THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Meeting Agenda
Italian Village Commission

Location: 111 N Front St., 2nd Floor, Room 204

Date: September 8th, 2026

Time: 4:00pm

Commissioners Present: *Salvadore, Smith, Berardi, Sudy*
Commissioner Absent: *Trott, Kaplansky*
Staff Present: *Vogel*

I. **Call to Order (Chair) 4:03 P.M.**
- **Next Business Meeting:**
  Tuesday, September 29, 2026 at 12:00pm
  111 N. Front St., 2nd Floor, Room 205
- **Next month's Hearing:**
  Tuesday, October 13, 2026 at 4:00pm
  111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- **Overview of Hearing Format**
- **Public Forum:**
  Persons wishing to address the Commission on matters not on the posted agenda are invited to do so; however, the Commission is not able to undertake extended discussion or act on non-agenda items. The communication should be kept to a 3-minute limit.

II. **Approval of Staff Approvals**
The Italian Village Commission hereby accepts all Staff Approved, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Sudy/Berardi (4-0-0) APPROVED.

III. **Approval of Minutes from Last Meeting** – July 14th, 2026
MOTION: Sudy/Berardi (4-0-0) APPROVED.

Staff Reports

Applications for Certificates of Appropriateness

I. **Staff Recommended Applications**

1. **COA2600635**
   1051 Hamlet St.
   Douglas Boyle and Jessica Baggetta Boyle (Owner)
   - MOVED TO STAFF APPROVAL

II. **Continued Applications**

2. **COA2600531**
   1140 Summit St.
   Adam Chiocca (Owner)
   This application is in response to a code violation.
   Approve application COA2600531, 1140 Summit St., as submitted:
   Exterior Building Alterations - Windows
   - Replace 7 previously existing vinyl windows with new vinyl windows, to match previously existing.

   MOTION: Sudy/Berardi (0-4-0) DENIED.

   Reasons for Denial
   - Vinyl windows are not supported, even if previously installed. For windows to be supported they should be wood or aluminum clad and be selected from the Approved Windows List.
   - Approving the application as presented would be setting a different standard than has previously been established in the neighborhood.

III. New Applications

3. **COA2600662**
   866 Summit St.
   Kevin Myers (Owner)
   - MOVED TO STAFF APPROVAL

4. **COA2600847**
   151 E 3rd Ave.
   Paige Kaplansky (Applicant)/ Mark Grillo (Owner)
   - MOVED TO STAFF APPROVAL

5. **COA2600852**
   970 N. 6th St.
   Christina and Taylor Gustavson (Owner)
   - MOVED TO STAFF APPROVAL

6. **COA2600780**
   274 E 1st Ave.
   Zac Romer-Jordan and Bhakti Bania with BBCO Design (Applicant)/Wood Stone Columbus First Avenue II LLC (Owner)
   Approve application COA2600780, 274 E. 1st Ave., with the following clarifications:
   Demolition
   - Demolish existing multi-structure complex north of E. 1st Avenue, east of N. 6th Street, south of 2nd Avenue.

   New Construction
   - Construct five buildings, including three, three-story apartment buildings; two four-story apartment buildings; with an attached three-and-a-half-level parking structure.
   - **NOTE:** The faux-wood metal panel siding is to be the 24 gauge option.

- **NOTE:** The garage lighting plan is to be reviewed by a subcommittee of Commissioner Sudy and Commissioner Smith, prior to issuance of a certificate.
- **NOTE:** No signage was approved as part of this application, and all signing – including address signage – shall be approved by the Commission in a separate application.

MOTION: Sudy/Berardi (4-0-0) APPROVED.

7. COA2600718

850 N. High St.
Zelta Design (Applicant)/ One Short North LLC (Owner)
Approve application COA2600718, 850 N. High St., with the following clarifications:
New Construction

- Install new rooftop mechanical equipment at the rear of the rooftop, with kitchen exhaust duct penetrating exterior wall of the property at the rear.
- **NOTE:** The proposed louver on the rear wall of the property to be painted "Sherwin Williams Black Magic" to match the ductwork and the guard rail.

MOTION: Sudy/Berardi (4-0-0) APPROVED.

8. COA2600762

168 E. Lincoln St.
Maxwell Hentosh (Applicant)/ Bishop Edward J Herrmann (Owner)
Approve application COA2600718, 168 E. Lincoln St., with the following clarifications:
New Construction

- Install a new, 247 sq. ft. prefabricated outbuilding with overhead garage door, per submitted documentation.
- **NOTE**: Drawings to be updated to show the use of the existing metal fence with landscaped evergreen screening behind the fence.
- **NOTE**: A dark paint color to be used on the siding and overhead door of the shed.
- **NOTE**: Paint color and updated drawings to be submitted to staff for review and approval prior to issuance of a certificate.

MOTION: Sudy/Smith (4-0-0) APPROVED.

Commissioner Comments

- The Commission were comfortable with this application as the shed sits in a full enclosed interior location behind an existing fence that will be augmented with landscaping to provide a full visual buffer. The shed will also be painted a dark color to camouflage its appearance from the exterior of the site.

