



5. 18-3-7

**834 Hamlet St.**

**Gunzelman Architecture + Interiors (Applicant)**

**Kristin Boggs & Adam Ward (Owners)**

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

Conceptual Review

- Demolish existing concrete block single-car garage.
- Construct new 2-car carriage house with second floor living unit.

6. 18-3-8

**1112 N. High St.**

**John Ingwersen (Applicant)**

**Giannopoulos Properties (Owner)**

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

Conceptual Review

- Construct new second floor on existing single-story building.

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

7. 18-3-9

**750 N. Fourth St.**

**Wagenbrenner Development (Applicant)**

**Jeffrey Park New Day (Owner)**

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

- 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.

Conceptual Review

- Preliminary discussion of adding a green roof over the parking lot to enhance the tenants view from both 750 N. Fourth St. and 751 N. Sixth St.

*The following is taken from the February 2018 Italian Village Commission meeting minutes:*

Commissioner Comments

- Commissioner Fergus – Likes the new direction that is shown on the revised drawings, but the changes could be even more dramatic. Recommended removing the panels and having all brick for a more traditional and less suburban design.
- Commissioner Cooke – Had hoped that the building would be split into two or four separate buildings. The panels should be removed from the design and perhaps a different window should be used. The roof is much better than a flat roof design and concealing the mechanical is good. The window treatment on the ends could mirror the historic building.
- Commissioner Boyer – Agrees with the previous comments. The overhang does doesn't work and should be remove form the design.
- Commissioner Hagerling – The thickness of the parapet need to be the same. The vertical bays breaking the eave should be consistent. Encouraged the applicant to continue to try more things.

**NO ACTION TAKEN**

8. 18-3-10

**750 N. High St.**

**Meysers Architecture (Applicant)**

**SNH Columbus Owner, LLC (Owner)**

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

- 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.

*The following is taken from the February 2018 Italian Village Commission meeting minutes:*

Commissioner Comments

- Commissioner Fergus – *The rooftop use is fine. The design of the front façade is good. The open space of the vestibule space was important to the neighborhood, and some space needs to be returned to the design. The character of the High Street commercial spaces should more reflect the existing buildings, and the design should be less symmetrical.*
- Commissioner Cooke – *Has concerns with the current design. Factory-like windows have no precedence within the High Street corridor. Removal of the glass canopy is not an issue, but the loss of the open space is. Has issue with the proposed addition of a rooftop use and is not in favor.*
- Commissioner Hagerling – *Streetscape improvements are already underway, and are not a consideration to “hurry” with the redesign of the building. The original design of the building was big and ugly, and the last round of changes was an improvement. Has concerns with the current storefront designs, there are no precedents for many of the elements shown, and the designs need to reflect the existing fabric of the neighborhood.*
- Commissioner Boyer – *The cleaned up design of the tower is better. The street front design needs work, less choppy and more like existing buildings such as the Hubbard Grill. The design should be less symmetrical. Is okay with the proposed rooftop use.*

*NO ACTION TAKEN*

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

**9. 18-3-11**

**880 N. High St.**

**Archall (Applicant)**

**United Dairy Farmers (Owner)**

MOVED TO STAFF APPROVAL

**10. 18-3-12**

**886 N. High St.**

**Archall (Applicant)**

**United Dairy Farmers (Owner)**

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

- Proposed exterior signage and branding package for “Serendipity Labs”.
- High Street: projecting blade sign marking main entrance, wall graphic.
- First Avenue: projecting blade sign.

**11. 18-3-13**

**782 N. High St.**

**Architectural Alliance (Applicant)**

**RGB, LLC. (Owner)**

Conceptual Review

- Relocation of current patio/High Street entrance.
- Construct new 1st floor rear addition.
- Construct new 2<sup>nd</sup> floor addition within indoor/outdoor spaces – additional patio overlooking existing patio.
- Construct new 3<sup>rd</sup> floor for office use.
- Operable canopy element to provide shelter/privacy.
- Extension of brick façade – High St. to further down Hull Alley.
- Pedestrian alley with artwork.

*The following is taken from the January 2018 Italian Village Commission meeting minutes:*

Commissioner Comments

- *Expansions need to be secondary to the historic building and its design.*
- *The covered deck is a non-starter, and the current proposal is too big, and has too much program.*
- *The character of the building needs to be maintained per the Short North Design Guidelines and City Code 3116: 11 Standards for Alteration.*

*NO ACTION TAKEN*

**STAFF APPROVED APPLICATIONS**

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

• **18-3-1**

**930-934 N. Fourth St.**

**True North Rentals (Owner)**

Approve Application 18-3-1, 930-934 N. Fourth St., as submitted with any/all clarifications noted:

- Paint exterior of building; body to be PPG “Volcanic Ash”, and trim to be “White”.

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.

• **18-3-2**

**254 E. Second Ave.**

**Jamie Micheli (Owner)**

Approve Application 18-3-2, 254 E. Second Ave., as submitted with any/all clarifications noted:

- Remove existing vinyl windows; install new Jeldwen wood windows per submitted specifications.
- New window units to be sized exactly to fit the original openings.
- Color to be “Mocha” to match neighboring window units.

Replace Non-Original Windows

- Replace all non-original, non-contributing windows with new, 1-OVER-1, wood windows of appropriate dimension and profile and to fit the original openings exactly. Per submitted window brochure or cutsheet.
- 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.

• **18-3-3a**

**839 Summit St.**

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

Approve Application 18-3-3a, 839 Summit St., as submitted with any/all clarifications noted:

Staff Recommended Application

- Construct new 2-car concrete block stepped parapet roof garage per submitted drawings.
- The existing alley has a 10-ft ROW.

Recommend approval of application 18-3-3b, 839 Summit St., as submitted with any/all clarifications noted:

Variance Recommendation Request

- CC3312.25, Maneuvering - To not provide sufficient maneuvering (20 feet) to access parking spaces in a detached garage (approximately 14.5 feet).
- CC3332.26, Minimum side yard permitted - To reduce the minimum side yard from 3 feet to 2.6 feet on the north side of the proposed garage and to 0 feet on the south side of the garage.
- CC3332.33, Private access and parking requirements - To not provide for private access to off-street parking facilities.

- **18-3-5**

**1120 N. High St.**

**Adrienne Consales (Applicant)**

**Kyle Katz (Owner)**

Approve Application 18-3-5, 1120 N. High St., as submitted with any/all clarifications noted:

- Remove existing awning and signage.
- Install new 3-ft x 3-ft halo lit sign per submitted drawings.
- Remove existing fixed windows (on either side of entrance; 2 total), and install new galvanized overhead-operable windows.
- No painting of the building is approved.

- **18-3-6**

**296 E. Fourth Ave.**

**Mode Architects (Applicant)**

**Fairfax Homes, Inc. (Owner)**

Approve Application #18-3-6, 296 E. Fourth Ave., for renewal of expired COA #16-8-31 (Expired: September 20, 2017), exactly as previously approved, for a period of one (1) year.

*Approve Application 16-8-31, 296 East Fourth Avenue, as submitted, with all clarifications, as noted:*

New Construction/House

- *Build a new, single-family, two-story dwelling, per the submitted site plan and elevation drawings.*
- *Exterior cladding to be shiplap wood siding.*
- *Roofing to be asphalt shingles.*
- *Windows to be Marvin Integrity Ultrex casement and awning sash.*
- *Screened porch on rear elevation to have standing-seam-metal roof.*

New Construction/Garage

- *Build a new, detached, two-car garage, per the submitted site plan and elevation drawings.*
- *Garage to have two, 9' x 7', overhead garage doors on the north elevation and one window and service door on the south elevation.*
- *Exterior siding to be wood.*
- *Roofing to be asphalt shingles.*
- *Windows to be Marvin Integrity Ultrex awning sash.*
- *Final drawings to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission.*
- *Cut sheets for all windows, doors, garage doors, roofing shingles, exterior colors, and exterior light fixtures to be submitted to Historic Preservation Office staff for final review and approval.*

**MOTION: Cooke/Lapp (4-0-0) APPROVED.**

- **18-3-11**

**880 N. High St.**

**Archall (Applicant)**

**United Dairy Farmers (Owner)**

Approve Application 18-3-11, 880 N. High St., as submitted with any/all clarifications noted:

- Proposed exterior signage and branding package for “United Dairy Farmers”.
- High Street: open face channel letters & steel blade, applied window graphics, sculptural blade signs and brick piers.
- Pearl Alley: projecting blade sign, applied window graphics, wall graphic “store name” over entrance.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURNMENT**