

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, March 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, 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, April 7, 2020 – 111 N. Front St., 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING –Tuesday, April 14, 2020 at 4pm. 111 N. Front St., 2nd Floor, Room 204
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, February 11, 2020.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

1. **IV-20-03-004**
933 Hamlet Street
St. Joseph Montessori School (Applicant)
MOVED TO STAFF APPROVAL
2. **IV-20-03-005**
1083 Say Avenue
Michael R. Heston (Applicant)
MOVED TO STAFF APPROVAL

CONTINUED APPLICATIONS

3. **IV-19-12-017c**
1124 N High Street
Brian Swanson (Applicant)
Application is the result of a Code Violation.
 - Re-route wiring for 2 existing Security Cameras on the West side (Front) of the building. Existing wiring will be removed and new wires will be re-routed and come down from the existing soffit directly into each camera. The white casing around each camera will be painted to match the existing soffit paint.
 - Applicant to install 6' wood fencing around existing ice machine and used cooking oil container bin on East side (Back) as shown in submitted photo. Fencing to be painted Iron Ore to match painted trim and doors on front of the building. This would require a slight variance into the alley way.
 - Remove existing Satellite Dish cable that runs down West side (front) of the building and into the store front space as pictured. Applicant will re-route cable through an existing interior chase that currently runs to the roof.
 - Paint Exterior Back 1st floor door Iron Ore to match 1st floor front doors.

- Applicant request permission to keep gas-fired smoker and required smoker exhaust that has been installed in fenced off section at the rear (east side) of the building as shown in submitted photos.
- Paint exiting stainless/ chrome smoker exhaust pipes on gas/ wood -fired smoker flat Black or Iron Ore at the request of the commission.
- Paint existing wood fencing around gas/ wood- fired smoker on the East (back) side of the building Iron Ore at the commission's request to match the West (Front) trim and doors.

NEW APPLICATIONS

4. ~~IV-20-03-006~~

164 E Third Street

Gregory L. Smith (Applicant)

WITHDRAWN BY APPLICANT

5. IV-20-03-007

15 East Second Street

Jeff Excell & Lauren Culley (Applicant)

MOVED TO STAFF APPROVAL

6. IV-20-03-008

810 N High Street

DaNight Sign Co. –Michael Cox (Applicant)

MOVED TO STAFF APPROVAL

7. IV-20-03-009

680 N High Street

GRA+D Architects LLC (Applicant)

- Replacement of existing sign along N High street with same size signage with a brass finish (16 ½” high by 7’-6” long).
- Add sign additional sign over south windows along Brickel Street, would be same size as the sign on High Street.
- Replace storefront glass windows with operable double hung and fixed wood windows.

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

8. IV-20-03-010

59-65 E. Russell Street

Blackfriars Development LLC (Applicant)

- Develop an existing grass surface area into 8 space parking lot along Eden Alley, per submitted site plan.
- Lot to be constructed of permeable pavers and a concrete apron, per submitted site plan.
- Proposed pavers to have a mix of gravel, painted gravel, and grass in between the pavers.

9. IV-20-03-011

175 E. 1st Avenue

Laura Baudo FBO Brandon Childres (Applicant)

Application is the result of a Code Violation

- Obtain approval in response to code violations for work that was already done.
- 16 spotlights under the eaves were installed.
- Gutters, doors, and the underside of the eaves were painted.
- HVAC equipment was changed out with a new concrete pad and HVAC enclosure.
- Installation of glass block and two PVC vents for new furnace in rear of house.

10. IV-20-03-012

158 E Second Avenue

Urbanorder Architects (Applicant)

- Construct a rear addition to an existing 2.5 story single family home.
- Addition to have horizontal siding and a portion will have board and batten siding.

~~**11. IV 20 03 013**~~

~~**900 N High Street**~~

~~**Jim McFarland (Applicant)**~~

~~WITHDRAWN BY APPLICANT~~

~~**12. IV 20 03 014**~~

~~**800 N High Street and 15 E Hubbard**~~

~~**Jim McFarland (Applicant)**~~

~~WITHDRAWN BY APPLICANT~~

13. IV-20-03-015

880 N High Street

Archall –Brad Parish (Applicant)

MOVED TO STAFF APPROVAL

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

14. IV-20-03-016

803-805 Summit Street

P Maria Galloway and Michael G Secrest (Applicant)

This application is the result of a Code Violation.

- Remove chain link fence from retaining wall along Gill Alley.
- Keep front porch as built with modified columns and porch rail. Front porch paint has previously been approved to match former color.
- Install garden shed on foundation at rear of property.
- Repair and replace damaged wood soffits at roofline. Repair box gutters and paint all as existing.
- Install new roof, using shingles that match existing.

Back Porch

- Repair and replace soffits, gutters, siding, and roof on back porches.
- Existing doors will be repaired and reinstalled.
- Windows on the north porch will be repaired and clapboard siding as needed.
- South porch needs its foundation stabilized and replace the clapboard.
- Windows on the south porch will be replaced to match the wood 6 pane windows on the north porch with the number of windows reduced from four to two, reflecting the north porch.
- Paint porch Galley Green (SW0015), Chinse Red (SW0057), and Peace Yellow (SW2857)
- Roofs on both back porches will be metal Bi-rib, 29 gauge in red

15. IV-20-03-017

1046 N. Sixth Street

Juliet Bullock Architects (Applicant)

- Construct a new 3-story single family home and a 2-story, 2-car garage.
- 2-car garage will also serve as an Accessory Dwelling Unit (ADU).

CONCEPTUAL REVIEW

16. IV-20-03-018

994 N. Sixth Street

Juliet Bullock Architects (Applicant)

Conceptual Review:

- Construction of a 3-story condo building (2 units)

Variances

- Total living area is more than three times the garage space (1632 sf), no variance required.
- 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 **and an accessory structure** 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'-4" is proposed and 25' is required on North Sixth Street and 15'-11" 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'-10" 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 2499.3 square feet or 27.8 % of the lot as rear yard for both dwellings.
- 3332.26(F) Minimum side yard: Whereas a minimum of 6.28' is required (37.7'/6 and 3'-0" is provided on the south of the north sixth street house and 7" is the north side yard for the N. 6th Street dwelling.
- 3332.28(c) Private garage: Whereas a minimum of 3' is required to the south property line for the accessory structure and 6" is provided.
- 3321.05 (A)(1) Whereas a 10' vision clearance triangle is required at the intersection of East Third Avenue and 6.86' is provided.

The following is taken from the February 11th, 2020 IVC Meeting Minutes:

Commissioner Comments:

- *Commissioners noted that there was a lot of pavement and parking proposed for the lot. Concern about lot coverage and permeability was brought up.*
- *The rhythm of the design was appreciated but the height is an issue.*
- *Accommodating fewer cars was also brought up as a design solution.*

17. IV-20-03-019

1156 Summit Street

Juliet Bullock Architects (Applicant)

- Demolish existing detached two car garage.

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

18. IV-20-03-020

Dickenson Street

Rob Harris (Applicant)

Conceptual Review:

- Construction of an 11 story building that includes a mix of office and residential units, as well as a 7 story parking garage.

19. IV-20-03-021

815 Hamlet Street

Archall –Brad Parish (Applicant)

Rear Addition and New Garage

- Rear addition to the house which will more than double the size and will be taller than the existing house.
- Proposed detached 2-car garage at the rear of the lot along Beacon Alley. Its siding will match the existing house.
- Addition materials to match the existing house and incorporate brick on the rear.
- Rear yard will have patio and landscaping.

The following is taken from the February 11th, 2020 IVC Meeting Minutes:

Commissioner Comments:

- *Applicant needs to explore original siding.*
- *Addition may be too big.*
- *Windows need to be from Approved Windows List.*
- *Brick seems a little applied.*
- *Commissioners suggested that looking at different color combinations would be a good way to go.*
- *No issues came up with the garage based on surroundings.*

20. IV-20-03-022

274 E. 1st Avenue

JBAD (Applicant)

- Develop a 5 story (stepped down to 4 stories) mixed use building at the corner of 2nd Avenue and 6th street.
- Proposed landscaping, per submitted site plan.
- Development to include 2500 SF of retail/ restaurant space and 155 residential units.
- Parking garage to include 155 spaces including 8 accessible spaces
- Separate 2-level concrete parking structure (1-2 bays wide) will provide additional parking for the existing commercial tenants.
- Currently there are 68 surface spaces and 301 spaces under or on the parking structure.

The following is taken from the February 11th, 2020 IVC Meeting Minutes:

Commissioner Comments:

Building Design

- *Commissioners thought that the proposed structure was too tall and it overwhelmed the streetscape.*
- *One Commissioner suggested that if the building had set backs more height could be considered in the design.*
- *It was also noted that the building was too long. Commissioners proposed breaking it up into multiple buildings.*
- *The proposed density was questioned and it was noted that condos would be more appropriate than the large apartment building.*
- *The warehouse design was appreciated.*
- *Long way to go with the design. Suggests variation along the roof line and break down site to have more pedestrian areas.*
- *Pay attention to the streetscape and how it will connect to Milo Grogan. It's important to address that now.*
- *Commissioners had mixed feedback about the design, one liked the warehouse inspiration, while another wanted a more funky design, and yet another noted that the massive building would take some convincing but it could be pulled off.*

Landscaping

- *Commissioners requested landscaping be incorporated into the overall design as they don't like the idea of completely removing it from the area.*
- *Ideas noted were softening up the streetscape to include open spaces in the front and removing parking and adding greenspace or consider something like a parking deck.*

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **IV-20-03-001**

640 North High Street

Lululemon USA INC (Applicant)

Approve application #IV-20-03-001, 640 North High Street, as submitted with any/all clarifications noted:

Install Blade Sign

- Install a non-lit blade sign 10' above the sidewalk, south of the door.
- Sign to measure approximately 2' tall by 2'-1 ½ wide (diameter measures 24").
- As per COA#IV-19-09-006, signage to be temporary, lease is from June 15, 2019 to June 14, 2020.
- **Blade sign to be installed into the mortar, NOT the face of the bricks.**

• **IV-20-03-002**

821 Summit St.

Pro Exterior by APCO –Dan Gesler (Applicant)/ Sarah Vosler (Owner)

Approve application #IV-20-03-002, 821 Summit St., as submitted with any/all clarifications noted:

- Remove non-contributing aluminum windows.
- Replace windows with full frame 2-over-2 Marvin Ultimate Clad double hung windows.
- Exterior wood trim will need to be maintained and repaired, like for like.

Replace Non-Original Windows

- Replace all non-original, non-contributing windows on the house with new, Marvin Ultimate 2-OVER-2, 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-20-03-003**

668 North High Street

Michael Shem Wagner (Applicant)

Approve application #IV-20-03-003, 668 North High Street, as submitted with any/all clarifications noted:

- Paint exterior wood storefront and window trim Behr Ultra Exterior Satin Polar Bear (white).
- Install 30" by 36" square 'macaron bar' blade sign.
- Blade sign will be constructed out of 1" PVC Sign Panel, painted white with holes for hanging from the exiting bracket.
- ½" PVC letters on both sides to be painted Teal MP 14684 Erte Teal (Behr Tropical Sea HDC-MD-22 is a close match)
- Corners of the sign will have a slight radius.

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. Paint chip provided for painting exterior wood storefront and window trim: Behr Ultra Exterior Satin Polar Bear (white).

- **IV-20-03-004**

933 Hamlet Street

St. Joseph Montessori School (Applicant)

Approve application #IV-20-03-004, 933 Hamlet Street, as submitted with any/all clarifications noted:

- Construct a 20' in diameter "gaga pit," per submitted materials.
- Fence will stand 30" tall.
- The gaga pit will be made out of pressure treated lumber and be stained to match the existing playground equipment.
- The pit will also be filled with natural mulch to match the other playground areas.
- Brackets for the pit will be painted blue matching existing playground equipment and school colors.

Construct Gaga Pit

- Gaga pit 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.

- **IV-20-03-005**

1083 Say Avenue

Michael R. Heston (Applicant)

Approve application #IV-20-03-005, 1083 Say Avenue, as submitted with any/all clarifications noted:

- Paint exterior of house SW7072 Online (gray).
- Doors will be painted Alabaster SW7008 (white)
- Trim will be painted Site White SW7070 (white)
- Any damaged, deteriorated, or missing would will be replaced in like kind, as necessary.
- Install a 36" tall wrought iron fence to match neighbors at 1077 Say Avenue.
- The wrought iron fence will be Jerith Manufacturing Co. style #202.
- Fence will be installed per submitted site plan.

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-20-03-007**

15 East Second Street

Jeff Excell & Lauren Culley (Applicant)

Approve application #IV-20-03-007, 15 East Second Street, as submitted with any/all clarifications noted:

- Replacement of existing door and windows with steel frame and insulated glass along the front façade (Second Avenue).

- Addition of new window along east side elevation (Pearl Alley) to match the front elevation, per submitted drawings.
- Remove existing awning.
- Install a goose neck light over the main entrance, per submitted documentation (in yellow).
- A 3'6" square above main entrance is reserved for a future painted sign.
- Prep existing stucco finish for new paint.

Replace Non-Original Windows

- Replace all non-original, non-contributing windows along Second Avenue with new, A&S windows steel casement, of appropriate dimension and profile and to fit the current 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.

Note: Future paint color(s) and future proposed signage will be required to be submitted to the Commission and/or HPO staff for review and approval.

• **IV-20-03-008**

810 N High Street

DaNight Sign Co. –Michael Cox (Applicant)

Approve application #IV-20-03-008, 810 N High Street, as submitted with any/all clarifications noted:

- Installation of a 32" x 17'-9 1/4" cabinet painted to match existing sign, per submitted drawings.
- Will have an aluminum face with 17"x11'-8.4" routed push through letters on existing sign band.
- Letters are routed clear acrylic with white diffuser film on secondary surface and Gold Nugget film on first surface
- Cabinet is internally illuminated with white LEDs.
- Gold Nugget vinyl must be opaque. Translucent vinyl is not permitted.

• **IV-20-03-015**

880 N High Street

Archall –Brad Parish (Applicant)

Approve application #IV-20-03-015, 880 N High Street, as submitted with any/all clarifications noted:

Lighting

- Install three lights on the rear of UDF to improve operations and safety along Pearl Alley.
- Two fixtures would be located along the back of 880 N High (UDF) with one placed centered above an existing man door while the other would be centered below the brick relief on the wall elevation, per the submitted elevation.
- Both fixtures would be located at the same height and would be activated at dusk and off at dawn.
- The third fixture would located inside the trash enclosure, per the submitted drawing.

X. OLD BUSINESS

A. Columbia Gas has a tentative start date of March 16.

B. IV-20-01-018b

285 E Fourth

Logan Fitch (Applicant)/ New Victorians 5 LLC (Owner)

- Main Gothic window on north elevation.
- Louver window on north elevation to be replaced with a new (black) aluminum clad window.

The following is taken from the February 11th, 2020 IVC Meeting Minutes:

Commissioner Comments:

- *Commissioners requested that the windows on the bell tower and gothic window facing north are resubmitted with vertical patrician that allows more of a design alignment with the louvered panel it's replacing.*

- *Commission would like to see stained glass in the large window on the north elevation and see it explored in the smaller window on the bell tower. Applicant should study different ways to part the large window and include stained glass.*
- *The arched windows on the east and west elevations as proposed in this application are not in the correct size and shape.*
- *Further explore stained glass windows throughout church, such potential with what could be done.*

XI. NEW BUSINESS
XII. ADJOURNMENT