

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, December 16, 2014

6:15 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Connie Torbeck (645-0664) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@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 13, 2015 – 50 W. Gay St. – First Floor - Conference Room A

III. NEXT COMMISSION MEETING – Tuesday, January 20, 2015 – 50 W. Gay St. – First Floor - Conference Room B

IV. SWEAR IN STAFF

V. APPROVAL OF MINUTES – Tuesday, November 18, 2014.

VI. PUBLIC FORUM

• 14-11-10

This application was continued from the November 18, 2014 Italian Village Commission meeting at the request of RGB, LLC to allow time to submit a site plan for proposed new construction adjacent to the alley.

Request for Recommendation to the Department of Public Service

- RGB, LLC has contacted the Department of Public Service regarding the possible sale of a portion of the Hull Alley right-of-way north of Warren Street between High and Pearl Streets, per the submitted site plan.

VII. STAFF APPROVALS

VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 14-12-7

944 North High Street

Stan Young/Columbus Sign Co. (Applicant)

CEMAC Properties, LLC. (Owner)

An application and renderings have been submitted.

Install New Wall Sign

- Install one (1) new wall sign, per the submitted rendering.
- New sign composed of channel fabricated, 5" deep aluminum letters with business name, "ROCKET FIZZ," with exposed neon and clear lens, set on an aluminum pan backer, painted "Silver Metallic."
- Aluminum letters interior color to be "Red," and exterior color to be "Black."
- Neon to be single stroke, pink tube.
- Non-illuminated, computer cut, vinyl letters with business name tag line, "Soda Pop & Candy Shop," to be below the channel letters. Vinyl letter colors to be "Bright Pink," with "White" outline.
- Sign to measure 114" W x 17" H. (total 13.5 sq. ft.).

Install New Projecting Sign

- Install one (1) new, non-illuminated, double-face, projecting sign, per the submitted rendering.
- Sign to include business name, "ROCKET FIZZ," in ½" thick PVC letters. Letters faces painted "Red." Letter return edges painted "Black."
- Computer cut business tag line, "Soda Pop & Candy Shop," to be "Bright Pink," vinyl letters with "Black" outline.
- Sign attached to brick building with a steel wall plated.
- Sign to measure 48" W x 17" H. (total 5.6 sq. ft.).

2. 14-11-17

674 North High Street

Dana Depew/NorthCoast Sign Inc. (Applicant)

John Allen/Short North Tavern (Owner)

This application was continued from the November 18, 2014 IVC hearing to allow time for the Applicant to submit revised drawings for a design without face illumination of the letters. Revised drawings have been submitted.

New Projecting Sign

- Install one (1) new, double-faced, 10 inch thick aluminum sign cabinet, painted black, with the letters "TAVERN" routed out of the faces, per the submitted drawing.
- Routed out letters to be backed with translucent acrylic.
- Opaque, offset letters, painted off-white, to "float" over the routed out letters, allowing LED lights inside the cabinet to create a halo effect around the opaque, offset letters.
- Sign to measure 105" H x 12" W. (total 8.75 sq. ft.).

3. 14-12-8

227 East Third Avenue

Matt Tewanger (Applicant)

New Victorians (Owner)

An application and photograph have been submitted.

Projecting Sign

- Retain the existing projecting sign that was installed prior to review and approval.
- The double-faced, 24" x 24", aluminum sign hangs on a 36" metal bracket.
- The sign is painted white with red logo and trim and black lettering including the business name, "CRAVINGS CARRYOUT CAFÉ."

4. 14-12-9b

263 Detroit Avenue

Arch City Realty Group, LLC (Applicant/Owner)

Removal of the existing deteriorated wood siding and installation of new wood siding was approved at the November 18, 2014 IVC hearing. Additional work has been staff approved (see below). An application and photographs have been submitted.

Install New Windows

- Remove existing deteriorated and non-original, one-over-one, double-hung windows, and install new all wood (interior/exterior) one-over-one, double-hung windows.
- New window sash to fit the size of the original window sash openings.
- Cut sheet/product specifications to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- All exterior trim elements to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the aluminum siding and any/all non-original trim repair patches. All trim to project ½" to ¾" above the surface of the new wood siding (see COA # 14-11-18).
- Prepare all exterior, wooden surfaces on all elevations of the building using the appropriate hand tools. Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish color schedule to be submitted to Historic Preservation Office staff for final review and

approval in consultation with the Italian Village Commission.

Note: No exterior alterations are to be made to any existing exterior window openings until new evidence is revealed that any original window openings were in a different location prior to the residing of the structure with the existing non-contributing siding.

CONTINUED APPLICATIONS

5. 14-10-14

1049-1051 North Fourth Street

Jared Williamson (Applicant)

Kevin Lykens (Owner)

This application was continued from the October 21st and November 18th IVC agenda, in the absence of the Applicant to allow time to submit revised drawings.

Install Signage

- Install one (1) new wall sign, per the submitted drawing.
- New sign to consist of externally illuminated, individual, metal letters “MISSION COFFEE CO.” “HANDCRAFTED” “EST. 2011” and a coffee cup logo.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:20 P.M

6. 14-10-16 (Variance Recommendation)

920 North High Street

Mike Fitzpatrick & Jeff Meacham (Applicants)

Emerald Light Ltd. (Owner)

This application was continued from the October 21st and November 18th IVC agenda at the request of the Applicant.

An application, site plan, and statement of hardship have been submitted.

Request for Variance Recommendation

- 1) 3312.11, Drive-up Stacking Area, to reduce stacking for a restaurant pickup window from eight (8) spaces to four (4) spaces.
- 2) 3312.49(A)(B), Minimum Number of Parking Spaces Required, which Section requires a total of 169 parking spaces for 13,008 sq. ft. of building area for multi-tenant restaurant use and 2,140 sq. ft. of accessory patio area, while 8 spaces are provided on-site and off-site parking will also be provided, and to reduce required bicycle parking from 10 spaces to 6 spaces.
- 3) 3312.53, Minimum Number of Loading Spaces Required, which Section requires one (1) loading space for commercial uses with an aggregate area between 10,000 and less than 75,000 square feet, while the aggregate building commercial use area will be 13,008 +/- square feet and applicant proposes to not provide a loading space.
- 4) 3356.11, C-4 District Setback Lines, which Section requires a minimum building setback of 60 feet (North High Street, 4-2D arterial) and 8 +/- feet (East First Avenue, existing building to the east), while applicant requests zero (0) building setback on both streets in keeping with the historic commercial corridor.

7. 14-11-12

1014 North High Street (Fireproof Building Addition)

Tai Lieu (Applicant)

Fireproof Partners, LLC. (Owner)

This application was continued from the November 18th IVC agenda to allow time to submit revised drawings. An application, rendering, and section drawing have been submitted.

New Projecting Sign

- Install one (1) new projecting sign, per the submitted drawings.
- New, double-faced, round, 6” deep aluminum cabinet to have painted, aluminum faces with routed letters.
- Sign faces to be opaque, with internal LEDs to illuminate the routed business name, “Tai Tiki,” and a portion of the Tiki face profile only, per the submitted rendering.
- Sign faces to be gradient dark “Maroon” to dark “Red,” with “Midnight Blue” edge border.
- Text to be illuminated “Pale Yellow,” with opaque “Midnight Blue” drop shadow.
- Tike face profile to be “Midnight Blue” with illuminated “White” highlights.
- “Satin Silver” aluminum bracket to include cut-out aluminum bamboo leaf detail, painted “Black.”

New Awning

- Install two (2) new fabric awnings facing onto High Street, per the submitted renderings.
- New awnings to include the “Tai Tiki Polynesian Bar & Grill” name and logo on the flap of the front flap.

8. 14-11-14

850 North Fourth Street

Carrie Lierl/Columbus Growing Collective (Applicant)

Jeffrey New Day, LLC. (Owner)

A temporary private garden was approved at this location for a period of one year from the date of approval (January 21, 2014). Continuation of the garden beyond the one year period will require a new application and review by the Italian Village Commission. An application and photographs have been submitted.

New Signage/Permanent/Conceptual

- Install two (2), new, permanent signs in Spring 2015, per the submitted site plan.

New Kiosk

- Install one (1) new, wood, informational kiosk, per the submitted site plan and example photograph.

9. 14-11-20

1167 Mt. Pleasant Avenue

Moe Hassan & Romeo Issa (Applicants)

Debora Czech & Roman Czech (Owners)

This application was continued from the November 18, 2014 IVC agenda to allow time to submit revised design drawings. An exterior patio enclosure was installed prior to review and approval. A building order violation was issued October 3, 2014.

Retain Existing Patio Enclosure

- Modify the existing patio enclosure.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:35 P.M

10. 14-12-10

1120 North High Street

Karrin Ballard (Applicant)

The Katz Interests (Owner)

An application and photographs have been submitted.

Install New Signage

- Remove the existing awning, per the submitted photograph.
- Install a new sign consisting of an empty, aged whiskey barrel, including the name and logo of the business, “BARREL – SPIRITS ON HIGH,” per the submitted photograph and rendering.
- Barrel dimensions are 34” High x 24” Wide.

11. 14-12-11

933 Hamlet Street

Jason Kentner (Applicant)

St. Joseph's Montesorri School (Owner)

An application, landscape plan, renderings, and photographs have been submitted.

Landscape Master Plan/Phase I/Outdoor Classroom Project

- Install new outdoor class room area and garden area, consisting of separate gathering spaces defined by different surface materials, per the submitted site plan.
- New surface materials include on-grade composite decking, natural stone patio, gravel, and recycled synthetic mulch.
- Arbor/vine trellis to be future installation.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M

12. 14-12-12

1059 Say Avenue

Jim Saltz (Applicant)

Chris Perry (Owner)

This application was conceptually reviewed at the November 18, 2014 IVC hearing. An application, landscape plan, renderings, and photographs have been submitted.

Exterior Alterations/Phase I – Existing House

- North elevation – No alterations.
- East/front elevation – No alterations.
- West elevation – No alterations.

South elevation

- Remove the existing, non-original window on the first story of the gable end.
- Install four (4) new, double-hung sash windows on the first and second stories of the gable end, per the submitted drawing.
- Install one (1) new door opening at the side ell, per the submitted drawing.
- Create a three-foot wide opening in the existing, porch privacy panel to allow access to the new door opening.

Demolition and New Construction/Phase II (Conceptual)

- Demolish the existing, one-story, rear addition.
- Build new, two-story, rear addition on the same footprint, per the submitted drawings.
- Siding to be horizontal lap siding.
- Roof shingles to match existing asphalt shingles.
- Gutters and downspouts to match existing.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 P.M

13. 14-11-26

955 North Sixth Street (North Lot)

Juliet Bullock (Applicant)

955 North Sixth Street, LLC (Owner)

This application was conceptually reviewed at the September 16 and November 18, 2014 IVC hearings. Approval of the variance package was recommended at the November 18 hearing. An application, site plan, floor plans, and elevation drawings have been submitted. Applicant seeks final approval.

New Construction

- Construct a new, brick, single-family residence on the existing vacant lot, per the submitted drawings.
- Windows to be aluminum-clad wood, one-over-one, double hung sash windows.
- Limestone headers and sills to be solid, not split.
- Front and rear porch railings to be wood, per the submitted detail drawing. Spaces between balusters to be no more than two-inches (2"). Front porch columns to be composite. Porch ceiling to be bead board.

- Garage siding to be 5 ¼" exposure cementitious siding.
- Cut sheets/specifications for all siding materials, roofing materials, windows, dwelling and garage doors, porch railings, and light fixtures to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of a Certificate of Appropriateness.

The following is from the November 18, 2014 IVC hearing:

Commissioner Comments

David Cooke:

- Would like to see two separate garage doors on one of the garages rather than a combined double door. Preferably for the brick house garage.
- Will need to see light fixtures for the garages.

Todd Boyer:

- The brick house seems a bit wide, but if it fits the scale of the nearby duplexes, could be okay.
- Thinks it would be appropriate to have traditional porch detailing on the brick house.
- Likes the idea of making the board and batten house a bit more contemporary, but would like to see a bit of relief from the board and batten. It loses some scale if completely board and batten.

Rex Hagerling:

- Agrees that the porch of the brick house should have traditional detailing. Also agrees with Commissioner Boyer's comment about the board and batten.

NO ACTION TAKEN

14. 14-11-27

955 North Sixth Street (South Lot)

Juliet Bullock (Applicant)

955 North Sixth Street, LLC (Owner)

This application was conceptually reviewed at the September 16 and November 18, 2014 IVC hearings. Approval of the variance package was recommended at the November 18 hearing. An application, site plan, floor plans, and elevation drawings have been submitted. Applicant seeks final approval.

New Construction

- Construct a new, frame, single-family residence on the existing vacant lot, per the submitted drawings.
- Exterior cladding for dwelling to be a combination of 5 ¼" exposure cementitious siding and board-and-batten siding, per the submitted elevation drawings.
- Windows to be aluminum-clad wood, one-over-one, double hung sash windows.
- Foundation to be poured concrete faced with split face block.
- Front porch roof to be standing-seam-metal. Front porch privacy railing and hand rail to be wood, per the submitted detail drawing.
- Rear porch railings to be wrought iron/steel.
- Cut sheets/specifications for all siding materials, roofing materials, windows, dwelling and garage doors, porch railings, and light fixtures to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of a Certificate of Appropriateness.

CONCEPTUAL REVIEW

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M

15. 14-9-17

1089 Summit Street (rear)

Juliet Bullock (Applicant)

Chad Seiber/1081-1089 Summit Street, LLC (Owner)

This application was conceptually reviewed at the September 16, 2014 IVC hearing. An application, site plan, floor plans, and elevation drawings have been submitted. Applicant seeks conceptual approval. Application for related variance package follows.

Construct New Single-Family Dwellings

- Construct two new, contemporary, single-family dwellings, per the submitted site plan and elevation drawings.

The following is from the September 16, 2014 IVC hearing:

Commissioner Comments

Jason Sudy:

- *It is an unusual site with odd access issues. Will need to go look at this and surrounding lots to have a better understanding.*
- *Take a close look at the grade change issues with this and surrounding lots.*

Rex Hagerling:

- *There are potentially a lot of issues that will need to be addressed, such as access, distances from property lines, easements*

NO ACTION TAKEN

16. 14-12-13

95 Ottar Alley (see 1089 Summit St./rear)

Mulberry Ltd. c/o Jackson Reynolds (Applicant)

Chad Seiber/1081-1089 Summit Street, LLC (Owner)

An application, site plan, and statement of hardship have been submitted.

Request for Variance Recommendation

Lot 1

- 1) 3332.15 Lot Area – reduce the lot area from 5,000 sq. ft. to 1,929 sq. ft. (a reduction of 3,071 sq. ft.)
- 2) 3332.27 Rearyard Area – reduce the required 25% rearyard at 483 sq. ft. to 38 sq. ft. a reduction of 445 sq. ft.
- 3) 3332.19 Frontage – no frontage on a publicly dedicated right of way
- 4) 3312.49 Parking to reduce the required parking space number from 2 spaces to 1 space
- 5) 3312.25 Maneuvering – access to the site shall come from private drive

Lot 2

- 1) 3332.15 Lot Area – reduce the lot area from 5,000 sq. ft. to 4,331 sq. ft. (a reduction of 669 sq. ft.)
- 2) 3332.27 Rearyard Area – reduce the required 25% rearyard of 1,083 sq. ft. to 641 sq. ft. – a reduction of 442 sq. ft.
- 3) 3332.19 Frontage – no frontage on a publicly dedicated right of way
- 4) 3312.25 Maneuvering – access to the site shall come from private drive
- 5) 3312.13(A) Driveway – to reduce the driveway width from 10' to 2' – a reduction of 8'

Lot 3

- 1) 3332.15 Lot Area – reduce the lot area from 5,000 sq. ft. to 3,018 sq. ft. (a reduction of 1,982 sq. ft.)
- 2) 3332.19 Frontage – to provide fronting off an alley instead of a public street
- 3) 3312.25 Maneuvering – access to the site shall come from a private drive
- 4) 3312.13(A) Driveway – to reduce the driveway width from 10' to 4' – a reduction of 6'

17. 14-12-14

285 E. Fourth Avenue & 295-303 E. Fourth Avenue

Juliet Bullock (Applicant)

New Victorians (Owner)

This application was conceptually reviewed at the October 21, 2014 IVC hearing. An application, site plan, and elevation drawings have been submitted.

Convert Church to Residential Units

- First conceptual review to convert an abandoned church into eight (8) residential units.

New Construction

- Second conceptual review for construction of fourteen (14) residential townhouse units.

The following is from the October 21, 2014 Italian Village Commission hearing:

Commissioner Comments

Ben Goodman:

- *Relating to the overall project, thinks it is appropriate to provide straight-line alleys, rather than a “knuckle” within the proposed development site.*

- *Thinks the new building will need to come down a level in order to properly relate to the church. The penthouse could be to the peak of the church roof, or the tower at most.*
- *If it is not going to be an industrial style building, the applicant will need to consider how the projection of form and shadow contributes to establishing a rhythm, similar to a traditional streetscape of single-family homes.*
- *Single-family homes could also work on this site, but, if not, a larger building would need to present some of the rhythm of a single-family home streetscape.*
- *There are some larger, single-family homes starting to be built in this area. That possibility could be considered also.*

Rex Hagerling:

- *Loves that the church is being restored.*
- *Noted that three Commissioners are not present to provide their comments.*
- *Would prefer to see single-family homes on this site, but would not necessarily oppose a townhome development.*
- *Would like to see a bit more expression of the rhythm of the street for the façade. Modern or traditional could work, but not overly contemporary, based on the surrounding, existing houses.*

Josh Lapp:

- *Thinks there is a difference between creating a curb cut for a new development (e.g., onto Fourth Avenue) and creating a curb cut for a new, functioning alley. It becomes a part of the street grid.*
- *Happy to see the church renovated.*
- *Thinks the architecture for this site needs to be something special, because it will set the tone for the whole area.*
- *Could be supportive of modern architecture.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M

18. 14-12-15

1030 North High Street

Mike Sorboro (Applicant)

Mike Maloof (Owner)

An application, site plan, and elevation drawings have been submitted.

Demolition

- *Demolish the existing one-story, frame building. Based on a review of Sanborn Fire Insurance maps, the building was constructed sometime between 1901 and 1922, and was historically associated with auto dealerships.*

Install New Pizza Stand & Landscaping

- *Install a movable shipping container-style pizza trailer, per the submitted example photos.*
- *Stripe rear of lot for car parking, per the submitted site plan.*
- *Install new tables and landscaping.*
- *Install new fencing to separate parking, trash, and patron seating area, per the submitted site plan.*

19. 14-12-16

1160 North High Street

John Behal/Beahl Sampson Dietz (Applicant)

Stonewall Columbus, Inc. (Owner)

An application, photographs, and site plan have been submitted.

Demolition

- *First conceptual review of the demolition of the existing 1957 commercial building at 1160 N. High Street and redevelopment of the lots in conjunction with the adjacent building at 14 East Fourth Avenue.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:30 P.M

20. 14-12-17 (Applicant Seeks Final Approval)

60 East Hubbard Avenue

Connie Klema, Attny. (Applicant)

Nancy Haitz (Owner)

This application was conceptually reviewed at the October 21, 2014 IVC hearing. Approval of the variance package was recommended at the November 18 IVC hearing. An application and elevation drawings have been submitted.

Demolition

- Demolish the existing one story rear additions within a 6-9 month timeframe.

New Construction

- Construct new, two-story rear addition, per the submitted elevation drawings.
- Exterior cladding to be brick and corrugated metal.
- Cut sheets/specifications for all siding materials, roofing materials, windows, dwelling and garage doors, porch railings, and light fixtures to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of a Certificate of Appropriateness.

The following is from the October 21, 2014 IVC hearing:

Commissioner Comments

Jason Sudy:

- *Thinks the approach is smart and well thought out. Appears to solve an issue for the neighboring house that was created by the approval and construction of the parking garage. It somewhat screens the effect of the garage.*
- *The architectural style is creative. Likes the penthouse.*
- *Makes sense not to have too many windows on the addition facing onto the parking garage or onto the neighboring yard to the east.*

Josh Lapp:

- *The existing one story additions are not contributing elements of the property.*
- *The design is a good step-down from the parking garage.*

Rex Hagerling:

- *The proposed renovation and addition are an improvement to the property.*
- *Has some initial concerns about the penthouse. Just needs a bit more work, but there is a lot of potential.*

Ben Goodman:

- *Will need to see details on trash storage and removal.*
- *Likes the project overall.*
- *Would like to see some pedestrian space on the alley and/or around the building.*

NO ACTION TAKEN

21. 14-12-18 (Conceptual Review)

848 Pearl Street

Connie Klema, Attny. (Applicant)

Wood Run Partners, LL. (Owner)

This application was conceptually reviewed at the August 19, 2014 IVC hearing. An application, site plan, and renderings have been submitted.

Demolition

- Demolish the existing, 1971, single-story industrial building.

New Construction

- Construct a new, six-story, glass and brick condominium building, per the submitted renderings.
- New building to include first floor parking space.

The following is from the August 19, 2014 IVC hearing minutes:

Commissioner Comments

Josh Lapp:

- *Appreciates seeing a developer's personality transferred to the design of a building.*
- *Does not have concerns with the height.*
- *Appreciates that the developer is talking to neighbors about the project.*
- *Would not want to see the Short North with only high end, for sale units. It is important to have a mix of unit sizes, owned and rental units, and price points.*
- *Does not think the 1971 crematory is a contributing or historic building.*
- *The pedestrian experience on both Pearl and Prescott will be important.*

Ben Goodman:

- *The 1971 building does not appear to be contributing, although there are good examples of renovated simple block buildings. Weighing the benefits of a new development is a part of the Commission's charge.*
- *The height of the building within the surrounding context and the traffic load on the alley will continue to be issues for discussion. Does not expect to be supportive of a height beyond the height of the building to the north.*
- *Doesn't think that changing the direction of the street is tied to this project.*
- *Need to consider how the building is experienced at the pedestrian level.*

Jason Sudy:

- *The scale will depend on the materials and details.*
- *The inspiration for the proposed idea seems the right way to transition from single lot residential development through to a commercial corridor.*
- *The Commission needs to consider the impacts of new construction on both current and future residents. Appreciates that the applicant has already begun communicating with the neighboring residents.*
- *The Commission and neighbors were aware, when the parking garage was being reviewed, of sacrifices being made in the interest of parking for the district. This development should not require any sacrifice to neighbors, as it does not really provide them a direct benefit.*
- *Will be interested to see how the first floor façade of Pearl Street is managed. Need to respect the façade across the street on Pearl (851 N. Pearl St.).*
- *The parking ratio seems to work.*
- *The alleys have been prioritized by the Italian Village Society for UIRF funding, so the speaker who commented on that issue may want to talk to the IVS.*

Rex Hagerling:

- *Does think that height is an issue. Is on the record as being opposed to high-rise buildings on the east side of Pearl Street.*
- *Does not find the existing building to be contributing.*
- *Has concerns about the addition of another large building causing a claustrophobic feel along the street.*
- *Does not want to see a big building on every piece of vacant ground in the district. Does not think it is appropriate to have high-rise building in largely residential areas.*

David Cooke:

- *Would not oppose demolition of the existing ca. 1971 building.*
- *Appreciates the Applicant's contact with the neighboring property owners.*
- *Appreciates that the units will be for sale rather than a rental property.*
- *Would like to see the building lowered at least one floor.*
- *Would like to see an elevation showing the proposed new building with the previously approved new building at 866 N. Pearl Street to compare the height.*
- *Needs to be sensitivity to residents to the east.*
- *Great care on the detailing of the building needs to come through for it to be successful.*

Charmaine Sutton:

- *The footprint may need to be a bit smaller.*
- *Not opposed to the proposed height, but can't look soaring.*

- *There are many ways to be creative with the submitted schematic.*
 - *Is supportive of glass and concrete, or other different materials.*
- NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:00 P.M

22. 14-10-19

174 Detroit Avenue

Karrick Sherrill/Shremshock (Applicant)

Detroit LLC/Lykens Companies (Owner)

This application was conceptually reviewed at the October 21 and November 18 2014 IVC hearings, and at a special meeting on December 9th.

Exterior Building Alteration

- Rehabilitate existing, two (2) story, brick building for use as eighteen (18) single bedroom units.
- Restore existing, bricked in window openings and install new aluminum windows.
- Remove existing awning.
- Infill existing front door with exterior cladding and window unit, and relocate entrance from Detroit Avenue to Hamlet Street.
- Remove a portion of the existing roof to create an open area well with new courtyard.

Demolition

- Demolish adjacent metal storage building and loading dock.

New Construction

- Build new 3.5 story wood frame building with thirteen (13) single bedroom units at location of existing metal storage building.
- Build new, partially below grade parking with thirty-one (31) spaces to serve both buildings.

23. 14-10-20

No Address (formerly 1066-1068 Hamlet/SE Corner of Detroit and Hamlet)

Karrick Sherrill/Shremshock (Applicant)

Detroit LLC/Lykens Companies (Owner)

This application was conceptually reviewed at the October 21 and November 18, 2014 IVC hearings. New

Construction

- Build new 2.5 and 3 story wood frame building for use as 2 and 4 townhomes, respectively.
- Build new partially below grade parking below 4 townhomes fronting on Detroit Avenue.

STAFF APPROVALS

• **14-12-1**

191 East First Avenue

Mark A. Potnick (Applicant/Owner)

Approve Application 14-12-1, 191 East First Avenue, as submitted, with all clarifications, as noted.

Eave Soffit & Fascia Repair:

- Repair and/or replace all damaged, deteriorated, and missing wood eave, soffit, and fascia on all elevations, as necessary, with new wood of exact same profile and dimension; like-for-like.

Repair/Replace Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house, and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. 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.

- **14-12-2**
1034 Summit Street
Angela Fry (Applicant/Owner)
Approve Application 14-12-2, 1034 Summit Street, as submitted, with all clarifications, as noted.
Install New Storm Door
 - Install a new, Larson full-view storm door, with almond frame to match house, at front door.
 - 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.

- **14-12-3**
806 Hamlet Street
Lisa G. Swartzwelder (Applicant/Owner)
Approve Application 14-12-3, 806 Hamlet Street, as submitted, with all clarifications, as noted.
Install New Windows
 - Remove the two (2), existing, deteriorated, one-over-one, double-hung, aluminum-clad wood windows on the second floor of the west elevation.
 - Install two (2), new, Lincoln, one-over-one, double-hung, aluminum-clad wood windows in the same location, per the submitted product cut sheet/specifications. Exterior color to match existing windows.Note: Installation of aluminum-clad, wood windows is appropriate at this location because the house was constructed in 2002.

- **14-12-4**
158 Warren Street
Jessica Firkins (Applicant/Owner)
Approve Application 14-12-4, 158 Warren Street, as submitted, with all clarifications, as noted.
Install New Horizontal Fence
 - Install a new six-foot-high (6'H) fence in the rear yard, per the submitted site plan and example photograph.
 - Fence to be horizontally applied 1" x 6" cedar boards and 4" x 4" posts, per the submitted example photograph.
 - Fence to be double-sided, with no stringers or posts facing neighboring properties. Spacing between the horizontal boards to be no wider than one-half inch (½").
 - Finish to be natural cedar, or finish color to be submitted to Historic Preservation Office staff prior to application of paint or stain.

- **14-12-5**
834 Summit Street
Michael Linsker/Linsker Holdings, LLC (Applicant/Owner)
Approve Application 14-12-5, 834 Summit Street, as submitted, with all clarifications, as noted.
Repair Exterior Stairway
 - Repair/replace any rotted or damage wood on the existing, non-contributing, exterior stairway on the south elevation.
 - Install new, wood risers at each step.
 - Install additional, wood balusters, to match existing, to insure a maximum of two inches (2") of space between balusters.
 - Install new, wood, beveled hand rails at the landings and along the stairway.
 - Prepare all wood surfaces for repainting.
 - Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing trim, i.e., Valspar "High Speed Steel" and "Vintage Grey."

• **14-12-6**

54-56 East Third Avenue

JF Baker's Sons, Inc. (Applicant)

Carol A. Wengerd (Owner)

Approve Application 14-12-6, 54-56 East Third Avenue, as submitted, with all clarifications, as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and rear additions, 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 Certain Teed, standard 3-tab, color "Nickel Gray."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Gray" or "Tinner's Red."
- 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.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat upper area of the roof 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.

14-12-9a

263 Detroit Avenue

Arch City Realty Group, LLC (Applicant/Owner)

Approve Application 14-12-9a, 263 Detroit Avenue, as submitted, with all clarifications, as noted.

Install New Doors

- Remove the two (2) existing, non-original, non-contributing front entrance doors and the one (1) non-original, non-contributing rear entrance door.
- Install new, wood doors of an appropriate style, selected from the *Italian Village Guidelines for Rehabilitation & New Construction*, page 35 in consultation with the Italian Village Commission. Rear door only may be metal or fiberglass. Final door style selected to be submitted to the Historic Preservation Office staff for final review and approval prior to installation.
- Remove all materials to expose the original transoms at the two (2) front entrances, and restore, as necessary, with new wood and glass of the exact same profile and dimensions as the original; like-for-like.
- 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.

Eave Soffit & Fascia Repair/Main Roof and Porch Roof

- Repair and/or replace all non-original vinyl, or damaged, deteriorated, and missing wood eave soffit and fascia on all elevations, as necessary, with new wood.
- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead.
- Repair/replace all exposed rafter tails, on all elevations, as necessary, with new wood of exact same profile and dimension; like-for-like.

Replace Porch Ceiling

- Remove and dispose of existing, deteriorated porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.
- Restore the existing, wood front porch columns, as necessary, with like material of exact same dimension and profile, like-for-like.
- Repair/replace existing, wood front porch steps, as necessary.
- Remove the existing, non-original front porch skirting, and install new, wood porch skirting. Final design for the new front porch skirting to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Install Stair Handrail

- Install new handrails at front porch and front and side yard service steps, in accordance with all applicable City Building Codes.
- Prior to the installation of the new handrail, examine the existing front porch and service steps, and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
- Install new, black metal handrails in accordance with all applicable Columbus Building Codes **[Note: Plumbers pipe with a combination of street and conventional 90's is not appropriate and is not approved for use on this site.]** Style of rails to be selected from one (1) of the following appropriate options: a) Install black pipe with malleable, adjustable fittings. Pipe diameter to be 1"-1 1/4" only; b) Install a one-piece, black, tubular steel rail & post unit. Tube diameter to be 1"- 1 1/4" only; c) Install a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) brochure, Model RSS, page #9.

Install New Half-Round Gutters

- Remove the existing, inappropriate, non-original, ogee gutters and corrugated down spouts and dispose of all debris according to Columbus City Code.
- 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; Paint color chip to be submitted to Historic Preservation Office staff.
- Install new, 5", half-round metal 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.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT