

## ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, December 10, 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, January 7, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING –Tuesday, January 14, 2019 at 4pm.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Monday, November 18, 2019.
- VI. PUBLIC FORUM
  - Honorable Maryellen O'Shaughnessy
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDED APPLICATIONS

1. **IV-19-12-006**  
91 E. Fifth Ave.  
**DiCarlo's Pizza (Applicant)/ BFWB Partners LLC (Owner)**  
MOVED TO STAFF APPROVAL
2. **IV-19-12-007**  
851 N Fourth St.  
**Woodhouse Vegan LLC (Applicant)/ Lykens Companies (Owner)**  
Staff Recommended
  - Place vinyl application with a vintage ghost sign appearance on the north brick exterior and south brick exterior, per submitted documentation.
  - Front window to have neon signs installed on the interior transom, neon signs will be dim-able in a soft white color.
  - The front windows will also have vinyl signs on lower front windows, installed on the interior in white.
3. **IV-19-12-008**  
998-990 N Sixth St (SE corner of N Sixth/ E Third)  
**Juliet Bullock Architects (Applicant)**  
Staff Recommended
  - 3332.29 Height District. Whereas a maximum height of 35' is required and 37'-8" is proposed.
  - 3332.039 R-4 District To allow for 2- two family dwellings on a single parcel.
  - 3332.15 R-4 area district requirements: A two family dwelling shall be situated on a lot of no less than 6000 square feet in area for two-story, two family dwelling, whereas the applicant proposes 2- 2 unit dwellings on a lot of 8996 square feet.

- 3332.21(D)(C)2 Building Lines Whereas a building line of 25' is required on East Third Avenue and 3'-1" is proposed and 25' is required on North Sixth Street and 15'-7" is proposed.
- 3332.25 Maximum side yard required. Whereas a maximum side yard of 13.2' is required for the north and south side yards and 3'-0" is provided.
- 3332.27 - Rear yard: Each dwelling shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area; whereas the applicant proposes to have a combined 2263 square feet or 25.4 % of the lot as rear yard for both dwellings.
- 3332.26 Minimum side yard: Whereas a minimum of 6.27' is required (37.6'/6 and 3'-2" is provided on the south of the north sixth street house and 3' is provided on the East Third Avenue house.
- 3332.26 (F) Minimum side yard: for the North and South side yards, 5' is required, whereas 3' is provided on the south and 3'-2" is provided on the north.
- Combine two lots for a total lot area of 8996 sq ft. Houses/porch footprint 4390.2 sf or 48.8%. Rear yard 2263.3 SF rear yard or 25.38%.

### **NEW APPLICATIONS**

#### **4. IV-19-12-009**

**291 E Greenwood/294 E Fourth Ave**  
**Juliet Bullock Architects (Applicant)**

- Build a three car garage at property instead of a previously approved two car garage.

#### **5. IV-19-12-010**

**289 E Greenwood/288 E Fourth Ave**  
**Juliet Bullock Architects (Applicant)**

- Build a three car garage at property instead of a previously approved two car garage.

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

### **CONCEPTUAL REVIEW**

#### **6. IV-19-12-011**

**1046 N Sixth St. (Formerly reviewed as 1042 N Sixth St.)**  
**Juliet Bullocks (Applicant)**

##### Variances:

- 3332.09 R-4: To allow for two single family residences on a single lot in a r-4 district
- 3332.05 (4) Area district lot width requirements: to allow for a 36.14" wide lot in lieu of the required 50'.
- 3332.19 Fronting: To allow new single family to not front a public street and to front alley.
- 3333.24 Rear yard to allow a rear yard of 0 sf lieu of the required 25% for the alley home.

##### Conceptual Review:

- Conceptual design for a single family house with carriage house in the rear (east) of the lot with alley access.

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

##### Commissioner Comments:

##### Commissioner Michl-Smith:

- *Believes that the design is interested. Notes that there is a lot going on with both the house and garage.*
- *Requests to see floor plan development.*

##### Commissioner Boyer:

- *Agrees that there is a lot going on but appreciates the design.*
- *Likes the reference to the yard in the garage. Also likes the narrative but notes the windows feel weird.*
- *Also likes that the house and garage go together.*
- *The brick piece of the design throws things off, not sure why.*

Commissioner Goodman:

- *Not a fan of compositional architecture. This should be part of the neighborhood, not bring parts of the neighborhood into its design.*
- *Echoes the previous comments about a lot going on with the structures.*
- *Recommends simplifying the materials such as getting rid of the shiplap or lose one of the other elements.*
- *Not a fan of the brick on the house the board and batten gable fit together.*
- *The yellow brick defers back, suggests two forms of dialog.*

Commissioner Crosby:

- *For a single family home, this has a lot going on in terms of materials.*

Commissioner Sudy:

- *Requests that the parking area use permeable pavers.*

**NEW APPLICATIONS**

**7. IV-19-12-012**

**738 Kerr St.**

**Pro Exterior by APCO –Dan Gesler (Applicant)/ Dana Williams (Owner)**

MOVED TO STAFF APPROVAL

**8. IV-19-12-013**

**Vacant Lot West of 94 E. Third Ave./010-295537 (92 E Third)**

**Urban Restorations, LLC/Julio Valenzuela (Applicant/Owner)**

MOVED TO STAFF APPROVAL

**9. IV-19-12-014**

**1112 N. High Street**

**John Ingwersen (Applicant)**

- Install three (3) radiant heaters under the previously approved canopy.
- Install strip LED down lighting behind the front channel canopy frame.
- Install two (2) speaker bars behind the support channels at the north and south ends of the canopy.

**10. IV-19-12-015**

**36 E. Lincoln Street**

**Zach Kendall/Schooley Caldwell (Applicant)**

*This is a modification of a previously approved split level parking garage at the corner of Lincoln and Pearl streets, with 16 apartment units and a split level restaurant.*

- Eliminate the large ground floor window types that were designed and approve for the restaurant but cannot be fabricated as originally intended.
- Install a folding window panel system (4'-0" sections) below a set of transom windows.
- Apartment windows on second and third floors to match the new first floor window design.

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

**11. IV-19-12-016**

**1002 North Fourth Street**

**Lisa Suarez (Applicant)/ Lykens Companies (Owner)**

- 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".
- Paint exterior store front window trim matte black.

- 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.

*The following is taken from the October 2019 IVC Meeting Minutes:*

Commissioner Comments:

Commissioner Cooke:

- *Suggested to hang the fringe for a period of time, not sure if approval of a permanent installation would be appropriate.*
- *Moving into a historic district, there are guidelines which are not present in areas which are not part of a historic district.*
- *Could not approve of the “Lacquer” repeating all the way down.*

Commissioner Goodman:

- *Feels the application is consistent with the guidelines.*
- *The recent emphasis on design, especially for signage has been funky and artistic.*
- *Also could not support the amount of signage requested. Concerned about too much of the window being covered. Minimal amount of total coverage should be between 10-15%.*
- *Agrees that tinting the window would not be appropriate.*
- *Suggests exploring an awning with the fringe.*

Commissioner Michl-Smith:

- *Echoes the window tinting isn't appropriate. Suggests considering a filter shade which would have the same effect of tinting the window.*
- *It would be a wonderful challenge for the artist who creates the fringe to see what they could do with the fringe in a different way utilizing the same materials.*

Commission Crosby:

- *Agrees with previous comments.*
- *Can see both sides of the debate about the fringe, leaning towards the funky and artistic aspect of the fringe.*

## 12. IV-19-12-017

1124 N High St.

**Rohme Ruanphae & Brian Swanson (Applicants)**

- Install skylights on south side of roof and fill in roof with clear hard plastic material.
- Install new rain carrier system and gutter per submitted materials.
- Install speakers on front of building and security cameras on front/back of building.
- Place ice bin, used cooking oil containers on east (rear) of building, and gas-fired smoker with exhaust.
- Paint front doors black and first floor stucco tan color to match existing stone.
- Install window graphics and replace blade sign per submitted photographs.
- Remove rear second story canopy.

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

## CONCEPTUAL REVIEW

### 13. IV-19-12-018

295 E Fifth Ave.

**Jeanne Cabral -Architect (Applicant)/ Michelle Cordle (Owner)**

Conceptual Review:

- Conceptual design of exterior remodel including shingles and paint.
- Rear two story addition to the house.
- New three-car garaged proposed at rear of the lot after re-combining separated lot.

*The following is taken from the October 2019 IVC Meeting Minutes:*

Commissioner Comments:

- *Per the Short North Design Guidelines (and Italian Village Design Guidelines) the front door should have a glass panel.*
- *Doors on the east elevation should match each other.*
- *Garage doors should include two goose neck lights over it, cut sheet will be needed for the next submittal.*
- *Commissioners questioned if the proposed colors (applicant provided a more neutral scheme during the hearing) complimented the house. Noted that there were other houses in the district which the applicant could look at for inspiration and encouraged them to explore other options.*
- *Commissioners requested that the material for the driveway and sidewalk be permeable pavers.*
- *Commissioners requested that the applicant coordinate with HPO staff to conduct a site visit to determine if the existing wood siding needs replaced or can be repaired.*

**14. IV-19-12-019**

**59-65 East Russell**

**Blackfriars Development LLC (Owner)**

Conceptual Review:

- Develop less than 2000 sq ft of grass surface into 8 asphalt parking spaces.
- Install 270 sq yds (2430 sq ft) of asphalt, strip, and place 8 -7' parking blocks with rebar anchors.
- Install approximately 645 sq ft concrete apron.
- Install 34" high by 24" long bike rack along parking spaces on Kerr Street.

## **STAFF APPROVED APPLICATIONS**

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

- **IV-19-12-001**

### **1122-1124 North High Street**

#### **Ace Roofing (Applicant)/1122-1124 N High St LLC (Owner)**

Approve application #IV-19-12-001, 1122-1124 North High Street, as submitted with any/all clarifications noted:

- Power wash green paint off brick on the east facing wall.
- Tuck point east facing wall.
- Paint wood trim and concrete block window infill SW 6258 Tricorn Black.

