

**ITALIAN VILLAGE COMMISSION
MEETING MINUTES**

**Tuesday, January 15, 2019
6:00 p.m.**

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

Commissioners Present: Ben Goodman, Jason Sudy (6:12), David Cooke, Lauren Crosby, Todd Boyer
Commissioners Absent: Shannon Fergus
Staff Present: Corinne Jones

- I.** CALL TO ORDER – 6:10 p.m.
- II.** NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, February 12, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III.** NEXT COMMISSION HEARING –Tuesday, February 19, 2019.
- IV.** SWEAR IN STAFF
- V.** APPROVAL OF MINUTES – Tuesday, December 18, 2018. MOTION: Cooke/Goodman (4-0-0) APPROVED.
- VI.** PUBLIC FORUM
- VII.** STAFF APPROVALS
- VIII.** STAFF RECOMMENDED APPLICATIONS
- IX.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

- 1. 19-1-4**
280 Cornelius St.
Capital City Awning (Applicant)/ Rene Heller (Owner)
MOVED TO STAFF APPROVAL

NEW APPLICATIONS

- 3. 19-1-6**
95 E. First Ave.
Anthony Vilella (Applicant)/ Anthony Murray (Owner)
MOVED TO STAFF APPROVAL
- 4. 19-1-7**
197 E. Fifth Ave.
DEV (Applicant)/ 4x5 Investment Holdings, LLC (Owner)
MOVED TO STAFF APPROVAL
- 5. 19-1-8**
782 N. High St.
Architectural Alliance (Applicant)/ Rajesh Lahoti (Owner)
Continue Application #19-1-8, 782 N. High St., to allow applicant time to explore additional design considerations, or submit revised information, per the original approval:

- Final materiality approval request.
- Proposed alteration of previously approved design with new enclosure of first & second floor patios with “Nana-walls” and “Crown Doors”.

MOTION: Cooke/Goodman (5-0-0) CONTINUED.

Commissioner Comments

- The Commission noted that the revised proposal infills the previously approved openings in a way that conceals the architecture of the existing building and appears boxy.
- The Commission recommended that the applicant explore different options for the NW corner, noting that the strong vertical columns made sense when the design was open and make less sense, now that it is infilled.
- The Commission requested that the applicant include scaled elevations (e.g., 1/2”=1’) in the next submission.
- The Commission was generally unsupportive of windows that open into the public right-of-way.
- The Commission questioned whether the revised proposal would still incorporate the Columbus postcard mural, previously reviewed.
- The Commission recommended that any/all future projecting signage be in line with the architecture of the building.
- The Commission was supportive of all proposed materials, except the RockCast (“buffstone”). Concern with the RockCast centered on how it would wear, especially at the street level, and the visibility/number of grout joints.
- If RockCast is proposed, the Commission requests a detailed section, showing how corners would be handled.

CONCEPTUAL REVIEW

6. 19-1-9

306 E. Fourth Ave.

Fairfax Homes Inc. (Owner)

REMOVED AT APPLICANT’S REQUEST

2. 19-1-5

750 N. Sixth St.

Robert Harris (Applicant)/ Jeffrey New Day, LLC (Owner)

Conceptual Review

- Installation of permanent wayfinding signage per submitted drawings and siteplans.
- Nine (9) locations have been identified.

NO ACTION TAKEN

Commissioner Comments

- The Commission expressed concern that the proposed wayfinding signage would make Jeffrey Park appear to be a single project, as opposed to part of the Italian Village neighborhood.
- A Commissioner noted that pedestrian oriented (as opposed to auto-oriented) signage would be more appropriate.
- The Commission was not in agreement that there was a need for the proposed wayfinding signage; however, there was consensus that any pedestrian wayfinding signage approved by the Commission should be adaptable for use throughout Italian Village and should only point to community oriented/public spaces (e.g., not the Jeffrey Park leasing office).
- The Commission encouraged the applicant to explore alternatives to the proposed wayfinding signage, including: ghost signage/art on large brick expanses (e.g., at priority sign location #3), spelling out the building names using brick on the front façades (e.g., similar to the newly constructed Brunner Building), and proposing smaller, isolated/stand-alone signage to designate public parking areas (e.g., the “circle P”).

7. **19-1-10**

115 E. Fifth Ave. (Beeker Building)

Maletz Architecture + Build (Applicant)/ Borrer Properties (Owner)

Conceptual Review

- Tenant build-out in Beeker Building for Zaftig Brewing Co.
- Installation of stand-up signage on canopy.
- Installation of blade sign.
- Discussion of alteration of approved storefront system to include man door, and two (2) single-panel overhead garage doors.

NO ACTION TAKEN

Commissioner Comments

- The Commission was supportive of the general location of the proposed blade sign (on north elevation); however, the Commission had the following design related recommendations:
 - a. The Commission recommended that the applicant consider a bracketed or swing mounted blade sign, which would be more consistent with the architecture of the building.
 - b. A Commissioner noted that artistic/unique/funky blade sign designs are encouraged over typical suburban branding (i.e., just the business name).
 - c. A Commissioner recommended mounting the sign higher up, into the frieze area, and reducing its length.
- A Commissioner questioned whether all of the letters in the “Zaftig” sign would sit on the canopy or if the “g” would hang down, as shown in the drawings. The Commission recommended that the applicant explore all options for the canopy sign, including thickening the canopy, so that the letters could be placed on the front.
- The Commission recognized that the garage doors are being proposed, primarily, in order to bring in the brew tanks and perform any future maintenance on them.
- The Commission noted that if the proposed garage doors match the approved architectural features/fenestration, they would be supportive; however, they encouraged the applicant to also consider other (potentially less costly) alternatives, including: a set of double doors or moveable panels, at the tank room.
- The Commission encouraged the applicant to consider whether a set of double man doors, centered on the middle bay, would eliminate the need for the garage door proposed closest to the main entry.

STAFF APPROVED APPLICATIONS

• **19-1-1**

667 Kerr St.

Able Roof (Applicant)/ Condo Association (Owner)

Approve Application 19-1-1, 667 Kerr St., as submitted with any/all clarifications noted:

- Remove existing deteriorated asphalt shingle roof.
- Install new CertainTeed 3-Tab asphalt shingle roof; color to be “Nickel Gray”.
- Install new metal ridge roll, valleys, and flashing; color to be “Tinner’s Red”.

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 CertainTeed 3-Tab asphalt shingle roof; color to be “Nickel Gray”.

- 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.

• **19-1-2**

152 E. Second Ave.

Matt Canterbury (Owner)

Approve Application 19-1-2, 152 E. Second Ave., for renewal of expired COA #09-2-8a (Expired: 2010), exactly as previously approved, for a period of one (1) year.

Approve Application #09-2-8a, 152 East Second Avenue, as submitted and with all clarifications noted.

- *Due to the existing deteriorated condition and the variation of style, dimension and materials of the existing non-original windows, remove all existing wood windows and dispose of all debris per Columbus City Code.*
- *Install new, double-hung, Premier Sitrine EX windows (or an equivalent submitted to, and approved by, Historic Preservation Office (H. P. O.) staff, in all existing window locations.*
- *Window finish paint color to be submitted to the H. P. O. staff for final review and approval and inclusion in the permanent record.*

MOTION: Cooke/Boyer (4-0-0) APPROVED.

• **19-1-3**

152 E. Second Ave.

Matt Canterbury (Owner)

Approve Application 19-1-3, 152 E. Second Ave., for renewal of expired COA #14-10-27 (Expired: 2014), exactly as previously approved, for a period of one (1) year.

Approve Application #14-10-27, 152 East Second Avenue, as submitted, with all clarifications, as noted.

Remove Non-Contributing Vinyl Siding and Trim

- *Following the removal of a section of the existing, non-original, inappropriate vinyl siding, Applicant is to consult with Historic Preservation Office staff to determine the condition of the original, underlying wood siding, and whether repair or overall replacement of the original wood siding is the most appropriate approach.*
- *Following review of the test patch, remove all non-original, non-contributing, vinyl siding from all elevations, and dispose of in accordance with Columbus City Code.*
- *Following the removal of the vinyl siding, repair and/or replace all deteriorated, damaged, and missing original wood siding with new wood siding, as necessary. All new wood siding to match the dimension, style, and profile of the original wood siding exactly; like-for-like.*
- *All exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the vinyl siding and any/all non-original trim repair patches. All trim to project ½” to ¾” above the surface of the new siding.*
- *Prepare all exterior, wooden surfaces on all elevations of the building using the appropriate hand tools. Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Finish color schedule to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.*

Note: No exterior alterations are to be made to any existing exterior openings until new evidence is revealed that the original door and window openings were in a different location prior to the residing of the structure with the existing non-contributing siding.

Demolition

- *Demolish the non-original, non-contributing covered stairway addition on the east elevation.*

Note: Demolition of the addition is approved based on submitted interior photos documenting that the addition was built as an exterior stairway enclosure and did not serve as a sleeping porch.

Landscaping/Fencing

- *Following demolition of the stairway enclosure, extend the existing fence to the east elevation of the house, maintaining existing profile.*
- *Install new, low landscaping in location of the stairway enclosure, following demolition.*
- *Final landscaping plan to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.*

MOTION: Sudy/Goodman (5-0-0) APPROVED.

- **19-1-4**

280 Cornelius St.

Capital City Awning (Applicant)/ Rene Heller (Owner)

Approve Application 19-1-4, 280 Cornelius St., as submitted with any/all clarifications noted:

- Installation of new canvas awning on third floor terrace per submitted drawings and specifications.
- Structure to be black powder-coated metal.
- All connections are to be into mortar joints and not into the face brick.
- Condo association letter of support to be submitted to HPO Staff.

- **19-1-6**

95 E. First Ave.

Anthony Vilella (Applicant)/ Anthony Murray (Owner)

Approve Application 19-1-6, 95 E. First Ave., as submitted with any/all clarifications noted:

- Construct two (2) new 22' x 14' single-car garage units along each side of the existing end units.
- New garages to be concrete block with all details to match the existing garages.
- Final construction details and drawings to be submitted to HPO Staff.

- **19-1-7**

197 E. Fifth Ave.

DEV (Applicant)/ 4x5 Investment Holdings, LLC (Owner)

Approve Application 19-1-7, 197 E. Fifth Ave., as submitted with any/all clarifications noted:

- Entry Canopy for corner of building.
- Exterior lighting.
- Final landscaping plan.
- Unit addresses; the more traditional font "GT Super" be used on the Fifth Ave. section (more traditional) and the other font be used for the numerals on the Fourth Ave. portion (more modern).

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/Goodman (4-0-0) APPROVED.

X. OLD BUSINESS

XI. NEW BUSINESS

A) Vacant Italian Village Commissioner Seat – Commissioner Goodman shared a resume and cover letter from a local architect with the Commission, before leaving them with staff for review.

B) Earlier Italian Village Meeting Time – Chair Sudy read an email from Mark Dravillas (Acting Planning Division Administrator), requesting that the Commission consider an earlier meeting start time. Commissioners present were supportive of a 4pm or 4:30pm start time.

X. ADJOURNMENT - Boyer/Cooke (5-0-0) ADJOURNED. 7:30 p.m.