

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, July 15, 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, August 12, 2014 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – Tuesday, August 19, 2014 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, June 17, 2014.
- VI. APPROVAL OF SPECIAL MEETING MINUTES – Tuesday, May 13, 2014.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 14-5-17

1024 North High Street

John Simon/RED Architecture & Planning (Applicant) Fireproof Partners, LLC (Owner)

This application was continued from the May 27, 2014 IVC hearing, in the absence of the Applicant. An application, site plan, and drawings have been submitted.

Install New Wall Signage/Chipotle

- Install two (2) new wall signs, one on the south, and one on the west/front elevation, per the submitted drawings.

Install New Projecting Signage/Chipotle

- Install two (2) new projecting signs, one on the east/rear, and one on the west elevation, per the submitted drawings.

2. 14-6-7

995 North Fourth Street

John Ryan Kern/995 N. Fourth St., LLC. (Applicant/Owner)

This application was continued from the June 17, 2014 IVC hearing, in the absence of the Applicant, to allow the Applicant time to work with Building & Zoning Services. An application and photographs have been submitted. Work was completed prior to review and approval. A code order has been issued. A certificate of zoning clearance is also required.

Pave Existing Parking Lot

- Pave the existing parking lot with asphalt, and apply striping for parking, per the submitted photographs.

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

3. 14-6-12

1051 Hamlet Street

Jason Slagle (Applicant/Owner)

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

Porch Addition

- Extend the existing porch to wrap around to the front side of the house, per the submitted site plan and drawings.
- New materials to include wood posts, rafters, cladding, fascia, soffit, flooring, skirting, steps, and trim.

4. 14-6-15

1017 North Sixth Street

Quinn Fallon (Applicant)

Quinn Fallon & Scott Guiler (Owners)

This application was continued from the June 17, 2014 IVC agenda. Revised drawings have been submitted.

Install Privacy Fence & Wrought Iron Fence

- Install new 6'H, dog-eared, wood fence with pedestrian gate along Sixth Street from the house to the curb cut.
- Install new, 6'H, faux wrought iron fence with vehicle gate along Sixth Street and the south property line.

Install Parking Pad

- Install new 12' W, concrete parking pad, per the submitted site plan.

Install New Window Opening

- Install one (1) new window opening on the second story of the south elevation.

Enclose Door Opening

- Enclose the existing door opening on the south elevation of the south wall.

New Addition

- Construct a new three-season room at the south elevation, per the submitted drawings.

The following is from the June 17, 2014 IVC hearing:

Commissioner Comments:

- *If installation of a new window opening is approved, it should be aligned over the first story doorway.*
- *The existing door openings should be retained, even if dry-walled over on the interior.*
- *The siding of the addition should match the existing wood siding reveal (beneath the existing aluminum siding).*
- *Consider increasing the pitch of the roof on the addition.*
- *Would be helpful to see details of how the shed roof of the addition will meet the existing shed roof of the existing porch.*
- *Consider raising the porch deck of the addition to meet the porch deck of the existing porch.*
- *Consider another type of window for the addition. Sliders are not typical to the historic district.*

5. 14-6-16

1017 North Sixth Street

Quinn Fallon (Applicant)

Quinn Fallon & Scott Guiler (Owners)

Request For Variance Recommendation

- To allow the expansion of a non-conforming use.

3391.07(1)(B) Expansion of Non-Conforming Uses - Additions. For nonconforming residential uses, ordinary non-habitable additions such as attached garages, porches and decks, although requiring zoning clearance, shall not be considered expansions of nonconforming uses. Such non-habitable additions to nonconforming residential uses shall comply with the applicable development standards of the residential district that permits such use.

NEW APPLICATIONS

6. 14-7-5

944 North Fourth Street

Quinn Fallon (Applicant/Owner)

An application and photographs have been submitted.

New Rooftop Patio

- Install new 650 sq. ft. patio on the roof of the Little Rock Bar, per the submitted drawings.

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

7. 14-7-6

1023 North Sixth Street

Jeanne Cabral (Applicant)

Michael & Karen Goodburn (Owners)

Exterior alterations for this project were approved at the May 20, 2014 IVC hearing, with Applicants to return for Landscaping; Fence/Wall; Garden Improvements; Right-of-Way Improvements; Signage; Exterior Lighting. Revised drawings and window cut sheet have been submitted.

Install New Fence/Wall

- Install a new, 6' H, concrete block wall inside the north property line and along Sixth Street, per the submitted site plan, elevation drawings and gate detail.

Landscaping

- Install new street trees in the right-of-way, per the submitted site plan.

Signage and Lighting

- Any/all exterior lighting and signage to return for review at a future IVC hearing.

The following is from the May 20, 2014 IVC hearing:

Approve Application # 14-5-11, 1023 North Sixth Street, with all clarifications, as noted.

Convert Garage Building for Café Use

- *New use to be a commercial bakery with accessory café. New vegetable garden to supply the bakery and café.*
- *Remove existing, overhead, loading dock door on the east elevation, and install new glass and aluminum overhead door with metal railing located on the inside of the door.*
- *Create new door opening on the north elevation, and install new, glass and aluminum overhead door. The door openings are to conform with the coursing of the block.*
- *Revised drawings to be submitted to Historic Preservation Office staff for final review and approval.*

Rear Building/Three-Walled Garage

- *Install new block wall, at the east elevation, per the submitted drawing.*
- *Install three new window openings within the new block wall on the east elevation. The window openings are to conform with the coursing of the block. Final cut sheet for windows to be submitted to Historic Preservation Office staff for final review and approval.*
- *Install one new service door on the east elevation, to match existing door on east elevation of the main building.*
- *Install three new, glass and aluminum overhead garage doors on the east elevation.*
- *Revised drawings to be submitted to Historic Preservation Office staff for final review and approval.*
- *The following are not approved at this time and are to return for further Commission review and approval: Landscaping; Fence/Wall; Garden Improvements; Right-of-Way Improvements; Signage; Exterior Lighting.*

MOTION: Sudy/Cooke (6-0-0) APPROVED

8. 14-4-33

270 East Third Avenue

Jody Dierksheide (Applicant/Owner)

This application was conceptually reviewed at the April 15 and May 20, 2014 IVC hearings. An application, revised drawings, and product cut sheets have been submitted.

New Construction

- Construct a new, frame construction, two-story, single-family dwelling, per the submitted site plan and elevation drawings.
- Exterior siding to be smooth, HardiePlank, fiber cement vertical siding and lap siding with 4" exposure, per the submitted product cut sheets.
- Roof shingles to be GAF, Royal Sovereign (standard 3-tab) shingles; color to be Charcoal.
- Exterior light fixture to be Progress Lighting, 7.25" H, metallic gray, dark sky outdoor wall light, per the submitted product cut sheet.
- Windows and doors to be Marvin, per the submitted product cut sheets.
- Exterior decking to be Trex composite decking, per the submitted product cut sheets.
- Foundation material to be DesignBlok, per the submitted example photographs.

The following is from the May 20, 2014 IVC hearing:

Commissioner Comments

David Cooke:

- *Concerned about the pitch and height of the roof. Should not get too high. Would be helpful to see neighboring buildings included in the streetscape drawing.*
- *Thinks the roof deck could work due to the small square footage. Would not be a party deck. An enclosed/screened porch could be appropriate.*
- *Regarding the concept of adding a studio for a business, it would likely need to be rezoned. There does seem to be some precedence, but more research is needed.*

Jason Sudy:

- *Is supportive of the deconstruction of a traditional house approach. Seems to be a successful attempt.*
- *The brick foundation seems out of character. Brick foundations are not generally found in the district.*
- *There would likely need to be conditions/restrictions for a studio business. Applicant would need to be comfortable with those possible restrictions. Will need to consider whether the studio would always be attached to the house.*

Ben Goodman

- *The new proposal is interesting. The square window worked well in the flat-roofed version, but seems awkward in the gabled version.*
- *Thinks there is too much going on on the front elevation.*
- *The use of some board-and-batten in the gable end could bring back some traditional elements.*
- *Thinks there is charm to the gable end, but will present some challenges.*

Todd Boyer

- *If the ceilings are vaulted, the eaves could possibly come down a bit.*
- *The use of a deck will need further discussion.*

Charmaine Sutton:

- *Regarding a revised design that the applicant submitted at the hearing, thinks either a pitched or flat roof could work.*
- *If a pitched roof is used, reconsider the patterning of the materiality. The patterning seems like too much with the pitched roof.*

NO ACTION TAKEN

9. 14-7-7 (CONCEPTUAL REVIEW)

270 East Third Avenue

Jody Dierksheide (Applicant/Owner)

An application and site plan have been submitted.

New Construction/Hair Salon

- Construct a new building, for use as a hair salon, at the rear of the lot, per the submitted site plan.

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

10. 14-7-8

No Address (NE corner of Summit Street & Second Ave.)

Land Use Plan, Ltd. (Applicant/Owner)

This application was conceptually reviewed at the March 19, 2013 IVC hearing. The variance package was recommended for approval on July 18, 2013. An application and site plan have been submitted.

New Construction

- Construct six (6) new single family homes on six (6) lots, per the submitted site plan and elevation drawings.

The following is from the March 19, 2013 IVC hearing:

Commissioner Comments:

Jason Sudy:

- *Would like to see more detail on how the sloped lots will address the sidewalk and street.*
- *Would like more info on where on-street parking is provided in the immediate neighborhood.*
- *The units are a nice size.*

David Cooke:

- *Would like more info regarding the turning radius (backing-out space) from the garages on the rear.*
- *Would like to see "green" paving materials used in the landscape design.*
- *Would like to see an elevation including the neighboring house at 140 E. Second Avenue.*

Rex Hagerling:

- *A bit concerned with the wall of windows on the façade.*

Jill Clark:

- *Prefers the change from the original proposal of connected houses. The revised version with some separation between each unit makes them feel more like individual homes. This design accomplishes density in a much more exciting way.*
- *It is a positive that each unit has a bit of outdoor space.*

Ben Goodman:

- *Placement of the houses on the north lot line is a positive, as it gives each unit more green space.*
- *Anxious to see how cladding materials may add some whimsy to the design.*
- *Appropriate use of the lot and delighted with the concept.*

NO ACTION TAKEN

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

11. 14-7-9

875 Summit Street

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

This application was conceptually reviewed at the December 17, 2013, January 21, February 18, and March 18, 2014 IVC hearings. A Special Meeting was held April 8th, at which time, the application was continued to the April 15th IVC hearing and placed under "Old Business." On April 15th, a second Special Meeting was scheduled for May 13th at which Conditional Approval was granted and demolition of the gas station was approved and has been completed.

New Construction

- Construct six (6) new, three-story dwellings, per the submitted site plan and renderings.

The following is from the May 13, 2014 Special Meeting:

13-12-10b

New Construction

Upon review of the site plan and renderings dated 05/06/2014, Conditional Approval of new construction is granted for Application # 13-12-10, 875 Summit Street, for the overall concept, height, massing, and number of units.

- *A buffer space of two-to-four feet (2'-4') is to be added on the south end between the alley and the building.*
- *The building is not to be shifted northward from the current site plan.*

MOTION: Lapp/Sudy (6-0-0) APPROVED

Commissioner Comments:

Jason Sudy:

- *Now, since the footprint is farther from First Avenue, will need to focus more on that edge with landscaping and fencing.*
- *Will also need details on the landscaping and fencing at the alley.*
- *The sidewalks will need to be replaced, and will need information on street trees.*
- *Not sure about the sun shades.*

Josh Lapp:

- *Thinks that 2.5 story townhomes would have been considered at this site historically.*
- *Does not think it is necessary to always replicate historic architecture, as it may be creating a faux history.*

David Cooke:

- *Still thinks the proposed design is too much for the lot.*
- *The context of the neighborhood needs to be taken into consideration.*
- *The black and whiteness of the project stresses the massiveness.*
- *Thinks it comes to far north on First Avenue.*
- *Would prefer to see three single family houses on the lot.*
- *Individual modules compatible with neighboring rooflines and scale needs to be considered.*

Rex Hagerling:

- *Would love to see individual houses on the site, but understands that he has not taken that position from the beginning.*
- *Appreciates the lowered height, which is partially in the ground.*
- *Thinks that, whether traditional or contemporary, the building needs to have the feeling of other existing, long townhouse buildings of the area.*
- *The lower windows should be less basement-like. Possibly enlarged and lowered. It may help to expand the steps into a base band and water table around the building.*
- *The proposed alternating materials/colors may be too contrasting.*
- *Concerned about the view along First Avenue from the west to east.*
- *Also interested in the tree mentioned by the neighbor.*

Ben Goodman:

- *No issue with introducing a modern vernacular at this site. Not opposed to new window types or shades, but should not be arbitrary.*
- *Balconies can be nice, but can also lead to clutter.*
- *Has been an advocate for the rhythm and the color that has been introduced, but it may be appropriate to give each unit its own character.*
- *The light color forms establish a rhythm of homes along the streetscape, but they seem to lose something when the color does not extend to the ground.*
- *Has come to terms with three stories, but would like to see it pushed down a bit farther.*
- *Appreciates that a sense of entrance has been provided on First Avenue, but not sure of the right solution.*
- *A fence line may not be the right solution to connect with the neighboring historic house.*
- *Thinks the rhythm would feel more natural with fewer than six units, but the bigger issue is how it meets First Avenue.*
- *It needs to feel like it nestles in well. The current proposal is getting close to a place he could approve, but not there yet.*
- *If a bit of space could be removed from each unit, more buffer space could exist on the south end.*
- *The notion of an entrance on First Avenue could be solved by thinking of it as a back door or side entrance as a way to express the pedestrian relationship to First Avenue.*

Todd Boyer:

- *Thinks turning the end unit F toward First Avenue is successful. A bit nervous how it ends in the view up First Avenue where the back side and garages are seen.*
- *Likes how the scale has been broken down on First Avenue.*
- *Has concerns about the balconies and their relationship to the entrances.*
- *The live/work space gets buried, resulting in a rather squatty, basement type window.*
- *Struggles with the pedestrian response. The balconies and/or stoops somehow create an awkward relationship.*

STAFF RECOMMENDATIONS

12. 14-7-10

Jeffrey Park Apartments/SE corner E. First Ave. & N. Sixth St.

Rob Harris (Applicant)

Jeffrey New Day (Owner)

An application and photo comparisons of proposed materials changes have been submitted.

Change Previously Approved Brick Color/Texture – Apartment Buildings A & B and Walk-Up Flats

- *Brick A and B changed due to warranty issues.*
- *Brick C Model Number changed to have more texture to relate to other brick.*
- *Mortar colors do not change.*

Windows

- *Window colors do not change.*
- *Elevation windows changed. Clouded area shows windows shifted, and one window removed based on mandatory change per the fire code. Fire wall is at this location.*

13. 14-7-11

50 East Brickel Street

Jason Vo & Bryan Yuris (Applicants/Owners)

An application and photographs have been submitted.

Remove Portion or Wall

- *Remove a portion of the concrete block wall, as illustrated in the submitted photographs, to reduce vision obstruction of the building.*

14. 14-7-12

68 East Lincoln Street

Precision Slate & Tile (Applicant)

Kris Schultz (Owner)

An application and photographs have been submitted.

Remove Slate and Install New Asphalt Shingle Roof

- Remove all deteriorated slate on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

CertainTeed

Carriage House (dimensional)

Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate

Weathered Slate

Certain Teed

(standard 3-tab)

Nickel Gray

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

Owens Corning

(standard 3-tab)

Estate Gray

Tamko

(standard 3-tab)

Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "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.

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

15. 14-7-13 (New Application)

1047 North Fourth Street

Juliet Bullock Architects (Applicant)

Kevin Lykens/Lykens Co. (Owner)

An application, photograph, and elevation drawings have been submitted.

Install New Storefront

- Remove the existing, non-original, plywood infill and flush door.
- Remove the existing block infill.
- Install new pedestrian doors, garage door, and storefront windows, per the submitted elevation drawing.

CONCEPTUAL REVIEW

16. 14-7-14

778 Summit Street

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

An application, photographs, and elevation drawings have been submitted.

New Construction

- Construct a new single family residence, per the submitted site plan.

17. 14-7-15 (New Application)

135 Punta Alley

Juliet Bullock Architects (Applicant)

Julio Valenzuela/Urban Restorations (Owner)

This application was conceptually reviewed in 2008. An application, photographs, and elevation drawings have been submitted.

New Construction

- Construct a new single family residence and two-car garage, per the submitted site plan.

18. 14-7-16 (Conceptual)

150 Detroit Avenue

Juliet Bullock Architects (Applicant)

Julio Valenzuela/Urban Restorations (Owner)

This application was conceptually reviewed April 15, 2014. An application, photographs, and elevation drawings have been submitted. Required variances will be presented for a recommendation at a future IVC hearing.

New Construction

- Second conceptual review of proposed new construction to include a two-story, two-unit residential building and a warehouse style carriage house with two residential units above, per the submitted site plan.

The following is from the April 15, 2014 IVC hearing:

Commissioner Comments

Jason Sudy:

- *Two story residential is in keeping with the context of the street.*
- *Following the angle of Beacon Alley is appropriate.*
- *If one of the alleys is preserved, Beacon Alley is the right one (re: curb cuts).*
- *Appreciates sensitive approach of not trying to utilize every access point off of the alleys.*
- *The structure at the rear is larger than the one at the front (Detroit Ave). The rear building should either relate to the vernacular of the front building or to similar carriage houses in the area. In this area, the appearance of being developed at two different times could be appropriate.*
- *From site plan perspective, the applicant is doing the right thing.*

Rex Hagerling

- *Has some concerns about the size of the building at the rear, but needs to visit the site.*

Todd Boyer

- *Conceptually, has no issues with the site plan.*

Josh Lapp:

- *Also has no issues to raise with the proposed site plan.*

Ben Goodman:

- *Consider a permeable material for the parking/driveway.*

Reacting to a modern style building photo submitted by the applicant at the hearing, Commissioners Sudy and Boyer responded that either traditional or modern could work if done well.

NO ACTION TAKEN

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

19. 14-5-20

920 North High Street

Mike Fitzpatrick & Jeff Meacham (Applicants)

Emerald Light Investments, Ltd.

This application was conceptually reviewed at the May 27 and June 17, 2014 IVC hearings. An application, site plan, and revised renderings have been submitted.

Demolition and New Construction

- Demolish the existing 1994 brick commercial building.
- Construct new two-story commercial building, per the submitted site plan and renderings.

The following is from the June 17, 2014 IVC hearing:

Commissioner Comments

David Cooke:

- *Asked whether two means of egress would be required for the upper deck.*
- *Will be interested in issues of trash exit doors/removal, grease traps, etc.*
- *Will be concerned about any parking issues.*
- *Sees the First Avenue side of the building as a possible location for an art project/murals.*
- *Has some concerns about the travel path from Donato's kitchen to the dumpster.*

Jason Sudy:

- *Look at replicating the existing level of screening from the alley.*
- *Thinks the rooftop deck is okay based on the proposed wall at the back, and it is kept relatively low at the street level.*
- *In general, Commissioner comments have been in favor of the project and the proposed site plan.*

Josh Lapp:

- *Is supportive of the proposed massing and height.*
- *The progression of existing patios on High Street is moving toward more overhead covering than less covering.*
- *Has some concerns about the large windows at the corner on the south elevation.*
- *Would prefer to see the building scaled up rather than scaled down.*

Todd Boyer

- *Has concerns about the corner and how it turns down First Avenue. Wonders if a different window type such as a warehouse type could give it a different look.*
- *It's a very modern building tied together with different elements. The existing streetscape consists of separate buildings with their separate windows, doors, awnings working together. Has concerns that the building is one big mass on the corner, stitched together with different elements, but still appears as one big mass. The stitching together on the corner seems somewhat fussy.*
- *Is fine with the possible art piece on the south elevation.*
- *Would not be in support of EIFS at the cornice.*

Charmaine Sutton:

- *The parking lot side of the building is very solid. Is wondering about the pedestrian experience.*

Rex Hagerling:

- *Abstained.*

NO ACTION TAKEN

STAFF APPROVALS

- **14-7-1**
185 East Second Avenue
Benjamin Davis (Applicant/Owner)
Approve Application 14-7-1, 185 East Second Avenue, as submitted, with all clarifications as indicated:
Install New Siding
 - Removal of the non-original aluminum siding was approved November 19, 2013 (COA # 13-11-13b).
 - Install new, wood siding over the existing deteriorated wood siding, per the submitted drawings. New wood siding to match the reveal and profile of the existing exactly, like-for-like.
 - Install new wood window, door, and corner trim, per the submitted drawings.
 - Paint color scheme to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

- **14-7-2**
947 Mt. Pleasant Avenue
John W. Roeder (Applicant/Owner)
Approve Application 14-7-2, 947 Mt. Pleasant Avenue, as submitted, with all clarifications as indicated:
Install New Downspouts
 - Install one new downspout near the southeast corner of the house on the south elevation, and one new downspout on the west elevation to feed into the existing front and rear porch roof gutters.
 - New downspouts to match the existing white gutters and downspouts.

- **14-7-3**
974 Hamlet Street
Justin Cudak (Applicant/Owner)
Approve Application 14-7-3, 974 Hamlet Street, as submitted, with all clarifications as indicated:
Install New Privacy Fence
 - Install a new, 20' Long, 6' High, wood, dog-eared privacy fence in the rear yard, per the submitted site plan.
 - New fence to extend northward from the north elevation of the house to the existing, neighboring privacy fence on the north property line; Finished side to face out to the street (i. e. all stringers and posts placed on the inside).
 - Two 4' Wide gates will provide access to the rear of the lot, per the submitted site plan.
 - Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **14-7-4**
793 Summit Street
Michael J. Schmidt (Applicant/Owner)
Approve Application 14-7-4, 793 Summit Street, as submitted, with all clarifications as indicated:
Masonry Cleaning
 - Clean all painted and unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Should chemical cleaning be proposed by the owner or contractor or be determined to be necessary by Historic Preservation Office staff for paint removal of Previously Painted Masonry; the following procedure is required: Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section in the least visible location possible. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer's recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>).

Tuck Pointing

- Check all mortar joints on exterior walls and foundation on all elevations for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar per the submitted specifications.
- Moisten surface with water, and spot point as needed with mortar of 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. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).
- Install new 2 ¾" sandstone cap.

X. OLD BUSINESS

13-10-16 (NEW APPLICATION)

812 Hamlet Street

Julio Valenzuela/Urban Restorations (Applicant/Owner)

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

Approve Application 13-10-16, 812 Hamlet Street, with all clarifications, as noted:

New Construction/House

- Construct a new, two (2) story, frame, single family dwelling with brick cladding and cementitious siding (HardiePlank or equal), on the existing vacant lot. Siding color to be submitted to Historic Preservation Office staff.
- Height is not to exceed the height of the adjacent dwelling to the south.
- Windows to be Pella, wood, one-over-one double-hung sash with exterior aluminum-cladding. 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 the COA. Note: Aluminum clad windows are appropriate for new construction.
- Front doors to be wood; rear door to be wood, fiberglass, or steel. Cut sheet for doors to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of the COA.
- Rear porch columns, balustrade, and steps to be wood.
- Foundation to be two (2) courses of standard, plain face, cut concrete block.
- Sample brick to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of the COA.
- 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 the COA.

New Construction/Garage

- Construct new, frame, single-car garage on the existing vacant lot, per the submitted drawings.
- Cladding to be cementitious siding.

- Overhead garage door to be non-wood grain, steel, raised panel door. Cut sheet for garage door to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of the COA.
- Service door to be steel or fiberglass, half-light, two-panel door.
- All exterior lighting fixtures to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

MOTION: Cooke/Boyer (6-0-0) APPROVED

XI. NEW BUSINESS

XII. ADJOURNMENT