay

4 Abstentions

Welcome to the Neighborhood

Brian Hendricks – Helix – No

David Petroni

Renee Dunn, Buckeye Preparatory Academy, Principal

John Cochran, Architect

No mayor's priority, but an honorable mention (he didn't say no)

Wanted consistency with the neighborhood

Got pictures next to the house lots , so that they match with the elevation, steps, financing, ramps, etc., 36 ft. ht, finished floors, etc.

App due Thursday at 4:00pm

John – 30 houses , with 4 design, and 3 options

another design there are 2 options

lots are long and narrow

2 on miller ave 30 x 75, another 25 wide, hard to build on

10 3 bedroom single family homes

20 4 bedroom homes

all 2 story, framed

foundations with brick veneer

elevated, 36 inches above grade

tried to identify an appropriate arch style. Lots of different roofs

broad front porches, the width of the front

gable or shed roof, similar to many homes in the area

2 ADA compliant homes. One lot is close to the school and borders the alley, with about 16 – 18 inches above grade. Wanted next to an alley where they can be distanced from the adjoining homes

All homes will have rear porches with about 6ft

All can add a handicap ramp

Whittier Landing were not elevated

Accessible route will be the garage, not the rear

Ability to accommodate a switch back ramp

Full basements except those that are ADA compliant

Intent is to mimic the good elements that are there

white, shale green

No windows, will have divided mutton bars (individual panes within the windows, like colonial architecture)

Some homes will have a panel front rail instead of a picket front rail

Design criteria, not to introduce more, be quiet with the architecture, like what's is already there

Garages will be attached.

700 Miller Ave will have a one car attached garage

None require a variance

Elliott – how many of each style of the 30 houses

1400 – 1600 square feet

Paneling on the porch, can't see in front and doesn't decrease crime

Simmons – requested to vary the windows (not make all the same), and no vinyl siding

- they will use very heavy vinyl and there are options to vary the windows

Safety features – pre-wiring for home monitoring systems

Designed for visibility from the garage to the street; steps are broad

Homes with first floor very open, kitchen open to the dining area

stairs are 44 inches wide, conducive to a lift with 32 – 33 inches to still navigate the steps

Washer drive hook-ups in basements

George, Bruce and Hayes home designs all appear the same externally, but actually have different interior floor plans.

Kent Place Homes – David Petroni will send it (file is 11 Gigs)

Community Resident Mary Simmons – requested large, usable porches in the back for children to play/draw to the back and not the front. Rear porches are not as large as the front porch.

Kent school renovation completed 3/1/14, furniture there 3/15/14

Roof to be completed by June 2014

19 cameras, 8 inside, all others exterior

Cambridge Group – adapt to this neighborhood, needs of the community

Renee Dunn – attended Hilliard City Schools and Ohio Dominican University, Masters, Education 2006. This is her first job in a charter school, but her 3<sup>rd</sup> year in administration and 7<sup>th</sup> year in education.

The school is pre-enrolling now online. On 3/5/14, go to the school to enroll. Tours will be offered on 3/15/14.

Calendar not finalized, but likely in line with Columbus City Schools, since they will be using their school buses for students in need of transportation.

This is a community school, in favor of partnerships for collaboration.

Students will wear uniforms and are rewarded for positive behavior vs focusing on punishment for negative behavior

There will be after school activities and clubs

Student enrollment packets, Request for participation on School Advisory Board and for employment opportunities, go to <http://www.buckeyeprep.org>

### Learning/Activities

After school activities and clubs, open door policy for parents

Individualize instruction for students

3 different learning styles

- small group with teachers
- independent activities based on their own learning targets
- peer group learning – collaborative

### Testing

School is part of Cambridge, 23 total in Ohio and Florida

Technology is very important

Students tested at entrance and then benchmark tested again, using a Ohio Department of Education scan tron, state test at the end of the year, and formative assessments that teachers use throughout the year

Older students will likely use desktops and iPads for younger students. At any given time, half of the students will have technology in classrooms

25 max number of students per class

### Disciplinary policy

Corporal punishment – no corporal punishment, but will use interventions to work with the students, including individual behavior plan, with parents/teacher and students. Want the students to take ownership

Urban population not the same as suburban. We discipline to educate. Need people from the neighborhood, who can sustain through education and not through punishment

Buckeye linking through the service division for collaborative efforts, including with the hospital.

Angela Mingo, Jill Tennenbaum - Nationwide Children's Hospital

Africentric School Property – west up to Grant

Currently, using for recreation needs and parking for Ohio Health edge of west campus to Grant Avenue



An application was submitted to include the Africentric site into the main campus uses and parking standards

Asking to add this part of the Africentric site into the commercial plan development to include into the zoning

Currently, plans are to use it for employee parking lot for the hospital main campus eventually to be developed, consistent with the property to east, West campus, like the clinics based buildings but are several years away following City of Columbus standards, paved with lighting, etc.

Simmons – have not shown to Livingston Park yet

City of Columbus only asked for a recommendation from the Commission; appearing in front of two Area Commissions, LAVA-C and the South Side Area Commission

Consulted the City because the property sits within the 2 commissions

3 zoning projects are currently underway

Simmons – no houses on Livingston Avenue because of the poor kids, just not doing it

LAVA-C requires that Nationwide goes to the Civic

Africentric site, first presentation

Multiple zonings 3, directed by the city of Columbus to come here first

Zoned corner, and industrial – main campus is already commercial

adding 2 properties, Africentric and KFC site

Hospital is unique b/c all zoned together to govern the entire campus and want them all zoned the same

application includes the entire main campus so that one ordinance is pulled for future buildings/zoning

NCH thought there was a zoning committee meeting, but were advised to address the Commission first.

Discussion

Community Resident Mary Simmons - Requested that NCH present to the Civic, where the Livingston Park meets every 2<sup>nd</sup> Monday at the Fountain of Hope. LP's boundaries are Livingston to the freeway to 3<sup>rd</sup> street. This includes the northeast corner for the school's track, stadium and parking.

Commissioner Shabazz - Commented that Mr. Lang was instructed to meet with the Civic, but he did not before presenting to the Commission, whereby his request was subsequently motioned and approved by the Commission. He noted that it is inconsistent for Mr. Lang to be able to present for approval prior to meeting with the Civic Association.

\*Further discussion brought forth that Mr. Lang's property is private vs the several larger properties owned by NCH, already owned, but being requested to be re-zoned.

NCH – This is a standard agreement for conditions regarding the elevation and zoning. There are no immediate changes to the parcel (still using it for parking). Plans are forthcoming to build clinics on this site in the future and NCH is happy to return to the Commission at that time to present. Currently, NCH is leasing the parcels to the Africentric School for their after school parking activities, for 2 years, until the school moves to its new location.

Commissioner Shabazz made a motion to approve the re-zoning of the 5 parcels for parking, with the condition that NCH re-address the Commission with any changes beyond parking for those parcels in the future.

Wolfe 1<sup>st</sup>, Fithian 2<sup>nd</sup>, Wicks No, Scarpino & Elliott abstained, all others in favor; motion passed.

Meeting adjourned by Commissioner Scarpino at 8:05pm