

**ITALIAN VILLAGE COMMISSION  
REVISED AGENDA  
Tuesday, January 16, 2018  
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 meeting. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7206, 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, February 13, 2018 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Tuesday, February 20, 2018.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, December 19, 2017.
- VI. PUBLIC FORUM – Mindy Justis - High Street Streetscape Improvement project update.
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**STAFF RECOMMENDATIONS**

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

1. **18-1-2**  
**86 Warren St.**  
**Urban Order Architecture (Applicant)                      Mike Holsinger (Owner)**  
**MOVED TO STAFF APPROVAL**

**CONTINUED APPLICATIONS**

2. **17-12-9**  
**38 E. Lincoln St. (Corner of Lincoln and Pearl streets)**  
**Schooley Caldwell & Associates (Applicant)                      The Wood Company (Owner)**

*An application and revised drawings have been submitted.*

- Add half level of parking for 18-20 additional spaces.
- The proposed addition steps back approximately 24-ft from the east side and is approximately 4-ft taller than the property fronting Lincoln St.
- Fill in all the openings on the east elevation.

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

*Continue application #17-12-9b, 38 E. Lincoln St., to allow the applicant time to submit revised information:*

*MOTION: Goodman/Boyer (5-0-0) CONTINUED.*

Commissioner Comments:

- *Commissioners shared concerns with the any proposed additional height for a small increase in parking.*
- *Infill of the east elevation was seen as a negative change. If necessary, it would need to be handled in a reversible manner with brick set back/recessed at least 2" from the façade.*
- *The lighting for the parking structure needs to be presented to the Commission. There are concerns with light pollution for the neighbors if it is allowed to spill out from the parking surfaces and structure.*



**3. 17-12-6**

**188 E. Third Ave.**

**Juliet Bullock Architects (Applicant)**

**Urban Restorations (Owner)**

*An application and revised drawings have been submitted.*

- Construct new two-story single-family home per submitted drawings.

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

*Continue application #17-12-6, 188 E. Third Ave., to allow the applicant time to submit revised information:*

*MOTION: Goodman/Boyer (5-0-0) CONTINUED.*

*Commissioner Comments:*

- *Commissioners indicated concerns with the location of the garage at the front of the building, and recommended that the garage area be moved to the rear of the design further into the lot.*
- *Commissioners were mixed in their views of the smooth block design, with some encouraging more creative designs and additional added details.*

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

**4. 17-12-8**

**286 E. Fourth Ave. (Rear)**

**Juliet Bullock Architects (Applicant)**

**Esteban Salarriaga (Owner)**

*An application and revised drawings have been submitted.*

- Construct new two-story single-family home per submitted drawings.
- Siteplan and variances have previously received approval.

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

*Continue application #17-12-8, 286 E. Fourth Ave. (Rear), to allow the applicant time to submit revised information:*

*MOTION: Goodman/Boyer (5-0-0) CONTINUED.*

*Commissioner Comments:*

- *Material details and designs need to be finalized and submitted for review.*

**NEW APPLICATIONS**

**5. 18-1-3**

**249 E. Greenwood Ave., “House F”**

**Juliet Bullock Architects (Applicant)**

**Hallmark Campus Property (Owner)**

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

- Design for previously conceptually reviewed new build.
- Variances were approved in March 2017 and revised in December 2017.
- The current design moves the garage opening to Greenwood Ave. and incorporates an all brick design.

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

**6. 18-1-4**

**991 N. Fourth Ave.**

**Nayked Brands (Applicant)**

**Capital Equities (Owner)**

*An application, drawings, and photographic rendering have been submitted.*

- Install new 23.52-sqft non-illuminated sign.
- Install new 9-inch letters on existing awning.
- Install new white vinyl graphics on door.

**CONCEPTUAL REVIEW**

**7. 18-1-5**

**839 Summit St.**

**Ben Goodman & Chris Zuelke (Owners)**

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

Conceptual Review

- Construct new 2-car concrete block stepped parapet roof garage.
- Variances will be required due to the “pie-shaped” lot.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.**

**8. 18-1-6**

**1100 Summit St.**

**MM Developing, LLC (Owner)**

*An application and siteplan have been submitted.*

Conceptual Review

- Construct new 2-story two-unit multi-family home.
- Construct new 2-car garage.

Variance Recommendation Request

- 3332.21(B) Front Setback: 25’ required, neighboring properties have average approximately 17’: reduce to 13’-6”.

