

**ITALIAN VILLAGE COMMISSION
MEETING MINUTES**

**Tuesday December 19, 2017
4:00 p.m.**

50 W. Gay Street, Ground Floor - Conference Room B

Commissioners Present: Todd Boyer, Shannon Fergus, Ben Goodman, Rex Hagerling, Jason Sudy.

Commissioners Absent: Kiley Christian, David Cooke.

HPO Staff Present: James Goodman.

- I. CALL TO ORDER – 6:05pm.**
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, January 9, 2018 – 50 W. Gay Street, Ground Floor - Conference Room A.**
- III. NEXT COMMISSION HEARING –Tuesday, January 16, 2018.**
- IV. SWEAR IN STAFF**
- V. APPROVAL OF MINUTES – Tuesday, November 21, 2017. MOTION: Boyer/ Fergus (5-0-0) APPROVED.**
- VI. PUBLIC FORUM**
- VII. STAFF APPROVALS**
- VIII. STAFF RECOMMENDED APPLICATIONS**
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

STAFF RECOMMENDATIONS

- 1. 17-12-2
1030-1032 N. Sixth St.
Urban Order Architecture (Applicant) 169 Brandywine, LLC (Owner)
MOVED TO STAFF APPROVAL**
- 2. 17-12-3
900 N. High St.
Architectural Alliance (Applicant) United Dairy Farmers, Inc. (Owner)
MOVED TO STAFF APPROVAL**
- 3. 17-12-4
249 Greenwood Ave.
Juliet Bullock Architects (Applicant) New Victorians (Owner)
MOVED TO STAFF APPROVAL**

CONTINUED APPLICATIONS

- 4. 17-9-19
1104-1108 N. High St.
John Ingwersen (Applicant) Giannopoulos Properties (Owner)
Approve application #17-9-19, 1104-1108 N. High St., as submitted with the following clarifications:**
 - Replace existing storefront glass system with new operable storefront system per submitted specifications.
 - Applicant to submit an additional large-scale detail of the mullion/sill/panel section including additional molding details to HPO Staff for final review and approval prior to issuance of certificate.**MOTION: Goodman/Boyer (5-0-0) APPROVED.**



NEW APPLICATIONS

5. 17-12-5

1112 N. High St.

John Ingwersen (Applicant)

Giannopoulos Properties (Owner)

Approve application #17-12-5, 1112 N. High St., as submitted with the following clarifications:

- Install new signage per submitted drawings.
- Operable windows unit design to have interior and exterior muntins.
- Revised shop drawings to be submitted to HPO Staff for final review and approval prior to issuance of certificate.

MOTION: Fergus/Boyer (5-0-0) APPROVED.

Commissioner Comments:

- The Italian Village Commission and the Short North Design Guidelines do not support the replacement of storefronts with garage doors, and their use is not appropriate for historic properties within the district.

6. 17-12-6

188 E. Third Ave.

Juliet Bullock Architects (Applicant)

Urban Restorations (Owner)

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

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

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.

7. 17-12-7

288 E. Fourth Ave.

Juliet Bullock Architects (Applicant)

Esteban Salarriaga (Owner)

Approve application #17-12-7, 288 E. Fourth Ave., as submitted with the following clarifications:

- Construct new two-story single-family home per submitted drawings.
- Siteplan and variances have previously received approval.
- The front entry is to be modified with a door and sidelight design.
- A canopy is to be added to the balcony design.
- A finished floor height plan including all adjacent structures is to be submitted to verify matching height above grade.
- Revised drawings are to be submitted to HPO Staff for final review and approval prior to issuance of certificate.

MOTION: Boyer/Fergus (4-1-0) APPROVED. [Goodman]

8. 17-12-8

288 E. Fourth Ave. (Rear)

Juliet Bullock Architects (Applicant)

Esteban Salarriaga (Owner)

Continue application #17-12-8, 288 E. Fourth Ave. (Rear), to allow the applicant time to submit revised information:

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

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

Commissioner Comments:

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

9. 17-12-9

38 E. Lincoln St. (Corner of Lincoln and Pearl streets)

Schooley Caldwell & Associates (Applicant)

The Wood Company (Owner)

Approve application #17-12-9a, 38 E. Lincoln St., as submitted:

- Move exterior egress stair to the west and partially within the building structure per submitted drawing.

MOTION: Fergus/Goodman (5-0-0) APPROVED.

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

- 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.

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.

CONCEPTUAL REVIEW

10. 17-12-10

889 N. Fourth St.

Shremshock Architects (Applicant)

Lykens Companies (Owner)

Conceptual Review

- Demolish existing rear one-story addition on existing single-family home.
- Construct a new one-story rear addition, a new two-story front addition, and a new enclosed front porch.
- The proposed use of the building is a common room for the 875 N. Fourth apartment building on the first floor, and a new apartment on the second floor.

NO ACTION TAKEN

Commissioner Comments

- Commissioners indicated support for a new rear addition, including a 2-story addition, but there was no support for the proposed front addition.
- A terrace with low walls and landscaping with trees would be appropriate way to visually “pull up” the front of the residence.

11. 17-12-11

698 N. High St.

Bean Architects (Applicant)

The Wood Company (Owner)

Conceptual Review

- Paint existing storefronts.
- Replace one (1) existing entrance door on the west elevation, and two (2) existing entrance doors on the east elevation. (All doors to be custom made to match the existing design).
- Replace existing awning on west elevation, and installation of two (2) new awnings on west elevation.
- Install new blade sign on west elevation and new wall sign on east elevation.
- Install new gooseneck light fixtures on west and east elevations.
- Replace center window on west elevation with custom openable unit to allow for mechanical access, to allow for menu display.

- Install movable planters near entrance on High St.

NO ACTION TAKEN

Commissioner Comments

- The Commission appreciates the design continuity. The sign is the correct size and the lighting is okay.
- The brick of the building façade should be covered; the green backer board needs to be removed from the design. The raceway for the electrical should be integrated into the top of the awning.
- Storefront window signage will need to comply with the Short North Design Guidelines, and avoid lists of services and/or menu items.
- A shadowbox/art installation should be considered for the center window space that contains mechanicals.

STAFF APPROVED APPLICATIONS

- **17-12-1**

1041 Summit Street

David Neiderhiser (Owner)

Approve Application 17-12-1, 1041 Summit Street., as submitted with any/all clarifications noted:

Replace Concrete Sidewalk—South Elevation

- Remove existing, deteriorated, concrete sidewalk on south side of property and dispose of all debris per City Code.
- Install new, concrete sidewalk in the exact same location, of the same dimensions; like-for-like.

Replace All Downspouts

- Replace any/all deteriorated, damaged, and/or missing downspouts with new metal downspouts of the appropriate dimensions in the exact same locations.
- New metal downspouts to be painted to match the existing metal downspout color; like-for-like.

Replace Broken Window Glass

- Remove any/all broken window glass on all elevations.
- Prepare all steel casement window units according to industry standards and manufacturer's specifications.
- Install new glass according to industry standards and manufacturer's specifications.
- Following the completion of the necessary repairs, prime and paint all casement windows; color(s) to match existing; like-for-like.

- **17-12-2**

1030-1032 N. Sixth St.

Urban Order Architecture (Applicant)

169 Brandywine, LLC (Owner)

Approve Application 17-12-2, 1030-1032 N. Sixth St., as submitted with any/all clarifications noted:

- Demolish existing single-story concrete block rear addition and related decks.
- Construct new two-story rear addition.
- Replace all existing replacement windows with new wood windows.
- Replace existing front doors with new wood doors and side doors with new fiberglass doors.
- Replace existing front porch posts and railings.

- **17-12-3**

900 N. High St.

Architectural Alliance (Applicant)

United Dairy Farmers, Inc. (Owner)

Approve Application 17-12-3, 900 N. High St., as submitted with any/all clarifications noted:

- New stone product (color & finish) selected for center two-story section of previously approved new multi-used building.

• **17-12-4**

249 Greenwood Ave.

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

Recommend approval of application 17-12-4, 249 Greenwood Ave., as submitted with any/all clarifications noted:

Variance Recommendation Request

- A consolidated variance list was approved by the IVC in March 2017; however, the survey was slightly off and has resulted in slight changes to 4 of the 6 lots.

Lot A

- Lot area - to be 3292.41-sf in lieu of the 3362-sf originally approved.
- Lot width - to be 32.31-ft in lieu of the 32.43-ft originally approved.

Lot C

- Lot area - to be 4109.81-sf in lieu of the 4060.1-sf originally approved.
- Lot width - to be 40.33-ft in lieu of the 40.29-ft originally approved.

Lot D

- Lot area - to be 2952.61-sf in lieu of the 2940.13-sf originally approved.
- Lot width - to be 35.97-ft in lieu of the 36.40-ft originally approved.

Lot E

- Lot area - to be 2817.94-sf in lieu of the 2804.3-sf originally approved.

The Italian Village Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Boyer/ Fergus (5-0-0) APPROVED.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT– Boyer/Goodman (5-0-0) ADJOURNED. 8:50 pm.