#### 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").

#### Solid Tuck Point Alley Wall

- Check all mortar joints for soundness on east elevation.
- Use hand tools to remove all mortar to a depth of 3/4".  
Moisten surface with water and solid point 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 Wood Trim Painting

- Prepare all exterior wooden surfaces for painting using the appropriate hand tools. Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards. All replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Owner has the option of selecting one (1) of the following appropriate painting methods: a) paint all wood trim, windows, doors, etc. the exact same color as currently exists on the wood trim or, b) submit a new paint schedule to the Historic Preservation Office staff for final review and approval.

#### Exterior Painting of Previously Painted Concrete Block

- Paint concrete block SW 6258 Tricorn Black.
- Repair and/or replace all damaged, deteriorated, and missing trim elements, as necessary; like-for-like, according to industry standards.
- Prepare any/all exterior previously painted masonry surfaces for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- **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.**

- **IV-19-12-002**

### **940-942 Hamlet Street**

**Michael Blue (Owner)**

Approve application #IV-19-12-002, 940-942 Hamlet Street, as submitted with any/all clarifications noted:

- Remove trim along fascia.
- Install new Ogee 5” suspended gutters and downspouts, leaving existing jumped box gutters in place.
- Downspouts will be installed on the four corners of the house and one on the west elevation the center front.
- Paint the gutters all the same color as fascia (SW 2822 Downing Sand).

Install New Half-Round Gutters

- 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 5” ogee gutter and down spouts; color to match the existing trim color. Paint color to be SW 2822 Downing Sand.
- Install new, 5", half-round ogee gutters and new round, metal down spouts of the appropriate dimension. Finish color to match the existing trim color.
- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **IV-19-12-003**

**227 E Fifth Ave.**

**Lykens Companies (Applicant)/ Absolute Properties 227 LLC (Owner)**

Approve application #IV-19-12-003, 227 E Fifth Ave., as submitted with any/all clarifications noted:

- Paint south elevation to match existing white.
- Rear door to be painted Tri-Corn Black.
- Tuck point north elevation.
- North elevation to be painted Tri-Corn Black, only painting masonry that was previously painted.

Exterior Painting

- Paint south elevation to match existing color scheme and paint north elevation Tri-Corn Black. 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.**
- 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--(complete)

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used block of the exact same shape, dimension, and color; like-for-like.
- 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-19-12-004**

**834 Hamlet St. (836 Hamlet)**

**Klaus Gauer (Applicant)/ Kristina Beggs & Adam Ward (Owner)**

Approve application #IV-19-12-004, 836 Hamlet St, for renewal of expired COA #18-4-9a (Expired April 17, 2019), exactly as previously approved, for a period of one (1) year.

*Approve Application 18-4-9a, 834 Hamlet St., as submitted with any/all clarifications noted:*

New Construction

- Demolish existing concrete block single-car garage.
- Construct new 2-car carriage house with second floor living unit.

- **IV-19-12-005**

**1100 N High Street**

**John Ingwersen (Applicant)**

Approve application #IV-19-12-005, 1100 N High Street, as submitted with any/all clarifications noted:

- Erect fence and gate along west elevation, per submitted drawings, to be 6’ tall.
- Install 6’ dumper surround.
- Both fence and dumpster surround will be constructed of vertical cedar fencing.

Install New Privacy Fence and Dumpster Surround

- 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.

**15. IV-19-12-006**

**91 E. Fifth Ave.**

**DiCarlo’s Pizza (Applicant)/ BFWB Partners LLC (Owner)**

Approve application #IV-19-12-006, 91 E. Fifth Ave., as submitted with any/all clarifications noted:

- Install new 12 sq ft aluminum sign with double-sided applied skeletal neon, featuring colors and fonts to replicate the original 1940s sign, per submitted design.
- Put vinyl decal on door, per submitted drawings.

- **IV-19-12-012**

**738 Kerr St.**

**Pro Exterior by APCO –Dan Gesler (Applicant)/ Dana Williams (Owner)**

Approve application #IV-19-12-012, 738 Kerr St., as submitted with any/all clarifications noted:

- Remove and replace second floor rear patio doors with Marvin Ultimate Inswing Clad French doors in Pebble Grey to fit existing opening.
- A Fortin iron railing will be installed per submitted documentation across the French doors since they open to nowhere.
- Note: Application was approved without Marvin Frame Expander to existing brick openings.

Install New Door(s)

- Remove existing deteriorated/non-original exterior door(s). Second story French doors on rear of house.
- 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-19-12-013**

**Vacant Lot West of 94 E. Third Ave./010-295537**

**Urban Restorations, LLC/Julio Valenzuela (Applicant/Owner)**

Approve application #IV-19-12-013, Vacant Lot West of 94 E. Third Ave./010-295537, as submitted with any/all clarifications noted:

- Grade, seed, and straw the area where the retaining wall collapsed.

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