

**DRAFT
ITALIAN VILLAGE COMMISSION
AGENDA**

**Tuesday, February 18, 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 the city's Historic Preservation Office at 645-8620. A Sign Language Interpreter to 'Sign' this meeting will be made available for anyone with a need for this service. Sign language interpreters must be scheduled by calling 645-8620 or TDD 645-6407 at least forty-eight (48) hours prior to the scheduled meeting.

- I. CALL TO ORDER**
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, March 11, 2014 – 50 W. Gay St. – First Floor - Conference Room A**
- III. NEXT COMMISSION MEETING – Tuesday, March 18, 2014 – 50 W. Gay St. – First Floor - Conference Room B**
- IV. SWEAR IN STAFF**
- V. APPROVAL OF MINUTES – Tuesday, January 21, 2013.**
- VI. PUBLIC FORUM**
- VII. STAFF APPROVALS**
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

HOLDOVERS

1. 13-12-7

940 North High Street

Brian O'Neill (Applicant)

Robert E. Brunner (Owner)

Work was completed prior to approval. Following three consecutive absences of the Applicant, this application was removed from the agenda on September 17, 2013. A new application was submitted for the December 17, 2013 IVC hearing and continued to the January 21, 2014 IVC hearing. No new information was submitted, and the application was continued to the February 18, 2014 hearing.

New Signage

- Remove the existing 9'1" H ground sign, installed prior to review and approval.
- Install a new, hand painted metal sign on wood posts, per the submitted drawing.
- New sign to measure five-foot-high (5' H) and four-foot-wide (4' W).

2. 14-1-5

27 East Fifth Avenue

Kevin Grimm/Fireball Express (Applicant)

Richard T. Day (Owner)

This application was continued from the January 21, 2014 IVC hearing. An application and photo-shop renderings have been submitted.

Install New Signage

- Remove the four (4) existing flags and flag poles, installed prior to review and approval.

- Install one (1) new, vertical, “blade/banner” made of exterior-grade cloth suspended by two (2), horizontal, black metal rods, per the submitted rendering.
- Install one (1) new, wall sign, consisting of a vinyl graphic adhered to a sheet of approximately 1 ¼” thick max-metal attached to an aluminum frame.
- All fasteners to be inserted into mortar rather than into brick.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.

VARIANCE RECOMMENDATION

3. 14-2-4

31 East Hubbard Avenue (aka 796 North Pearl Street)

The Wood Companies (Applicant)

Short North Partners, LLC (Owner)

An application has been submitted with a memo listing the variances being requested. This application was conceptually reviewed at the March 19, April 16, and June 18, 2013 IVC hearings. Conditional Approval was granted at the July 16, 2013 IVC hearing. Further review took place at the August 20, September 17, October 15, and November 19, 2013 IVC hearings, with no action being taken. The building was approved at the December 17, 2013 meeting.

Variance Recommendation

- C.C. 3356.03 – to allow multi-family residential use as allowed in AR-1 (not permitted in C-4).
- C.C. 3309.12 – to allow an eighty foot (80) high building, exceeding the height limit (35’ limit).
- C.C. 3321.05(B)(1) – to allow a 0’ building setback and eliminate the vision clearance at Pearl Alley & Hubbard Avenue (10’ triangle required).
- C.C. 3356.11(3) – to allow 0’ building setback on both Pearl Alley and Hubbard Avenue (25’ required).
- C.C. 3312.49(C) – to reduce required number of parking spaces to 53 (63 required).

NEW APPLICATIONS

4. 14-2-5

844-850 North High Street

Morrison Sign Co. (Applicant)

One Short North (Owner)

An application, photo-shop rendering, and section drawing have been submitted.

Install New Uniform Tenant Signage

- Remove all existing signage.
- Install four (4) new, twelve-foot-six-inch-wide by one-foot-eight-inch-high (12’ 6” W x 1’ 8” H) (20.75 sq. ft.), aluminum sign cabinets at 844, 846, 848, and 850 N. High Street.
- Sign panels to be aluminum sign cabinets painted gray, with routed faces.
- Faces to be backed with white plex, and illuminated with LED units.
- Cabinets to be mounted flush in the existing, stone sign band.
- Install one (1) new black fabric awning at 850 N. High Street to match the three (3) existing, black fabric awnings at 844, 846, and 848 N. High Street.

5. 14-2-6

1044 North High Street

Collin Castore/Bodega (Applicant)

Mike Maloof (Owner)

An application, drawing, and photographs have been submitted.

Install New Signage

- Remove existing awning and signage.
- Install new signage on front of the new portico, per the submitted drawing.

Install New Covered Patio/Portico

- Install a new covered patio on the front elevation, per the submitted drawing.
- Portico to consist of painted wood roof and columns.

6. 14-2-7 (STAFF RECOMMENDATION)

52 Brickel Street

Kevin Reiner Design (Applicant)

Martha Brogan (Owner)

An application, rendering, and landscape site plan have been submitted.

Install New Landscaping

- Upper Level – Install new planter containers, fountain, bluestone surface, and drip irrigation.
- Ground Level Courtyard – Install irrigated plant material, per the submitted site plan.
- East Elevation – Install new wisteria plants on stainless steel cable, per the submitted rendering.
- South Elevation – Install new one-foot-wide bed in front of existing courtyard wall for English Ivy, per submitted rendering.

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

7. 14-2-8 (STAFF RECOMMENDATION)

1164-1166 Mt. Pleasant Avenue

New Victorians (Owner)

An application, photographs, and drawings have been submitted.

- Install five (5) new bollards along alley side of house.
- Bollards are required to prevent cars from hitting house.

8. 14-2-9

680 North High Street

Ned Heminger (Applicant)

Wood Companies (Owner)

An application and photographic rendering have been submitted.

- Install new grease exhaust duct from first floor to roof of building.
- New duct and exhaust fan are required for new code compliance.

9. 14-2-10

1024 North High Street

Fireproof Partners, LLC (Applicant/Owner)

The signage was conceptually reviewed at the December 17, 2013 meeting; revised plans have been submitted.

14-2-10a

Install New Signage

- Overall signage package for the Fireproof Building and new construction, per the submitted drawings.

Projecting Tenant Sign/Fireproof Building

- Install two (2) new four-foot (4') diameter, projecting blade signs on the front/west elevation, one at the south end of the building and one at the north end of the building.

Address Numbers/New Construction

- Install one (1) set of 18" High x 2" Deep, aluminum fabricated address numbers mounted to the top of the canopy at the main entrance on the west elevation.

Fabric Awnings/New Construction

- Install new, five-foot tall, open-ended, black, fabric awnings on aluminum framework, per the submitted drawings, including eight (8) on the west elevation, and four (4) on the south elevation.

Projecting Tenant Signs/New Construction

- Install four (4) new, internally illuminated, projecting blade signs on the west elevation, per the submitted drawings.
- All tenant signs to include the same map brushed silver, rectangular design brackets with three-foot wide by two-foot high, aluminum cabinets.
- All tenant graphics routed through removable acrylic or aluminum face panels and backed up with translucent acrylic. Tenant may use corporate logos, typestyles, and colors.
- Graphics illuminated with LED grid pattern inside cabinet and spaced to illuminate both sides of the sign.

- All fasteners to be placed into the mortar, not into the face of the brick.

Internally Illuminated Suspended Cabinets/Tenant Signage/New Construction

- Install four (4) new, 9' wide by 2' high, aluminum, internally illuminated, suspended cabinets on the west elevation, per the submitted drawings.
- Perforated, aluminum mesh background set into center of 2" x 2" aluminum tube frame.
- Push through, acrylic letters with dark, translucent faces, with perimeter halo glow around all letters.
- Aluminum frame and struts to be "Map Satin Silver;" Mesh to be "medium/dark gray or black;" Halo illumination to be "white;" Letter faces to be tenant's choice of a contrasting color and legible font.

The following is taken from the December 17, 2014 meeting minutes:

Commissioner Comments

Jason Sudy:

- *The proposed projecting sign for the original Fireproof Building does not respect the façade of the building.*
- *There may not always be one tenant for the first floor of the original Fireproof Building. Would like to have a system (as with the Hub) that can work for either a single or multiple tenants.*
- *Consider awnings or blade signs, or some other signage that will be lower on the building and will work with the street.*
- *Understands that some type of fasteners will be required to go into the face of the building for signage.*
- *The existing Fireproof sign is a landmark sign in itself, which can direct people to the building.*
- *Regarding signage for the addition, the internally illuminated channel letters do not meet the Short North Design Guidelines. They are too suburban.*

Ben Goodman:

- *Agrees that the projecting sign on the original Fireproof Building and the internally illuminated can letters on the addition are not appropriate.*
- *Thinks it is appropriate to take advantage of the recessed for signage areas on the addition. Should be located at pedestrian level, under the tree canopy.*
- *If possible, consider recessing the south entrance on the west elevation so there is a place to put a sign over the door.*
- *Projecting signs would probably be an appropriate solution on the addition.*
- *The screened mesh of the suspended cabinets seems foreign. Would like to see the metalwork of the rectangular projecting signs brought into the design of the suspended cabinets. Internal illumination is not appropriate.*
- *An architectural canopy/projection, on which signage could be placed, may be an appropriate solution.*

NO ACTION TAKEN

14-2-10b

Modify East Elevation of Existing Building

- Remove masonry infill and replace with EIFS walls with aluminum windows, per submitted plans and specifications.
- Windows are to be both fixed and operable, with awning style openings.

14-2-10c

Retaining Wall

- Construct retaining wall adjacent to parking area, per submitted site plan and specifications.
- Wall is to range from three to five feet (3' - 5') in height and be constructed of poured concrete with a brick veneer and limestone or cast stone cap.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 P.M.

CONCEPTUAL REVIEW

10. 13-12-10

875 Summit Street

Wood Run Partners, LLC/Truberry Custom Homes (Applicant)

Al-Khatib Khalid (Owner)

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

Demolition

- Demolish the existing ca. 1938 gas station building.

New Construction

- Construct seven (7) new, three-story dwellings, per the submitted site plan and renderings.
- The first floor of each dwelling unit is designed as parking, providing two (2) parking spaces for each unit.
- Primary access to be from First Avenue at the north side of the site with a 20' drive lane extending to the south, connecting to the existing alley, and exiting onto Summit Street.

11. 13-10-12

866 North Pearl Street

Prescott & Pearl, LLC (Applicant/Owner)

An application, photographs, site plan, and renderings have been submitted. Revised drawings include detail changes in response to previous Commissioner comments.

New Construction

- Construct a new 3.5-story residential building with 24 dwelling units.
- First floor to include enclosed parking at grade, with primary access from N. Pearl Street at the west.
- On-site parking to provide 20 spaces, including handicap access and bike storage.
- Building to be constructed to step back from the south, east, and west property lines at the top level.
- Building materials to include stone veneer, brick veneer and glass.

12. 14-2-11

No Address (Southeast Corner of Fourth & Say Avenues)

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

An application, photographs and site plans have been submitted.

New Construction

- Construct a new 4-unit residential building.

13. 14-2-12

307 East Fifth Avenue

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

An application, photographs and site plans have been submitted.

New Construction

- Construct a new 2 ½ story mixed use building at the Fifth Avenue frontage.
- Construct a new 2 ½ story carriage house at the Greenwood Avenue frontage.
- Existing paved surface parking to be reconfigured and re-stripped.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:15 P.M.

14. 14-2-13

24 East Lincoln Street

CCB, LLC (Applicant)

Wood Companies (Owner)

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

Exterior Building Alterations

- Enclose existing porch.
- Construct new front porch.
- Construct new second floor porch and change one (1) existing window opening into a door opening.

15. 14-2-14

94 East Third Avenue

Connie J. Klema, Attorney (Applicant)

North Side Day Nursery Association (Owner)

An application, photographs and site plans have been submitted.

New Construction

- Convert existing 4,440 sqft building into residential units.
- Proposed lot-split for portion of the current lot that fronts Say & Fourth Avenues.
- Construction of residential structures/units along Say & Fourth Avenues.

16. 14-2-3a

55 Warren Street

Shana Green & Michael Tapley (Owners)

Application #14-2-3 has been divided into item 'a' for Italian Village Commission review under Conceptual Review, and item 'b' for Staff Approval under Staff Approved items (see below).

An application, photographs, and renderings have been submitted.

Change of Use

- Convert existing single-family dwelling into a two-family dwelling.

Slate Roof Removal

- Remove existing deteriorated slate roof.
- Install new Owens Corning 3tab asphalt shingle roof.

Demolition

- Demolish existing single-story rear addition.

New Construction

- Construct new two-story rear addition.
- Construct new detached garage.

17. 14-2-15

684 Kerr Street

Jeff Kennedy (Applicant/Owner)

An application, photos, and product cut sheets/specifications have been submitted.

Infill Existing Window Opening

- Infill the existing, 13" x 34", second story window opening on the north elevation, per the submitted photographs, to accommodate bathroom redesign.

Install New Windows

- Remove two (2) existing, non-original, metal windows, per the submitted photographs.
- Install two (2) new, Marvin, clad wood windows, per the submitted product cut sheet/specifications. Exterior color to be "Bronze" to match existing clad windows approved in 1994 and 2006.

STAFF APPROVALS

- **14-2-1**

799 Hamlet Street

Lila & Frank Bocinec (Applicant/Owner)

Approve Application 14-2-1, 799 Hamlet Street, as submitted, with all clarifications as indicated:

Install New Storm Door

- Install a new, “white,” Larson, full-light storm door on the existing door opening on the front elevation.
- Hardware finish to match existing, wooden front door.

- **14-2-2**

1101 North Fourth Street

Scott Baker (Applicant)

Scott Guiler (Owner)

Approve Application 14-2-2, 1101 North Fourth Street, as submitted, with all clarifications as indicated:

Repair Damaged Brick Wall

- Rebuild the damaged, approximately eleven-foot-high (11’H), two (2) wythe, brick, front/east elevation wall, as per the submitted drawings and specifications.
- Tuck point adjacent brick, as needed.
- Paint brick to match existing colors.

Detach and Reset Overhead Door

- Detach and reset the damaged, metal and glass, 10’ x 9’, overhead door on the front/east elevation, as per the submitted drawings and specifications.
- If door is found to be beyond repair, Applicant is to submit a product cut sheet for the new overhead door to Historic Preservation Office staff for final approval, prior to installation.

Remove and Replace Exterior Entrance Door

- Remove the damaged, metal and glass entrance door and transom on the front/east elevation.
- Install new metal and glass entrance door and transom, to match existing, in the same opening.
- Applicant is to submit a product cut sheet for the new, metal and glass entrance door and transom to Historic Preservation Office staff for final approval, prior to installation.

- **14-2-3b**

55 Warren Street

Shana Green & Michael Tapley (Owners)

Application #14-2-3 has been divided into item ‘a’ for Italian Village Commission review under New Business (see above), and item ‘b’ for Staff Approval under Staff Approved items.

Repair Deteriorated Window Casings and Sills

- Repair/replace deteriorated window casings and sill as needed to match existing.
- Repair and or replace all damaged, deteriorated, and missing wood window casings/trim on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Paint Residence

- Repaint siding “Tahitian Vanilla” (33-1B), paint trim and details “Deep Pacific” (VR084A).
- 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.

Foundation Repair

- Repair existing rubble-stone and brick foundation as needed to match existing and per submitted specifications.

Repair/Replace Gutters & 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.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT