

ITALIAN VILLAGE COMMISSION REVISED AGENDA

Tuesday, February 20, 2018
4:00 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, March 13, 2018 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Tuesday, March 20, 2018.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, January 16, 2018.
- 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. 18-2-6
1110-1112 Summit St.
Brian Knoppe (Applicant)
Supra Investments, LLC & Tommie L., Jason M., and Cynthia L. Dowell (Owners)
MOVED TO STAFF APPROVAL
2. 18-2-7
930-940 N. High St.
Schooley Caldwell (Applicant) Brunner Building, LLC (Owner)
MOVED TO STAFF APPROVAL

CONTINUED APPLICATIONS

3. 18-1-4
991 N. Fourth Ave.
Nayked Brands (Applicant) Capital Equities (Owner)
MOVED TO STAFF APPROVAL
4. 17-12-6
188 E. Third Ave.
Juliet Bullock Architects (Applicant) Urban Restorations (Owner)
MOVED TO STAFF APPROVAL

NEW APPLICATIONS

5. 18-2-8
249 E. Fifth Ave.
Joe Valenti (Applicant) FK IV, LLC (Owner)
MOVED TO STAFF APPROVAL



6. 18-2-9

No Address (Corner of E. Fourth Ave. & N. Fifth St.) “House A”

Juliet Bullock Architects (Applicant) Myers Property Solutions/New Victorians (Owner)

An application, siteplan, and drawings have been submitted.

- Construct new single-family home per submitted drawings.
- Variances were approved in March 2017 and revised in December 2017.

7. 18-2-10

No Address (Corner of E. Fourth Ave. & N. Fifth St.) “House B”

Juliet Bullock Architects (Applicant) Ashley Lester (Owner)

An application, siteplan, and drawings have been submitted.

- Construct new single-family home per submitted drawings.
- Variances were approved in March 2017 and revised in December 2017.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.

8. 18-2-11

972-974 N. Fourth St.

Jarrold Share (Applicant) Allison Adams (Owner)

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

Conceptual Review

- Construct new 2-bedroom, 2.5 bath apartment above three (3) garages.
- Building has been designed to defer to the historic two-family home on the site.

9. 18-2-12

243 Auden Ave.

Ecohouse Solar, LLC (Applicant) Bruce Nation (Owner)

An application and drawings have been submitted.

- Installation of solar panels on new build within Jeffrey Park.
- Panels to be located on the roof of the townhouse and the garage.

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

Commissioner Comments

- *The details of installation should be developed, including a section through drawing showing the panels’ relationship to the parapet, and the installation approach. Site-lines from the public right-of-way and adjoining units should also be shown.*
- *Commissioners indicated that the proposal should show how the panels would work with the architecture.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.

10. 18-2-13

698 N. High St.

Bean Architects (Applicant) The Wood Company (Owner)

An application, drawings, and photographic renderings have been submitted.

- 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 art display.
- Install movable planters near entrance on High St.

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

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.*

NO ACTION TAKEN

11. 18-2-14

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

Schooley Caldwell & Associates (Applicant)

The Wood Company (Owner)

MOVED TO STAFF APPROVAL

12. 18-2-15

324 E. Second Ave.

Avenue Partners/Snyder Barker & Elford Development (Applicant)

Jana Holdings, LLC (Owner)

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

- 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 January 2018 Italian Village Commission meeting minutes:

Commissioners Comments

- Commissioner Fergus – *The materials on building 4 would be better not painted the dark gray, its starting to look like one large mass, and some color somewhere on the building would help. Questions the position of the trash and the requirement for residents to roll their trash to the single location.*
- Commissioner Sudy – *The siteplan is very good and is a success. It is unfortunate that the width of the boulevard had to grow to 44-ft wide, but a being able to reconnect the historic street grid will be an asset in the future. Concern that these large building don't come off as "fake industrial". The project is on the right track. Art, mural(s), and "pops" of color would be welcome.*
- Commissioner Boyer – *No additional comments for buildings 1, 2, or 3. Some concern with buildings 4 & 5 and sameness. Is there something that changes the scale? There currently is a lot of metal siding, vertical and horizontal. The needs to be more elements to differentiate the buildings. Maybe leave building 4 the way that it is and do more with building 5, more connection to the neighboring buildings to the east. Go further with the cladding, perhaps exposed fasteners.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.

13. 18-2-16

750 N. Fourth St.

Wagenbrenner Development (Applicant) Jeffrey Park New Day (Owner)

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

Conceptual Review

- Construct new 42-unit apartment building on N. Fourth St. that will be raised up from the street and sidewalk.
- Structure to be surrounded on all four sides with brick and will have concrete trim and panels.
- A lot split is required because the two buildings on this block will have different owners.

14. 18-2-17

750 N. High St.

Meyers Architecture (Applicant) SNH Columbus Owner, LLC (Owner)

An application, siteplan, and drawings have been submitted.

Conceptual Review

- Renovation of existing Bollinger Tower building for use as a boutique Graduate Hotel with 171 guestrooms.
- Approximately 35 existing parking spaces on site will be parked and stacked by valet and the balance of required spaces will be leased off-site and valet parked.
- Existing windows will be removed and replaced with units integrating the necessary mechanicals grills.
- Existing EIFS will be painted and the sunscreens removed.
- The High Street portion of the site will be built out to continue the Short North streetscape, housing a 1,500sqft retail space to the north and an expansion of lobby spaces and a restaurant to the south with occupiable roof terraces.
- A rooftop bar and terrace will be added atop the existing 11-story tower.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:00 P.M.

15. 18-2-18

800 N. High St.

Allison Srail (Applicant) High Hubbard Acquisition, LLC (Owner)

An application and revised drawings have been submitted.

- Alterations to previously approved ten-story, mixed-use building with 115 room Moxy Hotel, 42,865 sq. ft. of office space, a 138 space parking garage, and 11,125 sq. ft. restaurant space (including a rooftop bar and outdoor terraces), and 1,500 sq. ft. of retail, per the submitted drawings.
- Signage review and approval.

16. 18-2-19

889 N. Fourth St.

Shremshock Architects (Applicant) Lykens Companies (Owner)

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

- Demolish existing rear one-story addition on existing single-family home.
- Construct a new one-story rear addition, and a new enclosed front porch element.
- 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.

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

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.*

NO ACTION TAKEN

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

CONCEPTUAL REVIEW

17. 18-2-20

1068 N. Sixth St. (Bethany Terrace)

Shremshock Architects (Applicant) Lykens Companies (Owner)

An application, siteplan, and photos have been submitted.

Conceptual Review

- The proposal is for redevelopment of the currently vacant property at the corner of N 6th and Detroit.
- The applicant is proposing a four story building with parking on the first floor and three stories of apartments above.
- The applicant would like to discuss and get recommendations from the commission on massing, density, site access and building setbacks.

18. 18-2-21

245 E. Fourth Ave. (Bethany Flats)

Shremshock Architects (Applicant) Lykens Companies (Owner)

An application, siteplan, and photos have been submitted.

Conceptual Review

- The proposal is for redevelopment of the currently vacant property at the very east end of 4th Ave where 4th Ave dead ends into the Clark Grave Vault site.
- The applicant is proposing a three story building with parking on the first floor and three stories of apartments above.
- The applicant would like to discuss and get recommendations from the commission on massing, density, and site access.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **18-2-1**

1113-1115 Mt. Pleasant Ave.

C. John Smith (Applicant) Chution Ruanphae (Owner)

Approve Application 18-2-1, 1113-1115 Mt. Pleasant Ave., as submitted with any/all clarifications noted:

- Remove existing deteriorated asphalt shingle roof.
- Install new Owens Corning “Supreme” 3-Tab asphalt shingle roof; color to be “Estate Gray”.
- Install new metal ridge roll, valleys, and flashing; color to be “Tinner’s Red”.
- Install new gutters and downspouts.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.

- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingle to be GAF “Slateline” dimensional asphalt shingle roof; color to be “Weathered Slate”.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **18-2-2**

163-177 Punta Alley

Michelle Mixter (Applicant)

(Multiple Owners)

Approve Application #18-2-2, 163-177 Punta Alley, for renewal of expired COA #15-9-3 (Expired: August 25, 2016), exactly as previously approved, for a period of one (1) year.

Approve Application 15-9-3, 163-177 Punta Alley, as submitted, with all clarifications, as noted.

Remove Existing Sidewalks and Install New Sidewalks

- *Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.*
- *Install new concrete in the exact same location and of the exact same dimension, as needed.*
- *All work to be in accordance with industry standards and all applicable City Building Codes.*
- *Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.*

• **18-2-3**

673 Kerr St.

Able Roof (Applicant)

Andrew Lehman (Owner)

Approve Application 18-2-3, 673 Kerr St., as submitted with any/all clarifications noted:

- Remove existing deteriorated asphalt shingle roof.
- Install new GAF “Slateline” dimensional asphalt shingle roof; color to be “English Gray Slate”.
- Install new metal ridge roll, valleys, and flashing; color to be “Tinner’s Red”.
- Install new gutters and downspouts.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.

- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingle to be GAF “Slateline” dimensional asphalt shingle roof; color to be “English Gray Slate”.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **18-2-4**

39-55 Hull Alley

Jason Rowland (Applicant) Casa Di Litta, LLC (Owner)

Approve Application 18-2-4, 39-55 Hull Alley, as submitted with any/all clarifications noted:

- Repair/replace any/all damaged material on porches as needed to match existing.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers’ specifications prior to installation in order to extend its useful life.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers’ specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

- **18-2-5**

38-56 Warren St.

Jason Rowland (Applicant) Casa Di Litta, LLC (Owner)

Approve Application 18-2-5, 38-56 Warren St., as submitted with any/all clarifications noted:

- Repair/replace any/all damaged material on porches as needed to match existing.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers’ specifications prior to installation in order to extend its useful life.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers’ specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

- **18-2-6**
1110-1112 Summit St.
Brian Knoppe (Applicant)
Supra Investments, LLC & Tommie L., Jason M., and Cynthia L. Dowell (Owners)
Approve Application 18-2-6, 1110-1112 Summit St., as submitted with any/all clarifications noted:
 - Construct two (2) single-car garages per submitted drawings.
 - No variances are required.
 - Garages are to have metal ridge roll installed over ridge vent; color to be either “Tinner’s Red” or “Gray”.

- **18-2-7**
930-940 N. High St.
Schooley Caldwell (Applicant) **Brunner Building, LLC (Owner)**
Approve Application 18-2-7, 930-940 N. High St., as submitted with any/all clarifications noted:
 - Revise entrance canopy design per submitted drawings.
 - The “Brunner Building” letter are to be backlit (halo) per the supplied detailed section-through drawing.

- **18-1-4**
991 N. Fourth Ave.
Nayked Brands (Applicant) **Capital Equities (Owner)**
Approve Application 18-1-4, 991 N. Fourth Ave., as submitted with any/all clarifications noted:
 - Install new 24.99-sqft non-illuminated sign per submitted drawings.

- **17-12-6**
188 E. Third Ave.
Juliet Bullock Architects (Applicant) **Urban Restorations (Owner)**
Approve Application 17-12-6, 188 E. Third Ave., as submitted with any/all clarifications noted:
 - Construct new two-story single-family home per submitted drawings.

- **18-2-8**
249 E. Fifth Ave.
Joe Valenti (Applicant) **FK IV, LLC (Owner)**
Approve Application 18-2-8, 249 E. Fifth Ave., as submitted with any/all clarifications noted:
 - Modification of front entrance with new handicap accessible ramp as required by Building department and per submitted revised drawings.
 - Install new sign; sign to be “Option B” non-illuminated sign per submitted drawing.
 - Applicant has the option to alter the design into a backlit/halo style letter, with revised drawings to be submitted to HPO for review and approval.

- **18-2-14**
38 E. Lincoln St. (Corner of Lincoln and Pearl streets)
Schooley Caldwell & Associates (Applicant) **The Wood Company (Owner)**
Approve Application 18-2-14, 38 E. Lincoln St. (Corner of Lincoln and Pearl streets), as submitted with any/all clarifications noted:
 - Final brick color discussion for the approved infill of openings on the east elevation.
 - Final materials/screening of approved upper level discussion.
 - Identified art location for future installation.

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