

## ITALIAN VILLAGE COMMISSION REVISED AGENDA

Tuesday, April 9, 2019  
4:00 p.m.

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

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 meeting. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email [zdjones@columbus.gov](mailto:zdjones@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, March 12, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING – Tuesday, May 14, 2019 at 4pm.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, March 19, 2019.
- VI. PUBLIC FORUM – Chet Ridenour, Short North Foundation.
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDED APPLICATIONS

1. **19-4-9**  
1047 Hamlet St.  
Eric D. Martineau (Applicant)/ Steve McCoy & Ji-Young Ann (Owners)  
MOVED TO STAFF APPROVAL

### NEW APPLICATIONS

2. **19-4-10**  
958 N. High St.  
Tannins of Columbus, LLC (Applicant)/ BBR Holdings, LLC (Owner)  
*An application, siteplan, drawings, and photos have been submitted.*
  - Installation of new sidewalk seating area and associated fencing.
  - Space to provide 6 two-top tables.
3. **19-4-11**  
1178-1182 N. High St.  
1178-1182 N. High LLC  
*An application, drawings, and photos have been submitted.*
  - Replace broken glass and bad wood framing at existing storefronts, and paint Sherwin Williams “Black Magic” (SW6991). No changes to existing layouts.
  - Remove existing T-111 siding and aluminum door on third storefront and replace with storefront system per drawing.

## CONCEPTUAL REVIEW

### 4. 19-4-12

**No Address (Civitas Avenue & Dickenson St.)**

**Rob Harris (Applicant)/ Jeffrey New Day, LLC (Owner)**

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

#### Conceptual Review

- Jeffrey Park Master Plan Development Discussion
- Phase 8 Discussion – Main courtyard to be open to Dickenson St. with a large pocket park by eliminating 20-units.
- Balconies have been eliminated from the open courtyard to create a more public space, and promote its use at ground level by residents.
- The large skywalk has been eliminated to bring residents down to street level.
- Cast stone and brick end caps with pitched roofs will define the building and hide all mechanicals.
- The land directly south will have two (2) triangular parks, and a dog park will be located to the south and open to the public.
- Balconies will be removed from design and/or engaged into the building like the HUB design.

## NEW APPLICATION

### 5. 19-4-10

**750 N. High St. (Graduate Hotel)**

**Meyers & Associates Architects (Applicant)/ SNH Columbus Owner, LLC (Owner)**

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

- Install 102” x 44” neon “Graduate” sign.
- Install 42” x 28” stainless steel pin-mounted “Graduate” sign.
- Install 48” x 23” neon “Poindexter Coffee” sign.
- Install 24” x 21” neon “Poindexter Coffee” blade sign.
- Install 156” x 18” halo-lit letter “Shake Shack” sign.
- Install 18” x 16.5” halo-lit “Burger Logo” sign.
- Install 18” x 36” halo-lit letter “Shake Shack” blade sign.

## STAFF APPROVED APPLICATIONS

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

### • 19-4-1

**1188 N. High St.**

**1188 N High LS LLC (Owner)**

Approve application #19-4-1, 1188 N. High St., as submitted with any/all clarifications noted:

- Remove broken lintel on 3<sup>rd</sup> floor window.
- Repair/replace lintel to match existing, in kind like-for-like.
- Spot tuck point 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>).

- **19-4-2**

- **77 E. Lincoln St.**

- **True North Rentals (Owner)**

- Approve application #19-4-2, 77 E. Lincoln St., as submitted with any/all clarifications noted:

- Paint dormer on east façade to match trim.
- Replace two (2) panes of glass to match existing.
- Remove plywood over window opening, paint, and replace glass to match existing.
- Paint window on north elevation to match trim.

- **19-4-3**

- **200 E. Third Ave.**

- **Shelly And Sands, Inc. (Applicant)/ New Victorians, Inc. (Owner)**

- Approve application #19-4-3, 200 E. Third Ave., as submitted with any/all clarifications noted:

- Create temporary staging area for City of Columbus High Street Improvement Phase 3 & 4.
- Site to be used for material and equipment storage.
- Strip top soil and place stone surface in conformance with all City of Columbus Building & Zoning requirements.
- Approval is good from April 2019 to May 2020; once completed all stone will be removed and top soil reinstalled.

- **19-4-4**

- **848 N. Pearl St.**

- **New Avenue Architects (Applicant)/ Jungie, LLC (Owner)**

- Approve application #19-4-4, 848 N. Pearl St., as submitted with any/all clarifications noted:

- Re-roof existing single-story building per submitted specifications. New roof to be Carlisle TPO “Slate Gray”.
- Remove existing skylights.
- Install new gutters and downspouts; to be Uniclاد “Matte Black”.
- Paint exterior façade; color to be Sherwin Williams “Tricorn Black”. **NOTE: Existing unpainted brick portion of building is to remain unpainted. Paint approval is for the previously painted concrete block portion only.**

- **Install New TPO Roof**

- Remove any/all EPDM, and/or rolled roofing 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 TPO (Thermoplastic polyolefin) single-ply roofing membrane in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings. Color to be either “Black” or “Gray”. (“Slate Gray”).
- Re-install any/all deteriorated and damaged roof capping from parapet wall, any required replacement capping is to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.

- **Exterior Painting**

- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.

- Glaze and caulk as necessary.
  - Prime 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.**
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- **19-4-5**  
**298 E. Fourth Ave.**  
**Fairfax Homes, Inc. (Owner)**  
Approve application #19-4-5, 298 E. Fourth Ave., as submitted with any/all clarifications noted:
    - Install new 6’ wood privacy fence per submitted siteplan and specifications.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.
  - **19-4-6**  
**Multiple Addresses (Fifth to Goodale avenues)**  
**Short North Alliance (Applicant)**  
Approve Application 19-4-6, Multiple Addresses (Fifth to Goodale avenues), as submitted with any/all clarifications noted:
    - Installation of temporary murals on multiple locations for the ‘Short North Arts District Mini Mural’ program for 2019.
    - The submission includes every possible mini mural location as identified by the Mini Mural Committee, which upon approval of locations will identify which site will be used for the 2019 program.
  - **19-4-7**  
**1180 N. Pearl St.**  
**Strategis LLC (Applicant)/ Verizon Wireless (Owner)**  
Approve application #19-4-7, 1180 N. Pearl St., as submitted with any/all clarifications noted:
    - Modification of existing telecommunication tower and equipment platform behind penthouse per submitted drawings and specifications.
  - **19-4-8**  
**166 Punta Aly.**  
**Steve & Michelle Vander Stouw (Owners)**  
Approve application #19-4-8, 166 Punta Aly., as submitted with any/all clarifications noted:
    - Paint residence: siding and garage doors to be Sherwin Williams “Valspar’s Waters Edge” (5003-6A), window casings, trim, porch posts, railings, spindles, soffit, gutters and downspouts to be Sherwin Williams “Moderne White (SW6168), window frames, screens, newel post caps, and molding to be Sherwin Williams “Tricorn Black” (SW6258), front, back and garage doors to be Sherwin Williams “Coral Reef” (SW6606), and front porch and rear porch floors to be Sherwin Williams “Web Gray” (SW7075).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.

- **19-4-9**

- **1047 Hamlet St.**

- **Eric D. Martineau (Applicant)/ Steve McCoy & Ji-Young Ann (Owners)**

- Approve application #19-4-9, 1047 Hamlet St., as submitted with any/all clarifications noted:

- Variance Recommendation Request

- Summary: tear off and rebuild prior 60+ years old addition and construct new 2 car garage with single dwelling unit on the second floor (carriage house).
- 3332.039 – applicant seeks a variance to permit separate residence to be constructed on single parcel, which is not permitted in an R-4 district.
- 3332.05 – Lot width. Permit existing lot width of 25 feet despite code’s 50 foot minimum.
- 3332.15 – Lot area. For density purposes, 3332.18(c) states if the depth of a lot is more than three times the width of such lot, a depth of only three times such width shall be used in computing density. The lot herein is 25.5’ wide and 129.67’ deep. For density purposes, the lot dimensions are 25.5’ x 76.5’, giving a lot size of 1,950.75 SF. Variance is requested to allow the existing lot area of 1,950.75 SF despite code’s requirement of 5,000 SF for 2 dwelling units.
- 3332.19 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.
- 3332.25 – Maximum Side Yard – side yards for each residence (existing house and proposed carriage house) would be required to have the sum of each side yard equal or exceed 20% lot width. The lot is 25’ wide, which would require 5’ of total side yard. The house and the new addition have 6.1’ of total side yard, so no variance is required for that structure. However, the proposed carriage house would have 4.0’ total side yard. Applicant seeks a variance to permit the carriage house to have a total side yard of 4.0.
- 3332.26 – Minimum side yard. Code requires three (3’) feet on lot width of 40’ or less, and the existing historic house as well as the proposed carriage house have only has 1’ of side yard to the North.
- 3333.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. 3332.18(D) states that in calculating coverage area, the lot shall be deemed to extend to the center of any alley adjoining the rear lot line of the lot. Under this calculation, the existing house has 917 SF of rear yard (27.7%), so no variance is required for the main house. The carriage house would be required to have its own rear yard, so a variance to 0 SF is required for the carriage house.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURNMENT**