

Meeting Minutes

Italian Village Commission

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

📅 **Date:** June 30, 2026

🕒 **Time:** 12:00pm

Commissioners Present: *Berardi, Sudy, Trott, Smith*

Commissioner Absent: *Salvadore, Kaplansky*

Staff Present: *Vogel*

I. Call to Order (Chair) (12:07 pm)

- **Next Business Meeting:**
Tuesday, July 28, 2026 at 12:00pm
111 N. Front St., 2nd Floor, Room 205
- **Next month's Hearing:**
Tuesday, August 11, 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 Minutes from Last Meeting – June 9, 2026

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

Applications for Certificates of Appropriateness

I. Continued Applications

1. [COA2600477](#)

375 E. 5th Ave.

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

Motion to approve application COA2600477, 375 E. 5th Ave., as submitted with clarifications as noted:

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.
- **NOTE:** The Commission approved the use of the dimensional shingle for this application due to the location being concealed in the valley of the of the roof and not being visible from the

street, required higher wind load for this property, and the lack of availability of other, more appropriate shingles in the required green color at the time of this application.

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

II. Conceptual Applications

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.

NO ACTION TAKEN

Commissioner Comments

- The Commission noted that, although the footprint of the addition is visible on the Sanborn maps provided, it may be the case that the addition has seen many iterations over the course of time.
- Commissioners expressed concern about the pitch and size of the gable on the addition proposed and suggested that the gable should be brought below the ridgeline of the house, so that it appears subservient to the original roof.
- It was noted that the number of windows on the addition is understandable with the intent of using this area as a sunroom, but Commissioners asked the applicant to consider what will happen with the existing fence.

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.

NO ACTION TAKEN

Commissioner Comments

- Commissioners praised the effectiveness of the recessed/cantilevered balconies but noted that the color of the railings seems very dark. There was safety concerns surrounding the horizontal railings.

- Commissioners asked how the courtyard between the building could be activated, as it seems like a dark space on renderings.
- The wrap-around balconies on the corners are effective; the Commission requested a similar treatment on the 2nd Avenue corner.
- The Commission noted that the dog park should be integrated into the site to allow the buildings to front the corner.
- The Commission requested additional trees in the parking lot, and landscaping was requested to be simplified with less annuals. Commissioners requested that plants are labeled with the leader on the landscaping plan.
- It was asked whether the trees along 6th St could be saved, or whether new trees would be planted, and if anything could be planted at a lower profile along 1st Ave.
- Further detail on the finishes of the buildings was requested, with concern that the first floor blonde brick appears stark and worries about the longevity and maintenance of the faux-woodgrain aluminum siding. Commissioners requested examples of where this siding has been successfully installed. Additionally, more detail on how the 2nd Avenue frontage will integrate with City's plan for improvements along this frontage.
- The Commission requested full elevation sets for the final review, including parking garage and center building details. Additionally, lighting details for both the parking garage and residential buildings should be included.

III. New Business

IV. Old Business

V. Adjournment (01:16 pm)

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.