



**NEW APPLICATIONS**

**5. 18-9-10**

**45-47 E. First Avenue**

**Michael Blue Kirk (Owner)**

*An application, photos and specs have been submitted.*

*A code violation has been issued for work done prior to issuance of a certificate.*

- Install an approximately 38' x 75' asphalt parking lot at rear of property.

**6. 18-9-11**

**324 E. Second Avenue**

**Ben Goodman, Designpath LLC (Applicant)      Station 324, LLC (Owner)**

*An application, drawings, site elevation, and specs have been submitted.*

- Install 5.08'x14.17' internally illuminated sign as per submitted drawing and elevation.
- Sign to be about 71.98 ft<sup>2</sup>

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

**7. 18-9-12**

**201 E. Fourth Street**

**Julie Bullock Architects (Applicant)      Andrew Loinske (Owner)**

*An application, photos, drawings, and site plan have been submitted.*

*Additional information and materials have been requested.*

- Revisions to previously approved drawings to match as-built conditions
- Approve existing exterior ductwork to remain.
- Replacement of rear door with ¾ lite steel door with double panels at the bottom.
- Revise front door to be ¾ lite steel door with double panels at the bottom.
- Revise previously approved fence.

**8. 18-9-13**

**1100 N. High Street**

**John Ingwersen (Applicant)      Stelios Giannopoulos (Owner)**

MOVED TO STAFF APPROVAL

**CONCEPTUAL REVIEW**

**9. 18-9-14**

**843 Hamlet Street**

**Urbanorder Architecture (Applicant)      Dan & Christie Crane (Owner)**

*An application, photos, drawings, and site plan have been submitted.*

Conceptual Review

- Construct new addition to the south side of the existing house.
- Addition is a side addition to the property.
- Siding, Windows, trim, and all other exterior to match the existing house.

**10. 18-9-15**

**1160 N. High Street**

**Stonewall Columbus, Inc. (Owner)**

*An application, photos, drawings, site plan, and specs have been submitted.*

Conceptual Review

- Install three brand logo vinyl applications on the glass per submitted drawing. Logos to be 48"x14.4"
- Install painted aluminum "Stonewall" sign per submitted drawing. Sign to be 96"x10.25"

- Install painted aluminum “1160” address per submitted drawing. Sign to be 18”x6”
- Install Cornerstone Mark. Zinc channel mounted, back-lit with RGB-LED Tape Lighting.
- Install Clock Sign with Brand Logo as per submitted drawing. Sign to be 96”x39.5” and Clock to be 30”x42”.
- Install Mission Letter Forms as per submitted drawing. Signs to be painted aluminum of “CONNECT” (72”x10.25”), “UPLIFT” (52”x10.25”), and “THRIVE” (60”x10.25”)

## 11. 18-9-16

### 1050 N. Fourth Street

**Karrick Sherrill (Applicant) Lykens Companies (Owner)**

*An application, revised drawings, and site plan have been submitted.*

#### Conceptual Review

- Demolish existing concrete block building (former location of Durable Slate).
- Construct 68-unit wood frame apartment building with parking at grade on the first floor.
- Discussion of massing, density, site access, and general building metrics.

*The following is taken from the July 2018 Italian Village Commission Special Meeting minutes:*

#### Commissioner Comments

- Commissioner Boyer – *Thinks the project needs to be simplified. Concern over the storefront/retail on the first floor once signs go up. Worried it could look like a strip mall. Suggested that the building not be mixed-use, but perhaps made all residential.*
- Commissioner Sudy – *Recused himself and left the meeting. Commissioner Boyer took over as Chair.*
- Commissioner Cooke – *Suggested that the structure should not overwhelm the Bud Dairy project. Likes the spaces created around the sidewalk area. Reminded the applicant to re-use the limestone lintels from the Durable Slate building in the design.*
- Commissioner Fergus – *Dislikes the heavy use of dark color. Thinks that the massing of the project is appropriate. Concerns that the architecture doesn't fit the character of 4<sup>th</sup> street. It looks like it belongs on campus or at Easton. Too institutional. Also does not support the arch in the design.*
- Commissioner Goodman – *Likes the space created between the two masses. Too much going on architecturally. Too much ornate brick detail and does not support the arch in the design. Suggested that the building should look more industrial.*

*NO ACTION TAKEN*

## **STAFF APPROVED APPLICATIONS**

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

- **18-9-1**

### **821 Summit St.**

**Able Roof (Applicant)/Sarah Vosler (Owner)**

Approve Application 18-9-1, 821 Summit St., as submitted with any/all clarifications noted:

- Remove deteriorated rubber roof on rear addition.
- Install new EPDM rubber membrane roof per submitted specifications.

#### Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the rear addition down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.

- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **18-9-2**

**839 Summit Street**

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

Approve Application 18-9-2, 839 Summit St., as submitted with any/all clarifications noted:

- Revision to previously approved porch design.
- Install Horizontal baluster dividers as per submitted drawing.
- Remove the previously approved right hand planter box and install a wood panel design as per submitted drawing.
- Rebuild existing porch deck and steps and integrate into existing deck.
- Add new porch roof and related posts, beams, and handrails.
- Features include standing seam roofing, exposed rafter tails, and half-round gutter.

- **18-9-3**

**86 Warren Street**

**John Michael Holsinger (Owner)**

Approve Application 18-9-3, 86 Warren Street, as submitted with any/all clarifications noted:

- Repaint house with the same color scheme.
- Main house color to be Behr Anchor Gray
- Trim color to be Behr Secret Violet
- Accent color to be Sherwin Williams Green Danube

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. 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.
- **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.

- **18-9-4**

**41 E. Prescott Street**

**Michele & Kenneth Gagen (Owner)**

Approve Application 18-9-4, 41 E. Prescott Street, as submitted with any/all clarifications noted:

- Replace plywood shingle/trim as needed with wood shingle/trim and paint to match.
- Repaint house with the same color scheme.
- Main house color to be Valspar Reserve (Brown)
- Trim/Porch color to be Valspar Reserve (Yellow)
- Accent color to be Valspar Reserve (Red)

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. 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.
  - **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.
- **18-9-5**  
**17 E. Brickel Street**  
**Jennifer Bender (Applicant)                      CKE Management/C. Kruegers (Owner)**  
Approve Application 18-9-5, 17 E. Brickel Street, as submitted with any/all clarifications noted:
    - Install externally illuminated 2'x6' (12 sq. ft.) painted aluminum projecting sign with black painted PVC letters/graphics as per submitted drawing.
    - Install 4 small LED Spot Lights on the wall as per submitted drawing.
  - **18-9-6**  
**271/281 Neruda Avenue**  
**Rob Harris (Applicant)                      Jeffrey New Day, LLC. (Owner)**  
Recommend approval of application 18-9-6, 271/281 Neruda Avenue, as submitted with any/all clarifications noted:  
Lot Split Correction Recommendation
    - Previously approved Lot Split needs amended due to survey error.
    - Extend Lot 73 to the East 1.50' as shown in submitted survey.
    - Shift Lot 75 to the North 3.00' as shown in submitted survey.
  - **18-9-7**  
**251 Greenwood Avenue**  
**Julie Bullock Architects (Applicant)                      William Kirk (Owner)**  
Approve Application 18-9-7, 251 Greenwood Avenue, as submitted with any/all clarifications noted:
    - Install 6' Horizontal Privacy Fence as per submitted site plan.
    - Install new 6' wood privacy fence along per submitted design and siteplan. Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
    - Install paver patio as per submitted plan.
    - Install landscaping as per submitted site plan.
  - **18-9-8**  
**248 E. Fourth Street**  
**Josh Myers (Owner)**  
Approve Application 18-9-8, 248 E. Fourth Street, as submitted with any/all clarifications noted:
    - Install 6' Horizontal Privacy Fence as per submitted site plan.
    - Install new 6' wood privacy fence along per submitted design and siteplan. Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
    - Install paver patio with black pavers.

- Install landscaping as per submitted site plan.

- **18-9-9**

- **784 Kerr Street**

- **Charles & Mark Smith (Owner)**

- Approve Application 18-9-9, 784 Kerr Street, as submitted with any/all clarifications noted:

- Perform brick cleaning per historic specifications.

- Power Wash Spec

- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Should chemical cleaning be proposed by the owner or contractor or be determined to be necessary by Historic Preservation Office staff for paint removal of Previously Painted Masonry: the following procedure is required: Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section in the least visible location possible. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer's recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings").

- Spot Tuck Point-(partial) - Tuck point any damaged areas as needed.

- Check all mortar joints for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

- Porch Rehabilitation - Renovate/repair the porch floor, ceiling, porch railing, and support footing and skirting per historic specifications.

- 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.
- Install new 1" x 3" tongue and groove wooden, porch flooring.
- 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.

- Replace Porch Ceiling

- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be 1" x 3", tongue and groove, yellow pine, bead board or 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval.

- Removal & Relaying of Original Brick - Repair brick porch support footings per historic specifications.

- Relay the original brick and masonry with mortar of the exact same color, texture, joint profile and hardness as the original mortar.

- New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”, available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

Exterior Painting - Paint all wooden surfaces per submitted materials.

- 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. 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.
- **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.

Repair the concrete steps like-for-like.

- Remove any/all damaged and deteriorated, concrete service steps, and disposes of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimensions, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Install wrought iron fence per submitted specs and siteplan.

- Remove the current chain link fence at the front of the house, and replace with a black wrought iron fence and gate per submitted materials.

• **18-9-13**

**1100 N. High Street**

**John Ingwersen (Applicant)                      Stelios Giannopoulos (Owner)**

Approve Application 18-9-13, 1100 N. High Street, as submitted with any/all clarifications noted:

- Install paver patio and landscaping as per submitted plan.

Recommend approval of application 18-9-13, 1100 N. High Street, as submitted with any/all clarifications noted:

Variance Recommendation

- **3312.09 – Aisle: Request a 4’ Variance to the Aisle Width from 20’ to 16’**

An aisle is that portion of the circulation area within a parking lot, excluding the driveway, which provides accessibility to parking, stacking or loading spaces.

An aisle to serve adjacent loading spaces shall have a minimum width of 15 feet. No part of the loading space may be included in this calculation.

The minimum width permissible for an aisle to serve adjacent parking spaces shall depend on the smallest angle of parking as measured between the centerline of the aisle and the centerline of the adjacent parking.

- **3312.13 – Driveway: Request a 4’ Variance to the Driveway Width from 20’ to 16’**

A driveway is any access corridor leading from a public right-of-way to a parking lot, aisle, parking circulation area, garage, off-street parking space, or loading space. The Department of Public Service shall limit points of driveway access from residentially zoned lots abutting both an improved alley and street.

Each driveway shall be located and designed in a manner that provides for the safety of motorists and pedestrians.

A. A driveway serving a residential parking area containing one to eight parking spaces shall have a minimum width of ten feet and a maximum width of 20 feet measured at the street right-of-way line.

B. All other driveways shall have a minimum width of 20 feet and a maximum width of 35 feet measured at the street right-of-way line.

- **3312.25 - Maneuvering**

Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line.

Exceptions: The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two-family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space. The Director of Public Service may waive the requirement for maneuvering area only for a parking lot which has and continues to have an operator on duty during all hours of operation.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURNMENT**