

DRAFT
ITALIAN VILLAGE COMMISSION
MINUTES

Tuesday, February 18, 2014

6:15 p.m.

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

Commissioners Present: David Cooke, Ben Goodman, Rex Hagerling, Joshua Lapp (arrived 7:00 p.m.), Jason Sudy (acting chair), Charmaine Sutton

Commissioners Absent: Todd Boyer, Rex Hagerling

City Staff Present: Connie Torbeck

I. CALL TO ORDER (6:18 p.m.).

II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, March 11, 2014 – 50 W. Gay Street, 1st Floor, Conference Room A.

III. NEXT COMMISSION MEETING – 6:15 p.m., Tuesday, March 18, 2014 – 50 W. Gay Street, 1st Floor, Conference Room B.

IV. APPROVAL OF MINUTES – Tuesday, January 21, 2014.
MOTION: Cooke/Lapp (4-1-0 [Cooke]) APPROVED

V. PUBLIC FORUM

VI. STAFF APPROVALS
The Italian Village Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.
MOTION: Cooke/Goodman (4-0-0) APPROVED

VII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

I. 13-12-7

940 North High Street

Larry Robertson (Applicant)

Robert E. Brunner (Owner)

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Continue Application # 13-12-7, 940 North High Street, and direct Historic Preservation Office staff to place on the March 18, 2014 Italian Village Commission agenda. The Applicant is to submit revised drawings for a new sign design no later than the application date of March 4th.

MOTION: Cooke/Goodman (4-0-0) CONTINUED

Commissioner Comments:

- While ground signs are not generally approved, the set back of this building is somewhat unique along High Street, and ground signs have been approved for the property in the past.
- Consider using round posts and adding some architectural feature along the top of the sign, something to add character. Pay more attention to the overall design of the sign, including font size and type.
- Indicate in the revised drawing how the sign will be lighted.
- Moving in the right direction. The proposed materials seem appropriate.

2. 14-1-5

27 East Fifth Avenue

Kevin Grimm/Fireball Express (Applicant)

Richard T. Day (Owner)

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-1-5, 27 East Fifth Avenue, with all clarifications, as noted:

Install New Signage

- Remove the four (4) existing flags and flag poles, installed prior to review and approval. Repair any/all holes in mortar joints using the appropriate mortar, matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry.
- Install one (1) new, 2' X 7', vertical, "blade/banner" made of exterior-grade cloth suspended by two (2), horizontal, black metal rods, per the submitted rendering.
- All fasteners to be inserted into mortar rather than into brick.
- Any additional window signage may be reviewed and approved to the satisfaction of Historic Preservation Office staff, in accordance with the Italian Village Guidelines.

MOTION: Goodman/Sutton (4-0-0) APPROVED

VARIANCE RECOMMENDATION

3. 14-2-4

31 East Hubbard Avenue (aka 796 North Pearl Street)

The Wood Companies (Applicant)

Short North Partners, LLC (Owner)

Upon review of Application #14-2-4, the Italian Village Commission takes no exception to the requested variances.

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 a seventy-two (72) foot 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).

MOTION: Goodman/Sutton (3-1-0 [Cooke]) NO EXCEPTION TAKEN

NEW APPLICATIONS

4. 14-2-5

844-850 North High Street

Morrison Sign Co. (Applicant)

One Short North (Owner)

Following the presentation by the Applicant, and further discussion and review, the Applicant requested a vote rather than a continuance. A motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-5, 844-850 North High Street, with all clarifications, as noted:

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.

MOTION: Goodman/Cooke (0-4-0) DENIED

Commissioner Comments:

- Variety rather than standardization of tenant signage on a multiple storefront building is the preferred goal.
- It is appropriate to let each tenant drive the design of the sign for each separate space.

5. 14-2-6

1044 North High Street

Collin Castore/Bodega (Applicant)

Mike Maloof (Owner)

Following presentation of the Staff Report and initial discussion with the Applicant, move Application # 14-2-6, 1044 North High Street, to "Conceptual Review."

MOTION: Cooke/Goodman (5-0-0) MOVED TO CONCEPTUAL REVIEW

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.

Following the presentation by the Applicants, Acting Chair, Sudy, opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- The proposed design for the portico and signage do not honor the character of the building.
- Encouraged applicant to study the appropriate thickness of the columns.
- Removal of the existing shed awning and multi-color panels is appropriate.
- Need to consider the context of the building. What may be appropriate in another city, may not be appropriate in this neighborhood.

Charmaine Sutton:

- Not sure that a portico/veranda would be appropriate for this location. Need to look into the history of the building.
- Consider whether an awning would work at this site.

Ben Goodman:

- Encourages applicant to look into other cast iron storefront features in the area.
- Consider a design with slimmer, less Revival-esque columns. Study how the columns meet the ground.
- Consider moving towards metal rather than wood.
- Look for any historical evidence in historic photos or "ghosting" on the building.
- Will need details on lighting of the signage. External illumination should be considered, not internal illumination.

Jason Sudy:

- Not sure that such a portico would have been at this site historically.
- Consider a less traditional design. Could be more unique.

NO ACTION TAKEN

6. 14-2-7 (STAFF RECOMMENDATION)

52 Brickel Street

Kevin Reiner Design (Applicant)

Martha Brogan (Owner)

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-7, 52 Brickel Street, as submitted, with all clarifications, as noted:

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.

MOTION: Goodman/Lapp (5-0-0) APPROVED

7. 14-2-8 (STAFF RECOMMENDATION)

1164-1166 Mt. Pleasant Avenue

New Victorians (Applicant/Owner)

Prior to review of Applications #14-2-8, Commissioner Sudy noted the need to abstain from the proceedings and exited the hearing room. Commissioner Cooke assumed duties of the Chair.

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-8, 1164-1166 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted:

- Install five (5) new bollards along alley side of house.
- A drawing including the design, materials, and location for new bollards to be submitted to Historic Preservation Office staff for final review and approval, in consultation with Commissioner Goodman, prior to issuance of a Certificate of Appropriateness.

MOTION: Lapp/Sutton (4-0-1 [Sudy]) APPROVED

8. 14-2-9 (CONCEPTUAL)

680 North High Street

Ned Heminger (Applicant)

Wood Companies (Owner)

Following the presentation of the staff report, Acting Chair, Sudy, opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

- Install new grease exhaust duct from first floor to roof of building.
- Round duct to be approximately 2' in diameter. Paint to match existing brick.
- Build access platform on top of roof for cleaning of ductwork.

Commissioner Comments

- Overall, the proposed project appears appropriate.
- Applicant should submit a plan of the roof, including the proposed platform/structure that will be used for cleaning the duct.
- Applicant should submit photographs of the roof, including gutters and relationship to the existing stairs.
- Applicant should submit a drawing of the proposed platform/structure.
- The final finishes will be important, as this area is no longer a “back door” area.

NO ACTION TAKEN

9. 14-2-10

1024 North High Street

Fireproof Partners, LLC (Applicant/Owner)

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-10, 1024 North High Street, as submitted, with all clarifications, as noted:

14-2-10a

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.
- Revised drawings 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.
- Revised drawings to reflect the following changes: 1) The brackets supporting the addresses (1024 & 1026) are to reflect the shape (angled outward rather than inward from the top to the bottom) of the "Warehouse Storage" portion of the historic "Fireproof" sign; 2) The horizontal portion of the brackets supporting the addresses (1024 & 1026) is to end at the point where it meets the vertical portion of the bracket; 3) The brackets and sign frames are to have the appearance/color of white porcelain, to complement the terra cotta façade.
- All fasteners are to be placed into the mortar rather than into the terra cotta of the façade.
- **Designs for panel faces are not approved at this time.** Final designs to be submitted by individual tenants for final review and approval by the Italian Village Commission at a future hearing.

Fabric Awnings/New Construction

- Install new, five-foot tall, open-ended, fabric awnings on aluminum framework, per the submitted drawings, including eight (8) on the west elevation, and four (4) on the south elevation. Final color of each awning to be submitted, by individual tenants, to the Historic Preservation Office staff for final review and approval.
- Any/all new signage to be submitted by individual tenants for final review and approval by the Italian Village Commission at a future hearing.

MOTION: Cooke/Lapp (3-2-0 [Sutton – Goodman]) APPROVED

14-2-10b(1)

Modify East Elevation of Existing Building

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-10b(1), 1024 North High Street, as submitted, with all clarifications, as noted:

- Modify the window configuration on the rear/east elevation of the existing "Fireproof Building," per the submitted renderings.
- Windows on the rear/east elevation of the existing "Fireproof Building to be a combination of fixed and operable, with awning style openings at the bottom.
- Cut sheet for windows 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.

Note: COA # 14-2-10b(1) modifies COA # 13-8-13, as approved by the Italian Village Commission on August 20, 2013.

MOTION: Goodman/Cooke (5-0-0) APPROVED

14-2-10b(2)

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Continue Application 14-2-10b(2), 1024 North High Street, to modify the east elevation by the removal of the masonry infill and replace with EIFS walls, and direct staff to place on the agenda for the March 18, 2014 Italian Village Commission hearing.

MOTION: Cooke/Lapp (5-0-0) CONTINUED

14-2-10c

Build New Retaining Wall

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-10c, 1024 North High Street, as submitted, with all clarifications, as noted:

- Construct new 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.
- Final drawing showing the brick end cap details 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.

MOTION: Lapp/Goodman (5-0-0) APPROVED

CONCEPTUAL REVIEW

10. 13-12-10

875 Summit Street

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

Al-Khatib Khalid (Owner)

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.

Following the presentation by the Applicants, Acting Chairman Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Comments

Jason Sudy:

- The rendering on A09 illustrates the issue of inappropriate scale. It creates a problem to bring the façade out so close to First Avenue with the proposed scale.
- Consider eliminating unit C/D/E/or F, and moved back away from First Avenue that distance.
- The density and parking seem appropriate.
- Is still considering the demolition of the existing gas station, but is coming around to thinking it will be okay, but not with the project as currently proposed. It overwhelms the corner.
- An example of a building type that could work on this site is at the NW corner of Second Ave and Fourth Street. That scale of brick row house with two to two-and-a-half stories. Needs more simplicity. Could wrap the corner with an entrance on First Ave. Should still not come up much closer to First Avenue than the existing neighboring house.

David Cooke:

- No matter what architectural style is utilized, the project is still too big for this site. It has the appearance of an entire neighborhood compacted onto one site.
- Appreciates the attempts that have been made, but there is too much going on that is not compatible with the neighborhood, i.e., the round window in the gable, the corbels, the drive-through capped by louvered vents.
- The currently proposed version would seem to fit into Victorian Village better.

Joshua Lapp:

- Noted a possible appropriate example at Seventh and Summit Street.
- Eliminating the garage space adjacent to First Avenue could be a more appropriate setback.

Ben Goodman:

- Agrees that the design is too busy. There is too much articulation. It seems to be trying to accomplish too much; asking too much of the site.
- In recently observing the site from the southwest, to visualize three stories on this site seems incompatible with the surrounding buildings.
- If the goal is to discover an appropriate solution in order to demolish the existing building, then we are not yet at the right solution to consider demolition.

Charmaine Sutton:

- Is in general agreement with other Commissioners' comments. Would not agree with an attempt to exactly replicate an existing brick row house, but rather an interpretation of that building type. Should not historicize.

NO ACTION TAKEN

11. 13-10-12

866 North Pearl Street

Prescott & Pearl, LLC (Applicant/Owner)

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.

Following the presentation by the Applicants, Acting Chair Sudy called all those wishing to speak in order of speaker slip received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Larry Totzke 19 E. Third Ave. Italian Village Society	<ul style="list-style-type: none"> • The IVS expressed interest, not opposition to the project. • Will be interested in traffic flow issues based on the block size. • Invited Applicants to address IVS at their March meeting. • Requested that no conditional approval be granted by IVC until developer addresses IVS.
Cindy Dunigan 870-872 Pearl Street Property owner	<ul style="list-style-type: none"> • Owns the adjacent building to the north. • Does not want to stop the proposed project, but wants to protect her investment property. • Will want to continue to be informed and involved.

Following the speakers and further presentation by the Applicants, Acting Chairman Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Jason Sudy:

- Agrees that it is appropriate for the developer to address the Italian Village Society prior to conditional approval by the Italian Village Commission.

David Cooke:

- Still has concerns about the small size of the units. Would prefer to see units combined, resulting in lower density, to address traffic flow and parking.
- Given the alleyway, it is still too much building for the site.

Joshua Lapp:

- Each unit should have a window opening to the outside.
- Thinks the unit size and density are appropriate for the area.
- A one-to-one parking ration would be better for the neighborhood.
- In general, the proposed height seems to work with the surrounding buildings.

NO ACTION TAKEN

12. 14-2-11

No Address (Southeast Corner of Fourth & Say Avenues)

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

Prior to review of Applications #14-2-11 and #14-2-12, Commissioner Sudy noted the need to abstain from the proceedings and exited the hearing room. Commissioner Cooke assumed duties of the Chair.

New Construction

- Construct a new 4-unit residential building.

Following presentation by the Applicants, Acting Chairman Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- Has concerns about the proposed curb cut on East Fourth Avenue.
- Thinks that three units would be more appropriate than four units on this site.
- The peak of the roof appears too high.

Charmaine Sutton:

- Also concerned about a curb cut on Fourth Avenue.

Joshua Lapp:

- The overall height and massing appears appropriate.
- A curb cut on Say Avenue would be more appropriate. Should not be on Fourth Avenue.

Ben Goodman

- It can be difficult for a broader frame building, as opposed to a brick building, to appear typical for the neighborhood, i.e., the gables, the pitches of the roof, etc.
- New construction does not have to be some sort of rendition of the "Italian Village home," especially if it is over scaled. Since this is new construction, there are ways to pursue a contemporary architectural piece, as long as the materials are sincere, which may be a better fit for this lot style.
- Seems to be trying to fit too much on this lot.
- Also more in favor of a curb cut on Say Avenue.

NO ACTION TAKEN

13. 14-2-12

307 East Fifth Avenue

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

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-striped.

Following presentation by the Applicants, Acting Chairman Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- Was initially concerned about the “frontier/saloon” type architecture, but after looking at the site, has noted the similar style adjacent building which is well integrated to the neighborhood.
- Not quite understanding the thought behind the style of the carriage house on this site. Will be interested to see the doors and the stairs to the living space, and the Greenwood elevation overall.

Joshua Lapp:

- Conceptually, would prefer to see a masonry structure rather than frame on this site.

Ben Goodman

- Would suggest a permeable parking surface.
- Split face concrete could be appropriate at this site. Needs to make some gesture to a modern interpretation.
- Concrete block in this neighborhood needs to be either very modern or include historic details such as terra cotta caps.

NO ACTION TAKEN

14. 14-2-13

24 East Lincoln Street

CCB, LLC (Applicant)

Wood Companies (Owner)

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.

Following presentation by the Applicants, Acting Chairman Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Ben Goodman

- Would not want to see the original entrance/door opening on Pearl Street removed. Need to retain that character and have some sort of street scape.
- The proposed porch and deck addition will need some additional thought. As proposed, the posts are over-scaled and the railings and roof are not really typical of the area. Understands that this is a first effort, and it will need some work to fit in with the village architecture.

David Cooke:

- Would not be in favor of removal of the door opening on Pearl Street. The opening could be dry walled on the interior, but the door and framing and stoop would need to remain on the exterior.
- Agrees that the proposed porch/deck is out of scale and out of character for the neighborhood.
- Need to try to retain the simple character of the building.
- It may be possible to retain the shed addition and move the wall forward from the recessed entrance, as long as the new wall is still recessed from the existing wall.

- Encouraged Applicant to look at appropriate door types in the Italian Village Guidelines.

Charmaine Sutton:

- Would not be in favor of the porch and upper deck, as proposed.
- Can see the rear entrance being moved forward, as long as it is not to the same plane of the window wall.

NO ACTION TAKEN

15. 14-2-14

94 East Third Avenue

Connie J. Klema, Attorney (Applicant)

North Side Day Nursery Association (Owner)

Commissioner Sudy returned and resumed duties of the Chair.

New Construction

- Convert existing 4,440 sq ft 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.

Following presentation by the Applicants, Acting Chairman Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- Will need photos and construction date of the existing concrete block garage that is proposed for demolition.
- Would not be supportive of a new curb cut on Say Avenue. Is rear access possible?
- The use of the existing building as residential would be a good use. Will need to consider whether eight units is appropriate.
- This is not a “townhouse” street. There are very unique cottages in this block. Need to look closely at the existing architecture of the neighborhood.
- Will need to closely consider the height of the new construction.

Joshua Lapp:

- Agrees that a new curb cut on Say Avenue would not be a good solution.
- Would be supportive of residential use for the existing building.

Jason Sudy:

- Will need to consider the capacity of development on the site.
- In favor of developing something that faces Say Avenue.
- Look at the cottage style vernacular that exists in the neighborhood. A massive building may not work here.

Ben Goodman

- Not sure about nine parking spaces for the existing building, but can see the seven in the garage.
- Would not be supportive of a new curb cut on Say Avenue.
- Could be supportive of residential use for the existing building.
- Will need to see further information on the site development before considering a lot split.
- Encouraged Applicant to study the existing street grid, and whether a pass through alley might work.

Charmaine Sutton:

- Could be supportive of a lot split, based on the current proposal.

NO ACTION TAKEN

16. 14-2-3a

55 Warren Street

Shana Green & Michael Tapley (Owners)

Following the presentation by the Applicant, Application # 14-2-3a was further divided into items 'a' under Conceptual Review and 'c', under New Applications. Comments were provided regarding 14-2-3a, and a motion was made, vote taken, and results recorded as indicated for 14-2-3c.

Change of Use

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

Demolition

- Demolish existing single-story rear addition.

New Construction

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

Commissioner Comments

Jason Sudy:

- Struggling with the notion of expanding the existing structure into two separate dwelling units. Cannot think of a precedent, or how that could be justified. A more appropriate solution may be a small dwelling unit in a new carriage house.
- Understands that reutilizing the existing deteriorated foundation of the existing addition is probably not possible, so design/construction of a new addition would be starting from scratch.
- Suggests submitting photographs of area dwellings with additions that the applicant finds attractive. Either a very traditional or a very modern approach could be appropriate. The focus will be to work within the guidelines regarding window proportions, floor heights, etc.
- Demolition is not yet being approved, but, conceptually seems that it could be appropriate, based on the engineer's report and staff report, and discussion among the present Commissioners,

Ben Goodman:

- Encourages the Applicant to study the lot and develop a conceptual site plan before focusing too much on materials, windows, etc.
- Agrees with the idea of a rental dwelling over a garage/carriage house.

Josh Lapp:

- It's exciting to know the property will be rehabbed.
- Decide what style you like and work with an architect to develop the design.
- Agrees that a carriage house dwelling unit may be more appropriate than a separate dwelling unit attached to the existing historic building. Would be a more historic approach.

David Cooke:

- Construction of an elevated deck would not meet Italian Village guidelines.

NO ACTION TAKEN

14-2-3c

Approve Application 14-2-3c, 55 Warren Street, as submitted, with all clarifications, as noted:

Remove Slate and Install New Asphalt Shingle Roof

- Remove existing deteriorated slate, and install new asphalt shingle roof, per the submitted specifications.
- Remove all deteriorated slate on the main roof of the house, 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 Owens Corning, (standard 3-tab), “Estate Gray.”
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or gray.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or gray.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Front Porch Roof

- Power wash metal, front porch roof and apply metal ready primer and gray tinted elastomeric roof coating.

MOTION: Cooke/Lapp (5-0-0) APPROVED

17. 14-2-15

684 Kerr Street

Jeff Kennedy (Applicant/Owner)

Following the presentation of the staff report, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-15, 684 Kerr Street, as submitted, with all clarifications, as noted:

Infill Existing Window Opening

- Infill the existing, 13” x 34”, second story window opening on the north elevation with brick to match the existing brick as closely as possible, per the submitted photographs, to accommodate bathroom redesign.
- New mortar to match existing color, texture, hardness, and joint profile.

Note: Infill of the window opening is being approved because it does not appear to be an original feature, and is on a side elevation, not facing onto a street or alley.

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.

Note: Installation of two (2) clad wood windows is being approved based on the history of approvals at this specific property (all windows were approved for replacement in 1994). Any/all future window replacement will be reviewed based on the current guidelines and best practices at that time.

MOTION: Lapp/Sutton (5-0-0) APPROVED

STAFF APPROVALS

• **14-2-1**

799 Hamlet Street [Sutton]

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.

VIII. OLD BUSINESS

• **14-2-16**

1111 Hamlet Street (formerly 163-165 E. Fourth Ave.)

Julio Valenzuela/Urban Restorations, LLC. (Applicant/Owner)

Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Approve Application 14-2-16, 1111 Hamlet Street (formerly 163-165 E. Fourth Ave.), as submitted, with all clarifications, as noted:

Modify Previous Approval

- Modify the south elevation to move the chimney for the exterior fireplace from the interior to the exterior, per the submitted elevation drawing.
- The exterior chimney is to be brick clad.
- The mantel height is to remain as previously approved.

Note: This approval of Application # 14-2-16 modifies Certificate of Appropriateness # 13-7-16, approved by the Italian Village Commission on July 16, 2013.

MOTION: Cooke/Lapp (5-0-0) APPROVED

IX. NEW BUSINESS

Commissioner Sudy briefly discussed the recently reinstated Commissioner Chair/Vice-Chair meetings that are being scheduled monthly for all five architectural review commissions to discuss issues that are common among all commissions.

X. ADJOURNMENT

MOTION: Cooke/Lapp (5-0-0) ADJOURNED 9:55 p.m.