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

Variance Recommendation Request

- 3332.26 Minimum Side Yard: to reduce the sideyard setback from 5-ft to 3-ft.

*MOTION: Fergus/Goodman (4-0-0) APPROVED.*

Commissioner Comments

- *A drawing should be developed that shows the height datum of the new building with existing neighboring properties.*
- *Due to the amount of paving for the rear yard, a partially permeable pavement will be needed.*

*NO ACTION TAKEN*

**9. 18-1-7**

**782 N. High St.**

**Architectural Alliance (Applicant)          RGB, LLC. (Owner)**

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

Conceptual Review

- Construct new 1st floor rear addition.
- Construct new dedicated High Street entrance.
- Construct new 2<sup>nd</sup> floor for kitchen/restaurant/bar; including, a roof terrace with operable glass enclosure.
- Construct new 3<sup>rd</sup> floor for office use.

**10. 18-1-8**

**324 E. Second Ave.**

**Avenue Partners/Snyder Barker & Elford Development (Applicant)      Jana Holdings, LLC (Owner)**

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

Conceptual Review

- Demolish existing buildings located on the parcel.
- Renovate and reconstruct the two (2) smaller east buildings.
- Extend north/south boulevard the full depth of the site.
- Construct two (2) new 3-story, garden buildings.
- Construct one (1) new 3-story, garden building.
- Construct a new 4-story, apartment building.
- Construct a new 4-story, apartment building.
- The total number of units is now 197-units.

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

Commissioners Comments

- Commissioner Cooke – *The materiality so far is too similar to the buildings within the Jeffery park development, more color and variation is needed. It appears that more than one trash location would be needed by the tenants. The layers of film on the windows is a great idea to associate with the neighboring site.*
- Commissioner Fergus – *Questions the position of the trash and the ability of the Third Ave. connection to handle a fire truck. Asked that the applicant review their renderings for inappropriate images prior to submission.*
- Commissioner Boyer – *Interested in the front corner piece. Leary of the timber concept, not industrial chic; tectonic steel would be better instead. Some variation on the east building is needed. The concept of limited balconies is good and reinforces the industrial style. The scale of the west end of the development is good.*
- Commissioner Sudy – *Corner insets haven't worked well over time. In regard to the siteplan, perhaps the southwest corner can be pulled tighter, and the back corner should be kept as tight as possible. Hopes that the landscaping plans that are being shown from POD Design are implemented. Would like to see what improvements will be planned along the parking at the west alley.*
- Commissioner Hagerling – *Is encouraged by the design directions. The use of glass and the proposed layered film will be a good connection to the industrial nature of this part of the neighborhood. The industrial feel that have been depicted so far is good.*

**NO ACTION TAKEN**

**STAFF APPROVED APPLICATIONS**

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

• **18-1-1**

**940-942 Hamlet St.**

**Greg Anglin & Mike Blue (Owners)**

Approve Application 18-1-1, 940-942 Hamlet St., as submitted with any/all clarifications noted:

- Repair /replace wood siding to match existing and per submitted specifications.
- Replace front doors with new wood half-light doors.
- Repair transoms as needed.
- Repair soffit as needed 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.

Install New Door

- Install new, solid core door in existing door jamb. New door to be either a four-panel or half-lite wood door.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain 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/stain.

Repair Transom

- Make any/all necessary repairs to the existing, contributing, transom per industry standards.
- Any/all necessary new wood to be of exact same profile and dimension as the existing transom casing, stiles, and rails; like-for-like.
- Remove any plywood transom inserts. If glass is broken or missing, clean any/all remaining debris from sash, install new glass, and finish of proper dimension. Topcoat paint color to be the same color as the door.
- Traditional transom address numerals are permitted upon receipt of details/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.

- **18-1-2**

**86 Warren St.**

**Urban Order Architecture (Applicant)**

**Mike Holsinger (Owner)**

Approve Application 18-1-1, 940-942 Hamlet St., as submitted with any/all clarifications noted:

- Construct new 12'-6" x 24' single car garage per submitted drawings.
- A gooseneck light is to be added above the garage door, and a coach light is to be added to the entry door.
- Gutters and downspouts are to be added to the design.

**X. OLD BUSINESS**

**XI. NEW BUSINESS -**

- A) Short North Alliance - Streetscape Improvement Project: artwork installation on construction barriers within the public ROW. The proposal has been approved by the Columbus Art Commission.
- B) Adoption of Window Replacement Standards & Procedures & Window Staff Approval List

**XII. ADJOURNMENT**