9. COA2600854

835 Summit St.
Anthony Woodford (Applicant)/1ST NATIONAL CASH REFUND INC (Owner)
Continue application COA2600854. 835 Summit St., to allow the applicant time to propose a solution that addresses the property holistically and is consistent with City Code and Italian Village Guidelines:
This application is in response to a code violation.
New Construction

- Rear porch demolished, and addition partially demolished without approval.
- Rebuild the south wall of the addition on the southwest corner of the property.
- Install new drop siding and roof shingles, per submitted documentation.
- Install new windows and doors in existing openings.
- Enclose existing door opening on south wall of the addition.

MOTION: Sudy/Berardi (4-0-0) CONTINUED.

Commissioner Comments

- It was clarified that the rear porch that was removed was a contributing feature of the home and should be returned as it was originally.
- The Commission requested drawings be prepared of the rear porch, so that they can understand how the whole of the rear addition rebuild will work together. Commissioners were not comfortable moving the application forward without this detail due to the location of the door on the addition and the height of the finished floor level from grade.
- Updated trim specifications were requested that note the material of the trim.
- It was noted that the box gutter detail drawing does not show the crown molding detail that is seen on the photographs and was requested to be updated.
- It was clarified that the rear porch has k-style gutters, and that those could remain on the porch.
- The Commission requested clarification on the front porch, and would be comfortable handling that in a separate application.

IV. Staff Approved Applications

- **COA2600635**
  1051 Hamlet St.
  Douglas Boyle and Jessica Baggetta Boyle (Owner)

  Exterior Building Alterations - Roofing
  - Replace asphalt shingle roof with GAF Royal Sovereign 3-tab shingles in Weathered Gray, a color that is not currently on the approved shingles list.

  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. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:	*Style:*	*Color:*

[x] GAF Royal Sovereign (standard 3-tab) [x] Weathered 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.

- **COA2600662**
  866 Summit St.
  Kevin Myers (Owner)
  Exterior Alterations
  - Remove existing wood porch steps and replace with new TimberTech steps in same location and configuration as existing.
  - Post lights to be installed in same size and location as existing post lights.
  - Porch railing is to be replaced with a matching design to the stair rail.

- **COA2600847 [Salvadore]**
  151 E 3rd Ave.
  Paige Kaplansky (Applicant)/ Mark Grillo (Owner)
  Landscaping
  - Install a new, 36" tall wrought iron fence in front and side yard of property.
  - Install new landscaping, per submitted landscape plan.
  - Removal of tall shrub to accommodate new fencing is requested.
  - NOTE: Fence design is to be "Option A" as noted in the submitted drawings.

- **COA2600852**
  970 N. 6th St.
  Christina and Taylor Gustavson (Owner)
  Exterior Building Alterations
  - Create new opening on rear addition of the home to accommodate a new window.
  - NOTE: Window to be double hung to ensure the applicant has an appropriate design for emergency egress.

- **COA2600787 [Smith]**
  60 E 4th Ave.
  NWP III LLC (Owner)
  Approve application COA2500787, 60 E. 4th Ave., as submitted:
  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.
    - Paint for the trim and siding to be custom matched to the existing siding and trim by Sherwin Williams.
- **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.

- **COA2600826**
  844 – 846 Hamlet St.
  Steve Hurtt – UrbanOrder (Applicant)/ 844 Hamlet LLC. (Owner)
  Approve application COA2600826, 844-846 Hamlet St., as submitted.
    - Paint siding, trim and porch details of duplex:
        - Siding to be painted Sherwin Williams SW6173 "Cocoon"
        - Trim and porch to be painted Sherwin Williams SW6171 "Chatroom"

  <u>Exterior Painting</u>
    - 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.
        - Siding to be painted Sherwin Williams SW6173 "Cocoon"
        - Trim and porch to be painted Sherwin Williams SW6171 "Chatroom"

- **COA2600853**
  811 Hamlet St.
  Sara Pieren (Owner)
  Approve application COA2500853, 811 Hamlet St., as submitted:
    - Remove existing asphalt shingles, vinyl siding, and deteriorated wood trim on existing

house and detached garage.

- Roofs to be replaced with Owens Corning shingles in the color of Estate Gray
- Vinyl siding to be replaced with Hardie plank Select Cedarmill siding in the color of Slate Gray on house (excluding front gables) and detached garage.
- Trim to be replaced with Hardie cement board trim in the color of Arctic White on house and detached garage.
- Gables on front of house to be sided in Westlake Royal Building Portsmouth 7 inch Cedar Shake in Oceanside.

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. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:	*Style:*	*Color:*
[x] Owens Corning	(standard 3-tab)	[x] Estate 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.

- **COA2600864**
  181 E 2nd Ave.
  Hamlet and Second Multifamily LLC (Owner)
  Approve application COA2500864, 705 N. 181 E. 2nd Ave., as submitted:
  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.
    - Exterior wood elements to be painted a combination of Sherwin Williams "Alabaster" SW 7008 and Sherwin Williams "Iron Ore" SW 7069.

V. New Business

VI. Old Business

VII. Adjournment 4:55 P.M.

MOTION: Sudy/Smith (4-0-0) ADJOURNED.

Applicants or their representatives must attend this hearing for new and continued applications for Certificates of Appropriateness and Certificates of Approval. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. 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.