

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, October 8, 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, 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, November 5, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING –Tuesday, November 12, 2019 at 4pm.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, September 10, 2019.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

1. **IV-19-10-014**
175 East First Avenue
Laura M. Baudo (Applicant)/ Brandon S. Childers (Owner)
Staff Recommended
Install Iron Fence
 - Install a 42” Fortin Ironworks fence on the front and side yard of the property.
 - Two 42” gates will also be installed; one by the front entrance of the house, lining up with the existing walkway to the front porch and other by the garage at the rear of the yard, per the submitted drawings.
 - Fence will feature a black powder coat finish iron, with cast iron finals, per submitted materials.
 - The fence will be installed to be free standing and will not attach to anything in the yard.
2. **IV-19-10-015**
324 East Second Street (Station 324)
Dave Perry (Applicant)/ Station 324, LLC (Owner)
MOVED TO STAFF APPROVAL
3. **IV-19-08-013b**
1060-1064 Say Avenue
Mark Rivers (Owner)
Continued Application
Staff Recommended
MOVED TO STAFF APPROVAL

CONTINUED APPLICATIONS

4. IV-19-09-008

1038 North Sixth Street

The New Victorians Inc/Juliet Bullock Architects (Applicants)/ The New Victorians (Owner)

- Install a curb cut on Sixth Street to allow for vehicle access to the lot which is not available from the neighboring houses.

Conceptual Review

- Proposed three-story, single family house and landscaping.

The following is taken from the September 2019 IVC Meeting Minutes:

Commissioner Comments:

- *The Commissioners noted that the area has been evolving in a fairly suburban style.*
- *There is reluctance to approve additional curb cuts due to lousy engineering. Commissioners expressed concerns about the curb cut and drive affecting the sidewalk.*
- *Commissioners noted that the area had plenty of parking and there wasn't over parking in the area.*
- *The Commissioners requested to see what the design could be, in addition to the site plan which was previously provided in order to make a more informed decision.*
- *Commissioners also expressed concern at not being able to see a larger picture with the curb cuts.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.

5. IV-19-08-012b

790 North High Street (First Floor of the Moxy Hotel Building)

Gary Fischer (Applicant)/ Crawford Hoying (Owner)

- Expansion of the existing patio area two feet west.
- 10 Control 29AV-1 speakers to be installed on front (west) elevation, per submitted drawings.

The following is taken from the August 2019 IVC Meeting Minutes:

Commissioner Comments:

- *Commissioners were not in favor of expanding the entire patio 2-feet west. Some Commissioners suggested reworking the idea so that not all of the patio extended further into the public right-of-way. There was particular concern where the cross-walk and pole were located at how slim that area would get, especially with the tree beds in the sidewalk.*
- *Areas where the patio should be kept at its original lease location included around the patio entrance near the cross-walk due to the existing pole.*
- *A Commissioner suggested a seasonal patio that could be taken out in the winter.*
- *The Commissioners recommended looking at the Short North Design Guidelines in regards to keeping area pedestrian friendly and reducing the number of seats on the patio.*

6. IV-19-09-013b

800 North High Street

Phil Stiles (Applicant)/800 N High Investments, LLC (Owner)

- Remove "Valet" sign and replace with a "P."
- Change the color of the "P" indicators to be 9950 Blue-Metallic for the face and sides while having the inside circle "Opal Blue Prl Over Black."
- Ground floor ivy planters will be reduced from 2' to 1' wide.
- Clarification is required parking/valet sign of the original application.

NEW APPLICATIONS

7. IV-19-10-016

612 North High Street

Vision One Real Estate Advisors –Bob Long (Applicant)/ High over 670 LLC (Owner)

- Painted store front (teal).
- Added signage for “Ned’s Bayou” as vinyl decals on the doors and as a painted sign on east wall by entrance.
- Awning replaced with teal awning with “Ned’s Bayou” on the front flap/valance.
- Request to keep light installed under awning.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.

8. IV-19-10-017

875 North Fourth Street

Shremschock Architects –David Blair (Applicant)/ Lykens Companies (Owner)

- Proposed product change to previously approved document.
- Switch out the vertical picket infill fencing on the first level visual openings to louvers.
- Louvers would be installed on north and south elevations per submitted documentation, to provide a visually more opaque screen.
- Louvers would be charcoal grey to match the exterior painted steel.

9. IV-19-10-018

889 North Fourth Street

Shremschock Architects –Karrick Sherrill (Applicant)/ Lykens Companies (Owner)

- Construct a two and half story apartment building in a ‘flat over flat’ configuration, per submitted drawings.
- Landscaping, per submitting drawings.
- Siding will consist of fiber cement vertical siding with trim and fascia and window trim.
- Roof will have GAF Slateline (dimensional) shingles in English gray slate. This will also include Cobra vent roof ridge vent under galvanized rolled metal ridge, gray to match shingles.
- Gutters to be 5” aluminum box gutters and downspouts.
- Poured concrete porch and stairs.

CONCEPTUAL REVIEW

10. IV-19-10-019

1050 North Fourth Street

Shremschock Architects –Karrick Sherrill (Applicant)/ Lykens Companies (Owner)

Conceptual Review:

- Construct a 66 unit wood framed apartment building with parking at grade on the first floor.
- Commercial space on the first floor, the intent it to have a market in the space.

The following is taken from the August 2019 IVC Meeting Minutes:

Commissioner Comments:

Commissioner Cooke:

- *Found this design had significant, favorable changes. The storefront area looks very good.*
- *The unusual 3/1 window adds a nice variety to the façade. The shapes and sizes of the windows play together nicely.*
- *Would like to see a few more trees incorporated into the overall siteplan.*
- *Suggests a limestone base much like the Durable Slate building. Can use manufactured limestone.*
- *Unclear about a small area on the north elevation, the single brick pier seems to be projecting right at the garage.*

- *Suggests that a pier or wing wall be used for building signage.*
- *Also suggests a color switch between two brick hues.*

Commissioner Goodman:

- *Appreciates the gable roof, parapet and flat roofs back are okay.*
- *Suggests connecting the tree alignment along the street with the pocket park.*
- *The header beam reads as break metal in the current renderings.*
- *The posts in both the buildings look nice.*
- *Window punches work out well, though the whole area may need to be relieved by half a brick less.*
- *Widows walk railing may not be appropriate.*
- *The blonde building's brick wall shows detail, it's appropriate to pay attention to the brick textures. Suggests bringing in two samples.*

Commissioner Boyer:

- *Thinks the design is headed in the right direction. The piece that should be seen in the next step would be the east elevation.*
- *Thinks that a parapet instead of a gable is better.*
- *Has concerns about the brick bond with the vents for the garage at the back of the building. Thinks the area needs more development.*

Commissioner Michl-Smith:

- *All previous comments are valid, this design is a great improvement from the last one.*
- *Questioned if the wrought iron fencing has roof equipment on that level (applicant clarified it was the next roof up).*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.

11. IV-19-10-020

Cornelius & Civitas (Dickenson/Phase VIII)

Phil Stiles (Applicant)/800 N High Investments, LLC (Owner)

- *Enclose small eastern courtyard using the same architecture that was approved for the building.*
- *Change portion of brick exterior to Hardi-Siding.*

Conceptual Review:

- *Landscaping design for two courtyard areas and southeast corner.*
- *West courtyard to include in-ground pool, bocce area, covered grilling area, and fireplace with surrounding seating. The courtyard will also include planters incorporated into the paving, grass, bushes, decorative grasses, and trees throughout the area, per submitted drawings.*
- *East courtyard to include a fire pit, grilling area, and gathering area with raised planter beds. Plants to include grass, decorative grasses, trees, and bushes, per submitted drawings.*
- *Southeast area will have an awning extending from the entrance with a mixture of grass, trees, and bushes lining the edge of the building, per submitted drawings.*

12. IV-19-10-021

1002 North Fourth Street

Lisa Suarez (Applicant)/ Lykens Companies (Owner)

Conceptual Review

- *Install white vinyl lettering with salon's name on both windows, per submitted photographs of other galleries.*
- *Northern window decal would measure 48"x54".*
- *Southern window decal would measure 54"x71.5".*
- *Place two planters outside of front door, one on each side of steps. Mums would be planted.*
- *Install exterior art piece consisting of orange and pink flagging tape, with ties, doing no damage to the exterior façade.*

13. IV-19-10-023

184 East First Avenue

Urbanorder Architecture (Applicant)/ David Cooke (Owner)

Conceptual Review

- Expand existing concrete block garage and add a new second floor. The south's elevation will have a balcony.
- Second floor of the garage would have board and batten siding with an asphalt shingle roof. First floor will remain concrete block.
- French doors to be added to the first floor and second story balcony.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:00 P.M.

14. IV-19-10-022

25 East First Avenue

Urbanorder Architecture (Applicant)/ Carlos Laracea & Nicole Byrd (Owner)

Conceptual Review

- Modify existing dormer on the carriage house to allow the installation of an egress window.
- Add an overhead door to the yard side of the carriage house.
- Install new passage door to the carriage house.
- Add a new second floor addition over the existing single story addition. Materials to match existing.
- French door to be added to the existing one story addition.

15. IV-19-10-024

1020 North Fourth Street (Corner of North Fourth and East Third)

Cater Bean Architects (Applicant)/ Josiah Myers, Bob Myers, and Joel Roby (Owner)

Conceptual Review

- Proposed demolition of commercial building at 1020 North Fourth Street and demolition of single story detached garage at 236 East Third Avenue.
- Construct a three-story boutique hotel with surface parking behind the hotel and accessory amenity space.
- Surface parking would consist of 24 parking spaces.
- Curb cut is proposed on North Fourth Street.
- 1310 sf pool and 1465 sf urban garden are also proposed.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **IV-19-10-001**

141 Punta Alley

Duane McCoy and Michael Coakley (Owners)

Approve application #IV-19-10-001, 141 Punta Alley, as submitted with any/all clarifications noted:

- Replace existing rear double door with new Pella door of the same size.
- New door will replace the existing steel and glass with wood and glass.

Install New Door(s)

- Remove existing broken exterior double doors.
- Double doors to be full glass wood doors, and French doors to be four-panel doors per submitted cutsheets.
- Install new, solid core door in existing door jamb.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain 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/stain.

• **IV-19-10-002**

680-684 and 674 Hamlet Street

Julio Valenzuela (Applicant)/ Robert Schilling (Owner)

Approve application #19-10-002, 184 East First Avenue, as submitted with any/all clarifications noted:

- Repair rotten wood along front porch railings and posts, replacing like for like if needed. Priming and painting to match existing.
- Scrape loose and peeling paint from windows. Priming and painting to match existing.
- Tuck point front window for 680 Hamlet Street, as needed, matching mortar as closely as possible.
- Check entire building for voids in the mortar.
- Remove loose concrete block from the front of 674 Hamlet Street. Rake and seed area.
- Reattach loose fence pickets. Replace rotten fence pickets with like for like. Paint fence to match existing.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing, wooden porch railings and posts.
- Repair and/or replace any/all damaged, deteriorated, and missing railings and posts with new railings and posts 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.

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.

Spot Tuck Point-(partial)

- Check all mortar joints on house 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>).

- **IV-19-10-003**

288 East Fourth Avenue

Clarizio Properties –Bradley Clarizio (Owner)

Approve application #IV-19-10-003, 288 East Fourth Avenue, as submitted with any/all clarifications noted:

- Replace rear door with a half lite Therma-Tru smooth fiberglass door, per submitted cut sheet.
- Inner door to remain in place.

Install New Storm Door

- Removing existing storm door on north elevation.
- Install a new, smooth fiberglass storm door on rear of house, over existing rear door.
- New door to be installed to fit in existing door jamb.

- **IV-19-10-004**

983 North Sixth Street

Pro Exterior by APCO (Applicant)/ James Lacher (Owner)

Approve Application #IV-19-10-004, 983 North Sixth Street, as submitted with any/all clarifications noted:

- Remove and haul away existing noncontributing windows. Existing windows have insulated glass and vinyl jamb liners.
- Install Marvin Ultimate –Next Generation 2.0 clad windows and aluminum screens, per submitted cutsheets. The exterior finish will match existing aluminum in Stone White.

Replace Non-Original Windows

- Replace all non-original, non-contributing windows on the house with new, Marvin Ultimate –Next Generation 2.0, 1-OVER-1, wood windows of appropriate dimension and profile and to fit the original openings exactly. Window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
- 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.

- **IV-19-10-005**

224 East First Avenue

Tammy Popp (Applicant)/ JDS Jeffrey Partners, LLC (Owner)

Approve application #IV-19-10-005, 224 East First Avenue, as submitted with any/all clarifications noted:

- Repair broken watertable on the west side of the building.
- Patch watertable with hydraulic cement and apply a top coat of limestone patch.

Repair Watertable

- Remove any/all damaged material and replace with like-for-like materials. Replacement material to match existing in size, color, and shape. Mortar to match existing mortar in color, texture, hardness, and joint profile. The height, thickness, and length of the watertable is to remain the same following the completion of all repairs.
- Final repair to match existing profile, texture, and color of the original watertable.

• **IV-19-10-006**

843 Summit Street

Hero Homes Solutions, LLC (Applicant)/ Hammer Out Homes Inc. (Owner)

Approve application #IV-19-10-006, 843 Summit Street, as submitted with any/all clarifications noted:

- Front door will remain stained.
- Paint siding SW 2848 “Roycroft Pewter (Arts & Crafts).”
- Trim will be painted SW 0049 “Silver Gray.”

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.

• **IV-19-10-007**

845 Summit Street

Hero Homes Solutions, LLC (Applicant)/ Hammer Out Homes Inc. (Owner)

Approve application #IV-19-10-007, 845 Summit Street, as submitted with any/all clarifications noted:

- Front door will be painted SW 6237 “Dark Night.”
- Paint siding SW 7059 “Unusual Gray”
- Trim will be painted SW 9165 “Gossamer Veil.”

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.

- **IV-19-10-008**

849 Summit Street

Hero Homes Solutions, LLC (Applicant)/ Hammer Out Homes Inc. (Owner)

Approve application #IV-19-10-008, 849 Summit Street, as submitted with any/all clarifications noted:

- Front door will be painted SW 6244 “Naval.”
- Paint trim SW 7006 “Extra White.”
- Siding will be painted SW 9170 “Acier.”

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.

- **IV-19-10-009**

166 Warren Street

Summit Building & Roofing Company (Applicant)/ Megan Oldsnthord & Tom Abernathy (Owner)

Approve application #IV-19-10-009, 166 Warren Street, as submitted with any/all clarifications noted:

- Replace asphalt shingle roof with GAF Slateline, English Gray, shingles.
- Replace rubber roof with like material in black.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main 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.
- 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.

Install New Rubber Roof

- Removing existing rubber roof, 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.

• **IV-19-10-010**

770 Hamlet Street

Rhythm Architecture (Applicant)/ Peter Navarro (Owner)

Recommend approval of application #IV-19-10-010, 770 Hamlet Street for renewal of expired Recommendation of 17-3-18c (Expired: March 21, 2018), with any/all clarifications below:

- In consultation with Building and Zoning, the original five variance requests were reduced down to two, 3332.18 and 3332.38.
 - The proposed carriage house will no longer contain a living/sleeping space and has been renamed as a garage.
- Variance Recommendation Request
- 3332.18(D) - Maximum lot coverage, 50% permitted, 56% proposed. 1,561 S.F. (main house) + 624 S.F. (garage). $1,561+624 = 2,185$ S.F. / $3,960$ S.F. (site) = 56%
 - 3332.38(G) - Private garage height. 15'-0" permitted, 29'-0" proposed.

• **IV-19-10-011**

295 East Fifth Avenue

Julia Michelle Cordle (Owner)

Approve application #IV-19-10-011, 295 East Fifth Avenue, as submitted with any/all clarifications noted:

- Replace windows on house with Jeld-Wen Sitaline windows per submitted cut sheets, with the exception of the bay windows with the stained glass on the front (north) elevation.
- Front door is being refurbished and glass will be replaced with clear glass.
- Rear door will be replaced with a half-light, two panel fiberglass door, per submitted drawings.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the house as per City Staff determination.
- Install new, Jeld-Wen Sitaline 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
- 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.

Repair Exterior Front Door

- Make any/all necessary repairs to the existing, contributing, wooden door front (north) elevation per industry standards.
- All new wood to be of exact same profile and dimension as the original door panels, stiles, and rails; like-for-like.
- 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.

Install Rear New Door

- Install new, solid core door in existing door jamb on rear elevation.
- New door to be half-lite: [] wood, [X] fiberglass, or [] metal. Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides. Exterior and hinged sides of fiberglass and metal doors to be painted. Interior and keyed sides of fiberglass and metal doors to be either painted or stained.
- Paint/stain 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/stain.

• **IV-19-10-012**

270 East Third Avenue

Jody Dierksheide (Owner)

Approve application #IV-19-10-012, 270 East Third Avenue, for renewal and modification of expired COA #14-11-32 (Expired: November 18, 2015), exactly as previously approved, for a period of one (1) year.

Approve application 14-11-32, 270 East Third Avenue, as submitted with the following clarifications:

Construct New Garage

- *Construct a new, frame garage per the submitted site plan.*
- *Revised drawings, including exterior cladding materials and roof pitch to be submitted to Historic Preservation Office staff for final review and approval by Commissioner Boyer, prior to issuance of a Certificate of Appropriateness.*
- *Cut sheets/specifications for the three (3) overhead garage doors and the one (1) pedestrian door to be submitted to Historic Preservation Office staff for final review and approval by Commissioner Boyer, prior to issuance of a Certificate of Appropriateness.*
- *Install 9'x18' concrete parking pad, east of constructed garage, per submitted site plans.*
- *Note: COA #IV-19-10-012 modifies COA # 14-11-32 (issued 11-18-2014) to renew the installation of a 9'x18' parking pad, per submitting drawing which was an 8-25-15 modification to COA #14-11-32's approved site plan.*

• **IV-19-10-013**

839 Summit Street

Ben Goodman (Owner)

Approve application #IV-19-10-013, 839 Summit Street, as submitted with any/all clarifications noted:

- New fence will be constructed on north property line in the backyard of 839 Summit Street between the house and garage, per submitted drawings.
- Fence will be 5'10" inches tall and the better side will face towards the neighbor.

Install New Privacy Fence

- Remove the existing wood privacy fence located in the rear yard, and install a new 5'-10" high (5'-10" H), wood privacy fence on, or within, the north property lines in the rear yard, per the submitted site plan. Gate to be located on east side of garage, per the submitted site plan.
- Fence to be painted or stained with opaque stain within one (1) year. Paint/stain color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

16. IV-19-10-015

324 East Second Street (Station 324)

Dave Perry (Applicant)/ Station 324, LLC (Owner)

Recommend approval of application #IV-19-10-015, 324 East Second Street, as submitted with any/all clarifications noted:

Variances Recommendation Requests:

- Rezoning: M, Manufacturing to AR-2, Apartment Residential (Z19-041)
- Section 3312.27, Parking Setback Line, requires a parking setback of 25 feet along East Second Avenue, while applicant proposes parking setback of ten (10) feet.
- Section 3333.18, Building Lines, requires a building setback of no less than 25 feet from East Second Avenue, while applicant proposes a 2.50 foot building setback.
- Section 3333.255, Perimeter Yard, requires a perimeter yard of 25 feet along the north, east and west property lines, while applicant proposes a 0' – 4' (variable), 0' – 2' (variable), and 5' – 18' (variable) perimeter yard, respectively, to reduce perimeter yard, as depicted on the Site Plan.

17. IV-19-08-013b

1060-1064 Say Avenue

Mark Rivers (Owner)

Approve application #IV-19-08-013b, 1060-1064 Say Avenue, as submitted with any/all clarifications noted:

- Removed rear fence and reinstalled the portion which was removed.
- Two swing gates to be installed to match existing fences, per submitted documentation.
- Two concrete pads were added on either side of the garage (north and south). One pad was refinished while the other replaced a gravel area.

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.

- X. OLD BUSINESS**
- XI. NEW BUSINESS**
- XII. ADJOURNMENT**