

**ITALIAN VILLAGE COMMISSION
MEETING MINUTES**

Tuesday, December 18, 2018

6:00 p.m.

111 N. Front St., 2nd Floor, Room 204 (Hearing Room)

Commissioners Present: Ben Goodman (6:10), Shannon Fergus, Jason Sudy, David Cooke, Lauren Crosby.

Staff Present: Corinne Jones, Jackie Yeoman

- I.** CALL TO ORDER – 6:02 pm
- II.** NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, January 8, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III.** NEXT COMMISSION HEARING – Tuesday, January 15, 2019.
- IV.** SWEAR IN STAFF
- V.** APPROVAL OF MINUTES – Tuesday, November 20, 2018. MOTION: Cooke/Fergus (4-0-0) APPROVED.
- VI.** PUBLIC FORUM
- VII.** STAFF APPROVALS
- VIII.** STAFF RECOMMENDED APPLICATIONS
- IX.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 18-11-22

115 E. Fifth Ave. (F.W. Beeker Building)

DaNite Sign Co. (Applicant)/ Borrer Properties (Owner)

Approve Application #18-11-22, 115 E. Fifth Ave., as submitted with the following clarifications:

- Installation of exterior lighting fixtures.
- Installation of a fabric awning with graphics.
- Installation of garage directional signage.
- Installation of window address vinyl.
- R9-1 fixtures to be 30” Faldo XL LED, cut sheet and revised plans submitted at December 18, 2018 Committee meeting.
- R9-2 fixtures to be 20” Aspentti 20 (Option B) in a dark finish, cut sheet and revised plans submitted at the December 18, 2018 Committee meeting.

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

NEW APPLICATIONS

2. 18-12-6

No Address (NW Corner of E. Fourth Ave. & N. Fifth St.)

Juliet Bullock Architects (Applicant)/ Lisa Winton & Jessica Ching-Yi (Owners)

MOVED TO STAFF APPROVAL

3. 18-12-7

777 N. Fourth St.

Shremshock Architects (Applicant)/ Lykens Companies (Owner)

Approve Application #18-12-7, 777 N. Fourth St., as submitted with the following clarifications:

- Redevelopment of existing 2-story building (*Building A*).
- Redevelopment of existing 1½-story building (*Building B*).
- Site work and landscaping.
- All parking spots to be concrete pavers.
- Street trees shown on the plans recommended for approval by the Commission in June 2017 to be shown on site plan.
- Clarify the location of the gate to the fenced patio area north of Building B (gate location inconsistent across elevations) and its relationship to the bike racks (shown on the site plan, but not the elevations).
- Curb cut north of the proposed patio area to be removed, per the plans.
- **Storefront entrance door positions are appropriate; however, the materiality (i.e., amount of glass and mullions) should return to the Commission for review within the next 60 days.**
- Roof terrace railing to be steel, not aluminum.
- Any/all new concrete sills to be full width, not split sills.
- The applicant is encouraged to consider art for the painted portions of the buildings that are to be re-painted.
- Revised drawings to be submitted to HPO Staff for final review and approval prior to issuance of certificate.
- Applicant to return to the Commission for review of signage, lighting, and landscaping.

MOTION: Goodman/Cooke (3-0-2) APPROVED. [Sudy, Crosby]

4. 18-12-8

No Address (Jeffrey Place Section 1)

JBAD (Applicant)/ Windsor Lofts II, LLC (Owner)

Approve Application #18-12-8, Jeffrey Place Section 1, as submitted with the following clarifications:

- Construct eight (8) 3-story condominiums in two structures with detached garages.
- Total square footage is approximately 30, 000-sqft.
- Drive aisle to be pavers.
- Applicant has option to install corten steel or cement board dividers, between the upper roof decks.
- Revised drawings to be submitted to HPO Staff for final review and approval prior to issuance of certificate.

MOTION: Fergus/Goodman (3-1-0) APPROVED. [Sudy]

STAFF APPROVED APPLICATIONS

• 18-12-1

856 Summit St.

Moving Forward Property Group, LLC (Owner)

Approve Application 18-12-1, 856 Summit St., as submitted with any/all clarifications noted:

- Repair existing rear wood fence as needed to match existing.
- Repair existing wood basement hatch to match existing.
- Adjust existing gutters as needed to ensure proper drainage.
- Tuckpoint as needed per historic specifications.
- Trim overgrown trees and vines.
- Repaint per submitted specifications; no masonry to be painted.
- Repair broken section of sidewalk as needed to match existing.

Spot Tuck Point

- 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>).

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- 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.**

- **18-12-2**

930 N. High St.

Robert Schorr (Applicant)/ Brunner Building, LLC (Owner)

Approve Application 18-12-2, 930 N. High St., as submitted with any/all clarifications noted:

- Install new 10” x 46” non-illuminated applied vinyl signage per submitted drawing.

- **18-12-3**

58 Warren St.

Robert Livesey (Owner)

Approve Application 18-12-3, 58 Warren St., as submitted with any/all clarifications noted:

- Replace five (5) deteriorated second-story windows.
- New units to be Pella Proline aluminum-clad windows to match previously approved replacements and per submitted specifications.

Replace Deteriorated/Altered/Non-Original Windows

- Replace 5 deteriorated second-story windows per City Staff determination.
- Install new, 1-OVER-1, aluminum-clad double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per submitted window brochure or cutsheet.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- 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.

- **18-12-4**

1111 Hamlet St.

Arrow Roofing, Inc. (Applicant)/ Daniel Walker (Owner)

Approve Application 18-12-4, 1111 Hamlet St., as submitted with any/all clarifications noted:

- Replace three (3) deteriorated third floor windows.
- New units to be 4-over-4 Marvin clad ultimate double-hung per submitted specifications.

Replace Deteriorated/Altered/Non-Original Windows

- Replace 3 deteriorated third floor windows per City Staff determination.
- Install new, 4-OVER-4, aluminum-clad double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per submitted window brochure or cutsheet.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- 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.

• **18-12-5**

1124 N. High St.

Brian Swanson (Applicant)/ Chution Ruanphae (Owner)

Approve Application 18-12-5, 1124 N. High St., as submitted with any/all clarifications noted:

- Install new standard 6-ft wood privacy fence per submitted siteplan.

Install New Privacy Fence

- 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.

• **18-12-6**

No Address (NW Corner of E. Fourth Ave. & N. Fifth St.)

Juliet Bullock Architects (Applicant)/ Lisa Winton & Jessica Ching-Yi (Owners)

Approve Application 18-12-6, No Address (NW Corner of E. Fourth Ave. & N. Fifth St.), as submitted with any/all clarifications noted:

- *Note: This project was previously reviewed as New Victorians "House C".*
- Final approval for new two-story single-family dwelling per submitted drawings.
- House to feature: Marvin Integrity double-hung windows, asphalt shingles from Approved Shingle List, and cementitious lap siding.

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: Cooke/Fergus (4-0-0) APPROVED.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT – Goodman/Fergus (5-0-0) ADJOURNED. 7:24 pm.