

## ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, July 18, 2017  
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), Tuesday, August 8, 2017 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING –Tuesday, August 15, 2017.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, June 20, 2017.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

*(The following applicants do not need to attend.)*

1. **17-7-11**

**864 N. High St.**

**Danite Sign Co. (Applicant)**

**LPJM Family, LLP. (Owner)**

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

Staff Recommended Application

- Install new 9' x 2<sup>3</sup>/<sub>4</sub>' (24.75sqft) wall sign per submitted drawing.
- All connections to be installed into mortar joints only.

2. **17-7-12**

**75 E. Russell St.**

**GRAD Architects (Applicant)**

**Connie Klema (Owner)**

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

Staff Recommended Application

- Construction of the final townhome on Lot 1 (75 E. Russell St.) of three townhomes of previously reviewed infill project. Lot 2 (77 E. Russell St.) and Lot 3 (79 E. Russell St.) have been constructed.
- The original design has been modified by an approximately 4-ft (+/-) expansion to the south (*on the upper floors only*) to accommodate an elevator. No other changes have been made.

### NEW APPLICATIONS

3. **17-7-13**

**295-301 E. Fifth Ave.**

**Juliet Bullock Architects (Applicant)**

**301 Fifth, LLC. (Owner)**

*An application, siteplan, and variance information has been submitted.*

Variance Recommendation Request



- 3332.05(4): Area district lot width requirements: For lots A, B, C, D to reduce the required lot width from 50' to 32'.
- 3332.15 R-4: Area district requirements: To reduce the minimum lot area from 5000 sf to 2408.6 sf for Lot A AND C 3134.7 sf for Lot C, D
- 3332.19: Fronting Lots A and C to allow a single family home to not front a public street
- 3312.13 - This driveway variance is required for Lots A, B, C, and D because there is no driveway on this property or the drive way is on the adjacent lots and an easement will be required to allow this property to utilize the drive.
- 3312.25: Maneuvering: For lots A, B,C, and D because maneuvering is required on the adjacent parcel.
- 3332.28: Building line: To allow for a 8'-0 7/8" building setback which is existing for Lot D and 5'-4 7/8" building setback for Lot B and 5'-11" setback for lots A and C in lieu of setback of 10'.

**4. 17-7-14**

**1146 N. Fourth St.**

**Juliet Bullock Architects (Applicant)**

**Andrew Loinske (Owner)**

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

- Rehabilitation of existing C4 building into new Lebanese restaurant.
- Repair all gutters and eaves as needed to match existing.
- Install new handicap ramp.
- Install new handrails and railings.
- Install new patio and parking lot (*no variances are required*).
- All landscaping, signage, and light to return for review at a future IVC meeting.

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

**5. 17-7-15**

**900 N. High St.**

**Design & Engineering, Inc. (Applicant)**

**Elford Development (Owner)**

*An application and drawings have been submitted.*

- Relocate entry from High St. elevation to corner of High St. and First Ave.
- Install new 145-sqft patio on First Ave. sidewalk.
- Add metal channel details along top edge of storefront; to be painted "Babalu Orange".
- Metal channel details over entry and patio to include accent lighting.
- Installation of new blade sign over entry depicting "Babalu Tacos & Tapas".
- Installation of planters and along High St. façade.

*The following is taken from the June 2017 Italian Village Commission meeting minutes:*

Commissioner Comments

- *Commissioner Sudy – Has no issue with the proposed door move, and is also okay with the proposed signage.*
- *Commissioner Boyer – Wavers on moving the door location. The planters are a nice element to break up the High Street elevation, and the patio is good. Is against the proposed signage.*
- *Commissioner Maas – The move of the entry to the corner could be okay. The currently approved entrance location helps break up the High Street elevation.*
- *Commissioner Goodman – Is not supportive of the signage on the corner; a more artistic/sculptural approach to the signage should be perused. Is not in favor of the door location move because its current location breaks up the High Street elevation. The awnings should not be themed.*

**NO ACTION TAKEN**

6. 17-7-16

875 N. Fourth St.

Shremshock Architects (Applicant)

Lykens Companies (Owner)

*An application, siteplan, drawings, and material information have been submitted.*

- Demolish existing Spring Cleaners building.
- Construct new 3-story mixed-use building with ground floor commercial space, structured parking, and 27 living-units.

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

7. 17-7-17

295 E. Fourth Ave.

Gunzelman Architecture & Interiors (Applicant)

New Victorians (Owner)

*An application, siteplan, drawings, and material information have been submitted.*

- Construct fourteen (14) townhomes.
- Townhomes to be between 3-4 stories with attached garages and rooftop patios per submitted drawings.
- Final landscaping and lighting to be submitted for review and approval at a future IVC meeting.

8. 17-7-18

1112 N. High St.

John Ingwersen (Applicant)

Giannopoulos Properties (Owner)

*An application, siteplan, drawings, and variance information has been submitted.*

Exterior Alterations

- Convert current vacant retail use to assembly/bar/food hall with four (4) individual kitchens serving a common dining/bar area.
- Refurbish existing façade: remove awnings and inappropriate storefront system. Reopen transom windows, install new canopy, install new storefront system including operable nan-walls.
- Install new signage.

Variance Recommendation Request

- 3312.49: Minimum Numbers of Parking Spaces Required - This Section requires a total of 56 additional parking spaces for the change of use of 6,035 +/- SF of existing building area from retail to restaurant use. Applicant proposes 0 on-site parking spaces and a variance to reduce the remainder of required parking from 56 to 0 spaces.
- 3312.49: Minimum Numbers of Parking Spaces Required - This Section requires a total of 4 bicycle parking spaces. Applicant proposes 0 on-site bicycle parking spaces and a variance to reduce the required number of bicycle parking spaces from 4 to 0 spaces.

Conceptual Review

- Discussion of Phase II development of rooftop deck/enclosure.

**CONCEPTUAL REVIEW**

9. 17-7-19

1100 N. High St.

John Ingwersen (Applicant)

Giannopoulos Properties (Owner)

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

Conceptual Review

- Review of further detail regarding the proposed plaza/beer garden design, including: paving and paving patterns, site configuration, tree well and drainage and pergola design.

**STAFF APPROVED APPLICATIONS**

*(The following applicants do not need to attend.)*

• **17-7-1**

**79 E. First Ave.**

**Michael Zoller (Owner)**

Approve Application 17-7-1, 79 E. First Ave., as submitted with any/all clarifications noted:

- Paint residence to match existing and per submitted paint chips. Note: pink color to be replaced with Valspar “Evening Eclipse” (4007-3C).
- Remove existing concrete pavers and railroad tie path to front door; install new Indiana Limestone steps and flagstone stepper per submitted specifications.

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.

• **17-7-2**

**1070 Mt. Pleasant Ave.**

**Andrew & Janise Turso (Owners)**

Approve Application 17-7-2, 1070 Mt. Pleasant Ave., as submitted with any/all clarifications noted:

- Repair stucco as needed to match existing.
- Paint residence: Body to be Behr “Silver Bullet” (N520-2), trim and siding to be Behr “Cool Ashes” (N520-4), front door to be Behr “Carbon” (N520-7), and accent to be Behr “Ultra Pure White” (PPU18-06).

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.**
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- **17-7-3**

**673 Kerr St.**

**Andrew Lehman & Daniel Mercer (Owners)**

Approve Application 17-7-3, 673 Kerr St., as submitted with any/all clarifications noted:

- Repaint rear of house as needed to match existing color scheme.

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.**
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- **17-7-4**

**162 E. Second Ave.**

**K.D. Yoder & Associates (Applicant)**

**Christine Brown (Owner)**

Approve Application 17-7-4, 162 E. Second Ave., as submitted with any/all clarifications noted:

- Remove deteriorated wood windows on the side and front elevation; six (6) total per submitted specifications.
- New units to be Marvin all-wood, interior/exterior double-hung windows sized exactly to fit the existing openings.
- Repair/replace any/all deteriorated trim to as needed to match existing.
- All finished work to be painted to match existing.

Replace Deteriorated Windows

- Replace six (6) deteriorated/non-original, non-contributing windows per City Staff determination.
- Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

- **17-7-5**

**988 N. High St.**

**Maren Roth (Applicant)**

**Wood Companies (Owner)**

Approve Application 17-7-5, 988 N. High St., as submitted with any/all clarifications noted:

- Install new 32" x 32" hanging sign on existing bracket per submitted drawings and specifications.

- **17-7-6**

**150 Punta Aly.**

**Richard Lincoln (Owner)**

Approve Application 17-7-6, 150 Punta Aly., as submitted with any/all clarifications noted:

- Paint residence: Body to be Sherwin Williams “Rococco Violet” (HGSW2402), trim to be Sherwin Williams “Fundamental White” (HGSW4001), and fishscale and doors to be Sherwin Williams “Emminent Purple” (HGSW2421).

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.

- **17-7-7**

**280 E. Fourth Ave.**

**Blue Chip Homes, LLC (Owner)**

Approve Application 17-7-7, 280 E. Fourth Ave., as submitted with any/all clarifications noted:

- Remove deteriorated wood siding.
- Install new wood siding in the same size and profile (#116) to match existing.

Repair/Replace Wood Siding

- Repair/replace all wood siding and trim as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer’s specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for review and final approval in consultation with the Italian Village Commission.

- **17-7-8**

**1094 Say Ave.**

**Nelson Novak (Owner)**

Approve Application 17-7-8, 1094 Say Ave., as submitted with any/all clarifications noted:

- Paint residence: Body to be Sherwin Williams “Chelsea Gray” (SW2850), trim to be Sherwin Williams “Westchester Gray” (SW2849), and doors to be Sherwin Williams “Decorous Amber” (SW0007 ).

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.

- **17-7-9**

**162 E. Fourth Ave.**

**Lindsay Barrie (Owner)**

Approve Application 17-7-8, 1094 Say Ave., as submitted with any/all clarifications noted:

- Repair/replace any all deteriorated wood siding as needed to match existing.
- Paint residence: Body to be Sherwin Williams “Slate Tile” (SW7624), and trim to be Sherwin Williams “Favorite Tan” (SW2849).

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.
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- **17-7-10**

**933 Hamlet St.**

**Jason Kentner (Applicant)                      St. Joseph Montessori School (Owner)**

Approve Application #17-7-10, 933 Hamlet St., for renewal of expired COA #15-6-11 (Expired: June 16, 2016), exactly as previously approved, for a period of one (1) year.

*Approve Application #15-6-22, 933 Hamlet Street, as submitted, with all clarifications, as noted.*

Install Playground Equipment

- *Install new zip lines, monkey bars, balance beams, climbing walls, and slides, per the submitted site plan and photo renderings.*
- *Install three swing sets I pea-gravel area.*

Install New Running Track

- *Install a new running track, per the submitted site plan.*

Install Multi-Sport Field and Multi-Game Court

- *Install new sport field and game court within the perimeter running track.*

*MOTION: Cooke/Lapp (4-0-2) APPROVED. [Sudy, Sutton]*

- X. OLD BUSINESS
- XI. NEW BUSINESS
- XII. ADJOURNMENT