

Meeting Minutes

Italian Village Commission

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

📅 **Date:** June 9, 2026

🕒 **Time:** 4:00pm

Commissioners Present: *Salvadore, Trott, Kaplansky, Smith*

Commissioner Absent: *Berardi, Sudy*

Staff Present: *Vogel*

I. Call to Order (Chair)

- **Next Business Meeting:**

Tuesday, June 30, 2026 at 12:00pm
111 N. Front St., 2nd Floor, Room 205

- **Next month's Hearing:**

Tuesday, July 14, 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: Trott/Smith (4-0-0) APPROVED.

III. Approval of Minutes from Last Meeting – [May 19, 2026](#)

MOTION: Kaplansky/Trott (4-0-0) APPROVED.

Applications for Certificates of Appropriateness

I. Continued Applications

1. [COA2600254](#)

144 E. 2nd Ave.

Teresa Moore (Owner)

Continue application COA2600254, 144 E. 2nd Ave., to allow the applicant time to note the height of the rot on each original board:

Exterior Building Alterations - Siding

- Remove existing wood siding and composite battens.
- Replace with new James Hardie board and batten siding.

MOTION: Kaplansky/Trott (4-0-0) CONTINUED.

Commissioner Comments

- The Commission were concerned with how a repair would look on this style of siding. How tall would each repair need to be, and how tall would the band board need to sit if that option was preferred to the Commission?
- Commissioners noted that the join between the original boards and new repair boards would be very visible.
- A height of demarcation of the rot was requested for each of the boards on the original structure.

II. New Applications

2. COA2600427

839 Summit St.

Ben Goodman (Owner)

Approve application COA2600427, 839 Summit St., as amended:

Demolition and New Construction – Porch Reconstruction

- Remove existing porch structure, constructed around 1985.
- Construct new front porch with hip roof, round columns, Ogee gutters and bead board porch ceiling.
 - Most porch elements to be of wood construction.
 - Shingles to be selected from the approved shingle list.
- **NOTE:** The design for the stair handrail to be provided to staff for review and approval prior to issuance of a Certificate.

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

3. COA2600410

1041 Summit St.

Niels Braam – SignCom Inc. (Applicant)/Italian Village Market LLC (Owner)

Approve application COA2600410, 1041 Summit St., as amended:

Signage/Graphics

- Install three total signs on face of building for two tenants.
 - On South Elevation: install one 24.81 sq. ft. non-illuminated wall sign on gable.
 - On East Elevation: install one 7.87 sq.ft. non-illuminated projecting sign on gable, and one 24.53 sq. ft. externally illuminated wall sign on roof-mounted mechanical screening fence.
- **NOTE:** Additional imagery showing the location of the Italian Village Market sign on the screening to be provided to staff for review and approval prior to issuance of a Certificate.
- **NOTE:** Updated color scheme for the Prime Street Food blade sign and wall sign to be provided to staff for review and approval prior to issuance of a Certificate.
- **NOTE:** The Commission are comfortable with the amount of signage as there are two tenants in this building, per the Short North Design Guidelines on Signage.

MOTION: Kaplansky/Trott (3-0-1) APPROVED. [Salvadore]

4. [COA2600273](#)

98 Warren St.

Dominic Bruno (Owner)

Continue application COA2600273, 98 Warren St., to allow the applicant time to gather additional information to support their application:

Exterior Building Alterations - Windows

- Replace all 1-over-1 wood windows on first and second stories of the home with new, 2-over-2 Pella Architect Reserve wood windows.

MOTION: Kaplansky/Smith (4-0-0) CONTINUED.

Commissioner Comments

- The Commission were sympathetic to the energy efficiency concerns but note the importance of repairing and retaining the historic fabric of the building where possible.
- It was requested that the documentation from the window restoration companies that evaluated the windows is provided to staff prior to the next hearing.
- The Commission would be in favor of the replacement of deteriorated storm windows.

5. [COA2600337](#)

959 Mt. Pleasant Ave.

Jackson Lavelle (Owner)

After presentation by the Applicant and discussion by the Italian Village Commission, Application #COA2600337 was divided into items 'a' and 'b' for clarity of review and the following motions were made, votes taken, and results recorded:

MOTION to split Application COA2600337 into two parts: Kaplansky/Trott (4-0-0) APPROVED:

COA2600337a Exterior Building Alterations – Roofing

Approve application COA2600337a, 959 Mt. Pleasant Ave., as submitted:

- Replace existing k-style gutters on the porch, to match existing.
- Replace metal roof on the bay windows, to match existing.

MOTION: Kaplansky/Trott (4-0-0) APPROVED.

COA2600337b Exterior Building Alterations – Roofing

Approve application COA2600337b, 959 Mt. Pleasant Ave., as submitted:

- Remove existing 3-tab asphalt shingle roof on main home and front porch, and replace with new Owens Corning dimensional shingles in estate gray.
- Remove original stop gutters on the main home and replace with Ogee/K-style gutter system.

MOTION: Kaplansky/Trott (0-4-0) DENIED.

Reasons for Denial

- The Commission noted that the removal of the stop gutters is not consistent with the Italian Village Guidelines for Gutters and Downspouts. They stated that if a gutter system had deteriorated beyond repair, the recommendation would be to rebuild like-for-like.
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Commissioner Comments

- It was noted that approving the dimensional shingles and removal of the gutters retroactively simply because the work has been completed would not be a fair enforcement of the guidelines, because neither of these items would have been approved if the applicant had presented to the board prior to the work taking place. The Commission stated that they are there to uphold the City Code and Guidelines in the district, and to be as fair and even with that as possible.

6. [COA2600477](#)

375 E. 5th Ave.

Ascent Roofing (Applicant)/ Clark Grave Vault Co. (Owner)

Continue application COA2600477, 375 E. 5th Avenue, due to loss of quorum:

Exterior Building Alterations - Roofing

- Remove existing 3-tab asphalt shingle roof on portion of roof, per submitted documentation.
- Replace with new, Certainteed Landmark Pro dimensional shingles in Max Def Evergreen to match the color of the existing roof.

MOTION: Kaplansky/Smith (4-0-0) CONTINUED.

III. **Conceptual Applications**

The following items were moved to the next hearing date due to a loss of quorum:

7. [COA2600408](#)

829 Hamlet St.

Steve Hurtt – Urban Order (Applicant)/Dwayne Young (Owner)

Conceptual

Exterior Building Alterations

- Replace the existing shed roof on addition with a new gable roof.
- Add new window and door openings with Marvin products. Trim and proportions to match the existing home.

8. [COA2600518](#)

274 E 1st Ave.

Zac Romer-Jordan and Bhakti Bania with BBCO Design (Applicant)/Wood Stone Columbus First Avenue II LLC (Owner)

Conceptual

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.

- The Commission questioned the saturated color palette and noted that the balconies should be an easily maintainable color and surface – accent colors should be saved for the building.
- Commissioners were supportive of the roof garden concept and of all of the additional greenspace. It was noted that if greenspace is too heavily planted, it cannot be enjoyed – some relief with open space, like a pocket park, was encouraged.
- The Commission stated that the red brick feels more industrial and was a nod to the site’s history, but a mix of materials is encouraged, as is some differentiation in building design throughout the site.

IV. Staff Approved Applications

- **COA2600293**

731 Kerr St.

Brian Dunfee (Owner)

Approve application COA2600293, 731 Kerr St., as submitted:

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:

☐ CertainTeed

☒ **GAF**

☐ Certain Teed

☐ GAF

☐ Owens Corning

☐ Tamko

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

(standard 3-tab)

Color:

☐ Stonegate Gray

☐ **English Gray Slate**

☒ **Weathered Slate**

☐ Nickel Gray

☐ Nickel Gray

☐ Estate Gray

☐ Antique Slate

- 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.

- **COA2600325**

979 N. 6th St.

Ivan Whitworth (Owner)

Approve application COA2600325, 979 N. 6th St., as submitted:

- Repaint exterior of home;
 - Siding to be Sherwin Williams SW0031 “Dutch Tile Blue”
 - Trim to be Sherwin Williams SW7551 “Greek Vanilla”

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.
- **COA2600359**
51 E. 4th Ave.
Ryan Foster (Owner)
Approve application COA2600359, 51 E. 4th Ave., as submitted:
 - x. Repaint siding, trim and doors.
 - xi. Trim color to be Sherwin Williams SW9130 “Evergreen Fog”
 - Siding color to be Sherwin Williams SW2936 “Black Emerald”
 - Door color to be Sherwin Williams SW7592 “Rustic Red”.

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.

- **COA2501332**

[SALVADORE ABSTAINED]

1016 Summit St.

Shannon Salvatore (Owner)

Approve application COA2501332, 1016 Summit St., as submitted:

- Replace cracked or missing fiber cement siding with weatherside fiber cement siding (profile shingle).
- Trim and Windows: Repaint white, replace caulking where needed.
- Refasten awnings over front doors.
- Replace back screen door on 1016 Summit St.
- Install PVC pipe for electric and communication wires on side of 1012 Summit St.

Repair Fiber Cement Siding

- Replace any/all damaged, deteriorated, and missing straight edge, fiber cement, shingle siding with new, straight edge, fiber cement, shingle siding of exact same color, style and dimension; like-for-like.

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.
- Paint all wood trim, windows, doors, etc. the exact same color as currently exists on the wood trim with Behr HDC-NT-10A "Dolphin Gray".

Install New Storm Door

- Install a new, storm door on the rear entrance to the home.
- Cut sheet and color chip for the new storm door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of the door.

- **COA2600366**

783 Kerr St

Samuel Kuo (Owner)

Approve application COA2600366, 783 Kerr St., as submitted:

Install Radon Mitigation System

- Install new radon mitigation system on the south side of the house, behind the existing fence.
- The exhaust piping to be painted to match the siding color on the house so as to blend in visually with the building surface as much as possible.
- All work to be as per sketch and specifications submitted by *Protect Environmental* in accordance with industry standards, and all applicable City Building Codes.
- **COA2600367**
86 Warren St.
Josh Wood (Applicant)/ John Holsinger (Owner)
Approve application COA2600367, 86 Warren St, as submitted with the following clarifications:
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:

☐ CertainTeed

Style:

Carriage House (dimensional)

Color:

☐ Stonegate Gray

☒ GAF

Slateline (dimensional)

☒ English Gray Slate

☐ Weathered Slate

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- 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.
- **COA2600417**
156 E. 4th Ave.
Ronald Cohan (Owner)
Approve application COA2600417, 156 E. 4th Ave., as submitted:
 - Replace shingles on both the home and detached garage with new CertainTeed XT25, 3-tab shingles in Nickel 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.

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:

☐ CertainTeed

Carriage House (dimensional)

☐ Stonegate Gray

☐ GAF

Slateline (dimensional)

☐ English Gray Slate ☐
Weathered Slate

☒ Certain Teed

(standard 3-tab)

☒ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Owens Corning (standard 3-tab) ☐ Estate Gray

☐ Tamko (standard 3-tab) ☐ Antique Slate

- 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.

- **COA2600402**

375 E. 5th Ave.

Ascent Roofs (Applicant)/ Clark Grave Vault Co. (Owner)

Approve application COA2600402, 375 E 5th Ave, as submitted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new 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.

- **COA2600419**

959 Mt. Pleasant Ave.

James Ryan (Applicant)/Jackson Lavelle (Owner)

Approve application COA2600419, 959 Mt. Pleasant Ave., as submitted:

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new red brick pavers in a basket weave pattern in the exact same location and of the exact same dimension, as necessary.

- All work to be in accordance with industry standards and all applicable City Building Codes.

Remove Existing Concrete Steps and Install Limestone Steps

- Remove any/all damaged and deteriorated, concrete service steps, and dispose of all debris in accordance with Columbus City Code.
- Install new limestone steps in the exact same location and of the exact same dimensions, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.

- **COA2600455**

56-58 E. Prescott St.

Brian Carle (Owner)

Approve application COA2600455, 56-58 E. Prescott St., as submitted:

- Paint exterior trim with Valspar Duramax 97% Black Paint (equivalent to Sherwin Williams SW1441 "Tricorn Black").

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 for trim to be Valspar Duramax 97% Black Paint (equivalent to Sherwin Williams SW1441 "Tricorn Black").
- **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.

- **COA2600456**

924 Hamlet St.

Philip Crawford, Crawford Restoration LLC/ Stacey and Craig Unverferth (Applicant/Owner)

Remove and Install New Asphalt Shingle Roof

- Remove asphalt shingles on the main roof on the east and south elevations, 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, synthetic underlayment 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 CertainTeed or GAF Slateline in English Gray Slate.
 - 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, and replace the existing four metal turtle vents with new in the same locations per the submitted materials.
- **COA2600496**
940 N. High St.
Paul Lyda – Sign Affects (Applicant)/The Brunner Building LLC (Owner)
Approve application COA2600496, 940 N. High St., as submitted:
 - Install new double faced, non-illuminated, projecting sign face on existing bracket:
 - Signage to be 15" high by 60" wide (6.25 sq. ft.);
 - Sign to be double sided matte black 6mm ACM panel with white flat cut acrylic letters and gloss black vinyl border and logo.

V. New Business

VI. Old Business

VII. Adjournment (5:06 pm)

MOTION: Kaplansky/Trott (4-0-0) APPROVED.

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.