

ITALIAN VILLAGE COMMISSION SPECIAL MEETING MINUTES

Thursday, May 24, 2018

12:00-1:00 p.m.

111 N. Front St., 2nd Floor, Room 203

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, June 12, 2018 – 111 N. Front St., 3rd Floor, Room 312.
- III. NEXT COMMISSION HEARING – Tuesday, June 19, 2018.
- IV. SWEAR IN STAFF
- V. APPLICATIONS FOR CONCEPTUAL REVIEW

CONCEPTUAL REVIEW

16. 18-5-21

245 E. Fourth Ave. (Bethany Flats)

Shremshock Architects (Applicant)/ Lykens Companies (Owner)

Conceptual Review

- Construct 35-unit wood frame apartment building with parking at grade on the first floor.
- Discussion of massing, density, site access, and general building metrics.

NO ACTION TAKEN

Commissioner Comments

- Commissioner Boyer – The stone base should be removed. More integration is needed with the street. It seems a like a hotel or college residence hall. It needs to have a more neighborhood feel. The massing is a little awkward. The west greenery/ break in mass is good, but could be better integrated in to the design.
- Commissioner Cooke – The proposal is way too big, and it would dominate the church building. The west side of the project would need to be brought down. The color pallet should reflect the neighborhood (brick/red). The current design is too big, too high, and is not complimentary to the neighborhood.
- Commissioner Goodman – the driveway through the project is good; maintaining street pattern is good. The Commission is trying to building community and develop streetscape. Townhomes the open to the street is the direction that the project should follow.
- Commissioner Hagerling – Agrees with the comments from other Commissioners. The previous owner and previous direction was a better fit for the area. The project will need to be of a significantly smaller scale.

17. 18-5-22

1050 N. Fourth St.

Shremshock Architects (Applicant)/ Lykens Companies (Owner)

Conceptual Review

- Demolish existing concrete block building (former location of Durable Slate).
- Construct 70-unit wood frame apartment building with parking at grade on the first floor.
- Discussion of massing, density, site access, and general building metrics.

NO ACTION TAKEN

Commissioner Comments

- Commissioner Goodman – Is not opposed to the height/mass if it fits within the context of the neighborhood. How does the project contribute to the streetscape? Setback, height, and residential density will be key factors.

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In the next round of designs, the streetscape should be considered...contribute to the corridor and architectural narrative. Demo: It's a shame to see all of the building go. Partial reuse of the existing building would be good, but at least a motif should be saved from the building and reincorporated.

- Commissioner Cooke – In favor of demolition with reincorporation of elements of the building into the new design. The current design looks like Easton. Character needs to be pulled from the neighborhood and used in the design. Consider asymmetrical design. Originality is needed at this site.
- Commissioner Boyer – An asymmetrical approach would be helpful to the design. There is currently too much mass; parts of the building should be narrowed. It should not be a large block that takes up the entire site. Maybe three (3) buildings could be composed on the site.
- Commissioner Hagerling – Agrees with the comments from other Commissioners. There are differing setback conditions on the street. The current proposed is a very large building; too large. Asymmetry could help with the design. Consider following the angle of the block like the current building. Perhaps the site would work with three (3) buildings and incorporation of the stone lintels of the historic building.

X. OLD BUSINESS – Discussion of 889 N. Fourth St. structural report and next steps.

Following a discussion of the exiting conditions and the future replacement project, a motion was made, votes taken and results recorded:

Approve application #18-5-23, 889 N. Fourth St., as submitted with the following clarifications:

Demolition

- Demolish the existing former single-family home due to its condition and based upon the structural engineers report.
- The replacement project will be no more than four (4) units, and will be two stories in height.
- Designs are to be present to the Italian Village Commission for review at a future hearing.

MOTION: Goodman/Hagerling (2-1-0) APPROVED. [Hagerling]

XI. NEW BUSINESS

XII. ADJOURNMENT – 1:12pm.