

**ITALIAN VILLAGE COMMISSION  
MINUTES**

**Tuesday, March 18, 2014**

**6:15 p.m.**

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

**Commissioners Present:** Todd Boyer, David Cooke, Ben Goodman, Rex Hagerling, Joshua Lapp (arrived 6:20 p.m./present Application #1), Jason Sudy (arrived 6:27 p.m./present Application #2), Charmaine Sutton

**Commissioners Absent:**

**City Staff Present:** Connie Torbeck

**I.** CALL TO ORDER (6:16 p.m.).

**II.** NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, April 8, 2014 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room A.

**III.** NEXT COMMISSION MEETING – 6:15 p.m., Tuesday, April 15, 2014 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room B.

**IV.** APPROVAL OF MINUTES – Tuesday, February 18, 2014.  
MOTION: Cooke/Sutton (5-0-0) 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/Boyer (5-0-0) APPROVED

**VII.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**HOLDOVERS**

**1. 13-12-7**

**940 North High Street**

**Larry Robertson (Applicant)**

**Robert E. Brunner (Owner)**

*Following the presentation of the staff report, 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 April 15, 2014 Italian Village Commission agenda. The Applicant is to submit revised drawings for a new sign design no later than the application date of April 1<sup>st</sup>.

MOTION: Cooke/Goodman (6-0-0) CONTINUED

Commissioner Comments:

- The lower portion with the address and arrow should be removed.
- The sign support posts should be metal or wood with a metal sleeve, which could be round or square, and should be painted.
- Staff should check the existing wall mounted sign for approval.

2. **14-2-10b(2)**

**1024 North High Street**

**Fireproof Partners, LLC (Applicant/Owner)**

*Following the presentation by the Applicants, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application # 14-2-10b(2), 1024 North High Street, for modification of the east elevation of the existing building, and direct Historic Preservation Office staff to place on the April 15, 2014 Italian Village Commission agenda.

MOTION: Cooke/Sudy (7-0-0) CONTINUED

Commissioner Comments

Ben Goodman

- EIFS has been approved on recent projects, but the use is becoming too prominent. It is not a historically appropriate material, other solutions need to be explored.
- The proposed window openings appear appropriate.

Todd Boyer

- Brick panels would be the most appropriate material.
- No issue with proposed window opening placement or size.

Jason Sudy

- The east elevation is the rear elevation, but it is very exposed.
- The EIFS seems like an inappropriate, “fake” material application.

Rex Hagerling

- Agrees that too much EIFS is beginning to be used in the district.
- Would be appropriate to see the vertical and horizontal lines of concrete expressed, as on the existing north elevation.
- Not opposed to cutting new window openings.

David Cooke

- As some other Commissioners expressed, did not realize previously that the white cross section lines were EIFS.
- The rear elevations of buildings in this area are increasingly important.
- Would be more appropriate to see the brick re-expressed.
- The windows, as shown on the 02-04-14 rendering, do not have the industrial hopper look expected.
- The storefront, as shown on the 02-04-14 rendering, does not seem integrated into the rest of the east elevation.

Joshua Lapp

- In general agreement with the points already made by fellow Commissioners.

Charmaine Sutton

- In general agreement with the points already made by fellow Commissioners.

**NEW APPLICATIONS**

3. **14-3-5**

**682 North High Street**

**Rachel Ferguson/Global Gifts (Applicant)**

**The Wood Companies (Owner)**

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

Approve Application # 14-3-5, 682 North High Street, with all clarifications, as noted.

Install New Projecting Sign

- Install one (1) new projecting sign, per the submitted example photograph and drawing.
- New sign to be suspended from the existing awning frame, per the submitted elevation drawing.
- Sign to measure approximately 16” wide by 18” high (including round sign and hanging chain).
- New, double-sided sign to be sandblasted cedar painted “dark red” with text and logo painted “ivory.”

MOTION: Sudy/Goodman (7-0-0) APPROVED

4. 14-3-6

**801 Civitas Avenue/Vetro Lofts**

**Michael J. Maistros/New Avenue Architects (Applicant)**

**Windsor Lofts, LLC (Owner)**

Install New Canopies

- Install two (2) new, entry canopies at the two pedestrian entrances on the east elevation.
- New canopies to be metal and fiberglass wall mounted with metal cable supports.

New Walled Entry Patios

- Construct new, walled patios for the five new dwelling units.
- New brick patio walls to be 36” high with a 24” high, painted metal fence detail (total height five feet).
- Entrance/egress provided by a metal gate, as per the submitted rendering.

Modify Existing Roof Patios

- Modify the existing rooftop patios to provide private areas for the direct access of units directly below, and public areas for use by any other tenants.
- Modifications to include slightly raised decking materials and movable screening plants.

New Signage

- Install new wall mounted sign, per the submitted rendering (Sheet 4-A).

Garbage Receptacles

- Relocate the existing garbage dumpsters from the interior of the parking garage to the exterior, with 5’ high, masonry screening, per the submitted site plan and rendering (Sheet 5-A & 5-B).

*Following presentation by the Applicants, Chairman Hagerling 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:

- Regarding the plan for the green space. Will need to see a more detailed plan, including plantings, hardscape, etc. Will need to understand how access will work, and landscape details along the property line.
- The Applicant noted that the green space east of the building will be developed by another entity. Commissioner Sudy suggested submitting future site plans with existing sidewalk conditions shown, noting that the green space is to be developed by others.
- Not concerned about deck space on the roof, in general, but is concerned about how close the dividing fencing would be located to the edge of the roof. What can be seen from the ground is important. Will need to see details of dividers.
- Noted that the sign at “the Hub” was approved based on its association with a civic use, i.e., a parking garage. The IVC has had discussions and concerns about the subject of branding buildings since that time.
- Thinks the proposed location of trash receptacles is appropriate.

David Cooke:

- Noted that the local climate does not allow for mixed materials, e.g., bricks pop up and pavers crack.
- A roundabout type sidewalk is too suburban for the neighborhood.
- Regarding the patio walls, brick walls are present in other locations in Italian Village, but not topped by metal fencing. It is not compatible with what has been approved for the Jeffrey Park development. Either a low brick wall or all metal fencing would be considered. Does not feel that plant containers on the wall would be a successful solution for the majority of months. Landscaping on the exterior of the patio walls could soften the walls.
- The red metal color on the existing building is a distinctive part of the building. Consider that color for the canopies. Will need to see any proposed lighting for canopies.
- Concerned about decks on the roof, especially the divisions and proposed fencing and how the plantings would survive. Would suggest making it more of a shared space.

- Agrees that a large sign branding the building is not appropriate.
- Encourages Applicant to explore “branding” the building by using a “V” in a sculptural way at the sidewalk level.

Joshua Lapp:

- Understands the need for privacy on the patios for residents, but will be concerned with how the patios connect to what is essentially an urban public space, i.e., landscaping. There should be an openness so the division is not too stark. Noted that the patios do not seem to match the symmetry of the building.

Rex Hagerling

- Thinks a simple brick wall is more appropriate with the strong façade of the building. The less extra details the better.
- The canopy also needs to look like it grew out of the building; not too fussy; brackets not really necessary. Agrees that the existing reddish color would be more appropriate.
- Regarding the roof decks, is mainly concerned with what would be visible from the ground. Perhaps stop the dividers short of the existing railings at the roofs edge.

Todd Boyer

- Consider whether a simple monolithic wall would work for the patios, perhaps entering from the sides rather than puncturing the wall with gates. Not a wall actually containing a patio.

Ben Goodman

- Agrees that it is important to consider how circulation will work related to the patios/entrances and public green space.
- Doesn't feel that the style/materials of the proposed canopy is compatible with the existing building. Encourages Applicant to consider a design in the vernacular expressed in other metalwork existing on the building.
- Another material other than brick may be appropriate for the patio walls/fences.
- Would not want to see any exposed block at the footings of the patios.
- The signage is handsome, but is not supportive of marking/branding residential buildings in materials other than a permanent building such as brick.
- Materials of the trash receptacles just needs to be well done and reflect the materials/design of the building.

Charmaine Sutton

- Thinks it would be appropriate for the trash receptacles to generally mimic a more simply designed patio wall, for example, no caps.

NO ACTION TAKEN

**5. 14-3-7a/b/c/d/e**

**155, 159, 163, 167, 169 East Third Avenue**

**Juliet Bullock Architects (Applicant)**

**The New Victorians, Inc. (Owner)**

*Prior to review of Application 14-3-7a/b/c/d/e, Commissioner Sudy noted the need to abstain from the proceedings and exited the hearing room. Following the presentation by the Applicants, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application # 14-3-7a/b/c/d/e, 155, 159, 163, 167, 169 East Third Avenue, with all clarifications, as noted.

New Construction

- Construct five (5) new single family dwellings and five (5) new detached, two-car garages.
- Revised drawing for the five (5) new single family dwellings to be submitted to Historic Preservation Office staff for final review and approval, in consultation with Commissioner Cooke, prior to issuance of a Certificate of Appropriateness.

MOTION: Cooke/Lapp (6-0-1 [Sudy]) APPROVED

**6. 14-3-10**

**608 N. High Street**

**J. Carter Bean Architect (Applicant)**

**C & W 608 North High LLC. (Owner)**

Storefront Modifications

- Install new, retractable awnings on west and south sides of the building;
- Paint existing storefront bulkhead red & gold;
- Externally illuminated signage on west and south faces & associated gooseneck fixtures;
- Install white subway tile finish on west and south façades;
- EIFS band above subway tile on south façade to finish the top edge and match existing limestone detailing on building;
- Install new operable exterior storefront system on south façade, to replace existing storefronts;
- Install new decorative wall sconce fixtures on south façade at either end of operable storefront;
- Install gold lettering graphics on glazing throughout;
- Install new logo graphic on subway tile, south elevation.

*Following presentation by the Applicants, Chairman Hagerling 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:

- Not really concerned about the awnings.
- Will need to pull back on the signage.

David Cooke:

- Does not think there should be a white line above the awnings in any material.
- The awnings on the front seem too massive.
- Would not want to see the pedestrian flow blocked along High Street. Would be more open to seating along Poplar.
- Will need to adhere to the signage requirements from the Short North Design Guidelines.

Joshua Lapp:

- Would love to see the Poplar Street side programed for outdoor seating.

Rex Hagerling

- Tiling over the brick would be contrary to the Italian Village and Short North Design Guidelines.

Ben Goodman

- Any proposed band above the awnings should be stone or something more sincere rather than EIFS.

NO ACTION TAKEN

**VARIANCE RECOMMENDATIONS**

**7. 14-3-9**

**608 North High Street**

**J. Carter Bean Architect (Applicant)**

**C & W 608 North High LLC. (Owner)**

*Chairman Hagerling read into the record an email from Kris Harrison, Orbit Design, Inc. Staff read into the record an email from Italian Village Society president, Larry Totzke, inviting the Applicant to attend the next IVS meeting on April 8 at the Second Avenue School.*

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

Upon review of Application #14-3-9, 608 North High Street, the Italian Village Commission takes no action toward recommending approval or denial of the proposed parking variance to reduce the number or required parking spaces from seventeen (17) to zero (0), for the following reasons: 1) The Commission has strong concerns with making any recommendations for parking variances along the High Street corridor before the ongoing Short North Parking Study is concluded; 2) The Commission thinks that the parking study should be completed before any parking variances are granted along the High Street corridor; 3) The property at 608 North High Street is located in a zone that has been identified as a highly pressure filled area; 4) The proposed use of a restaurant is a high load business; 5) The Italian Village Society has requested that the Italian Village Commission refrain from making any recommendations for parking variances along the High Street corridor until the parking study is completed.

MOTION: Lapp/Cooke (7-0-0) NO ACTION TAKEN

**8. 14-3-8**

**94 East Third Avenue**

**Connie J. Klema, Attny. (Applicant)**

**North Side Day Nursery Assn. (Owner)**

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

Upon review of Application #14-3-8, the Italian Village Commission recommends approval of the proposed variances, as follows:

**Request for Variance Recommendations**

**(1) 3332.039 R-4 RESIDENTIAL DISTRICT**

**Interior Lot:** To permit two (2) dwellings on one lot and to permit more than four (4) dwelling units in one dwelling and to permit seven (7).

**(2) 3332.05 AREA DISTRICT LOT WIDTH REQUIREMENTS**

**Corner Lot:** To permit a lot with a width measured at the front lot line of less than 50 feet and to permit 46' 10 1/4".

**(3) 3332.15 R-4 AREA DISTRICT REQUIREMENTS:**

**Interior Lot:** To permit one dwelling above a garage and a dwelling with seven (7) dwelling units to be situated on a lot of no less than 10,112.3 square feet.

**(4) 3332.19 FRONTING**

**Interior Lot:** To permit one dwelling above a garage to not front on a public street.

**(5) 3332.25 MAXIMUM SIDE YARDS REQUIRED**

**Interior Lot:** To permit the sum of the widths of each side yard of the carriage house to be less than 20 percent of the width of the lot and less than 16 feet and to be 12 feet 3 3/8".

**(6) 3332.26 MINIMUM SIDE YARD PERMITTED**

**Interior Lot:** To permit the side yard dimension between the buildings and/or pavement and the side lot lines to be less than five feet.

(7) 3332.27 REAR YARD

Interior Lot: To permit a rear yard totaling less than 25 percent of the total lot area and totaling 7 percent.

(8) 3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED

Interior Lot: To permit the minimum number of parking spaces required to be less than two (2) per unit for a one unit carriage house and 1.5 per unit for a dwelling with 7 units and to be 1.125 per unit totaling nine (9).

(9) 3312.29 PARKING SPACE

Interior Lot: To permit one stacked parking space to be counted as a required parking space.

(10) 3312.25 MANEUVERING

Interior Lot: To permit the maneuvering area of one stacked parking space to include the area of its adjacent stacked parking space.

Note: The Applicant is to return to a future Italian Village Commission hearing for further review of any/all proposed variances for the vacant lot at the northeast corner of Say Avenue and E. Third Avenue.

MOTION: Sudy/Lapp (7-0-0) APPROVAL RECOMMENDED

**14-3-8b**

**94 East Third Avenue**

**Connie J. Klema, Attny. (Applicant)**

**North Side Day Nursery Assn. (Owner)**

*Following the presentation by the Applicant, and additional discussion and review, demolition of the garage was added to the agenda. A motion was made, vote taken, and results recorded as indicated.*

Approve Application 14-3-8b, 94 East Third Avenue, with all clarifications, as noted:

Demolish Garage

- Demolish the existing, ca. 1958, concrete block garage at the northeast corner of the lot, per the submitted photograph and site plan.

Note: Approval for the demolition of the garage is being granted for the following reasons: 1) The building is a non-contributing, ca. 1958 concrete garage that was built approximately 35 years after the 2.5 story dwelling.

MOTION: Sudy/Lapp (7-0-0) APPROVED

**9. 14-3-11**

**737-741 Kerr Street**

**Eric D. Martineau, Attny. (Applicant)**

**Paul Berry/Berry Ohio Holdings, LLC (Owner)**

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

Upon review of Application #14-3-11, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

Summary: Conversion of a 2 family dwelling into a single-family dwelling, including the addition of a single-car garage on the first floor and a second floor addition over the new garage and an earlier addition.

Zoning variances for this project and to make the existing structure conforming include the following:

- (1) 3332.18 – Lot Coverage. Variance to allow structures to occupy 70% of the lot area.
- (2) 3312.49 – Minimum number of required parking spaces. The current two-family house has zero off-street parking. The project will provide for 1 garage space.
- (3) 3332.21 – Building Line. To conform the existing building line of 0’.
- (4) 3332.25 – Building setback – to conform to existing 0’ setback (3 sides, including addition on the south side)
- (5) 3332.26 – Minimum side-yard. Variance to conform with existing 0’ side-yard (3 sides, including addition on the south side)
- (6) 3321.05 – Vision clearance. Variance from 10’ vision triangle requirement to conform with existing 0’ vision clearance.

MOTION: Lapp/Cooke (7-0-0) APPROVAL RECOMMENDED

## **STAFF RECOMMENDATIONS**

### **10. 14-3-12**

**47 East Lincoln Street**

**Keith Denlinger (Applicant)**

**Ruth Gless (Owner)**

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

Approve Application 14-3-12, 47 East Lincoln Street, with all clarifications, as noted:

#### Install New Signage/Window

- Install one new, “faux gold leaf” vinyl, applied window graphic on the north elevation window.
- Vinyl colors to be “light gold metallic” with “gold metallic” shade.
- New sign to read “Danceville U.S.A.”

#### Install New Signage/Door

- Install one new, “faux gold leaf” vinyl, applied window graphic on the full-light door of the north elevation.
- Vinyl colors to be “light gold metallic” with “gold metallic” shade.
- New sign to include business name, phone number, and hours of operation.
- Revised drawing for both signs 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: Sudy/Lapp (7-0-0) APPROVED

### **11. 14-3-13**

**244 East Third Avenue**

**New Victorians (Applicant/Owner)**

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

Approve Application # 14-3-13, 244 East Third Avenue, as submitted, with all clarifications, as noted.

#### Install New Skylights

- Install six (6) new skylights on the west slope of the non-contributing, ca. 1960 apartment building, per the submitted drawings and product cut sheet/specifications.

#### Window Repair

- Replace broken glass and seals on the existing vinyl windows, as needed.

Note: The roof has a low pitch, and skylights will not face onto a street or major alley.

MOTION: Lapp/Sutton (7-0-0) APPROVED

## **CONCEPTUAL REVIEW**

### **12.13-12-10**

**875 Summit Street**

**Wood Run Partners, LLC/Truberry Custom Homes (Applicant/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 presentation by the Applicants, Chairman Hagerling 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:

- The current presentation seems to be more in the direction of traditional row houses of the area.
- Need a presence to the doorways. Doorways should not be recessed, but be the focus of the façade.
- Still has concerns about how the building turns the corner and meets the existing adjacent house.
- Would not support a curb cut on First Avenue.
- A typical row house building in Italian Village would be walk-up, two-story, with a simple façade with details at the top, and individual entrances raised from the street.
- Does not think that the individual, cut up boxes approach works for Italian Village. Should read as one building, with character and form.

Joshua Lapp:

- Would be more appropriate to have stoops that are less recessed.
- The corner balcony does not seem to work in the location.
- Would be more appropriate if it read as one mass without the pass-through.

Rex Hagerling

- If it goes in the direction as shown in the revised drawings, would need to focus on details and rhythm.
- Would be opposed to brick sills, possibly soldier course lintels. Should be continuous lintels of real stone.

Todd Boyer

- The current proposal seems to be floating in a grey area between a big block building and individual residences. Would not want to see a big block that takes over the corner (such as 973 Summit Street).
- The building still seems too big without a sense of scale.

Ben Goodman

- The number of units may be workable, but there is still too much surface parking.
- Thinks it should be excavated to bring down the height a bit. Perhaps enter at the second level and have a garden level, below. The location is a bit of a knoll
- Would rather see a curb cut on First Avenue to permit access to parking at a lower grade rather than high off of Fourth Street. The opening through the building on Fourth Street is not appropriate.
- Agrees that the balcony on the corner does not fit the location.
- The belt course between the second and third floor doesn't seem appropriate for the area.

Charmaine Sutton

- It's a new build, so a more contemporary approach could be taken. There could be a contemporary way of using brick.

NO ACTION TAKEN

**13. 13-10-12**

**866 North Pearl Street**

**Prescott & Pearl, LLC (Applicant/Owner)**

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

Based on the site plan and renderings submitted for the March 18, 2014 Italian Village Commission hearing, the Italian Village Commission grants Conditional Approval for Application 13-10-12, 866 North Pearl Street, for the proposed new construction, including the overall design, footprint, height, and massing with the following conditions:

New Construction

- Construct a new 3.5-story residential building including 24 dwelling units.
- All details to return to the Italian Village Commission at a future hearing for final review and approval, including, but not limited to, full architectural elevations, signage, lighting, all face materials, glass type, doors, and landscaping.

MOTION: Goodman/Sudy (6-1-0 [Cooke])

**14. 14-2-11**

**No Address (formerly 81 E. Fourth Ave./Southeast Corner of Fourth & Say Avenues)**

**Juliet Bullock Architects (Applicant)**

**New Victorians (Owner)**

*Prior to review of Application 14-2-11, Commissioner Sudy noted the need to abstain from the proceedings and exited the hearing room.*

New Construction

- Construct a new 4-unit residential building.

*Following the presentation by the Applicants, Chairman Hagerling 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

Charmaine Sutton

- The connector/archway over the driveway does not fit in this location.
- Thinks the curb cut is okay on Say Avenue in this location.

David Cooke:

- Agrees that the archway is not appropriate. The buildings should be two separate structures.

Joshua Lapp:

- Thinks the garage needs to be moved back without the archway.

Rex Hagerling

- Does not have an issue with a curb cut on Say Avenue at this site.
- Agrees that the pass thru/archway is not appropriate.
- There is a mix of architecture in the area. Would be helpful to have streetscape drawings/photos.
- Concerned with how the corner piece sticks out as currently proposed.

Todd Boyer

- The scale of the elevations seems disproportionate to the footprint, since they are small and going tall. When the units get too broken up, they start seeming more out of scale.

Ben Goodman

- Has some concern about the proposed density.
- It could be a charming addition to the Say Avenue streetscape, if done correctly. Consider whether there is another way to accommodate parking.

NO ACTION TAKEN

**15. 14-2-13**

**24 East Lincoln Street**

**CCB, LLC (Applicant)**

**Wood Companies (Owner)**

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

Approve Application # 14-2-13, 24 East Lincoln Street, as submitted, with all clarifications, as noted.

Exterior Building Alterations

- Relocate the East Lincoln Street (south elevation) entrance wall outward, per the submitted site plan.
- Revised drawings/renderings 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.

Install New Doors

- Remove existing, non-original entrance doors on East Lincoln and North Pearl streets, and install new doors. North Pearl Street door to be wood; East Lincoln Street door may be wood, metal, or fiberglass. Cut sheets for new doors to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.

Repair/Rebuild Masonry Chimney

- Deconstruct existing, deteriorated brick chimney, retaining original brick.
- Rebuild chimney with the original dimensions and details in original location, using original brick. 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>).

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- 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.

Exterior Painting

- 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 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. Paint 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.

MOTION: Cooke/Sudy (7-0-0) APPROVED

**16. 14-3-15**

**1031 North Fourth Street**

**Lauren Culley & Jeff Excell (Applicants)**

**Carol Guiler (Owner)**

Renovate Garage for use as Café

- Replace existing overhead doors with glass and wood garage doors.
- Lengthen and widen the existing 5' x 4'2" windows on the south and west elevations.
- Install new window opening on east elevation to increase street visibility.
- Relocate existing front door to east elevation to meet ADA requirements.
- Paint exterior.
- Install new lighting and green space.
- Remove existing fence along east elevation.

*Following presentation by the Applicants, Chairman Hagerling 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:

- Excited to see the building and site cleaned up and used.
- Recommend leaving the existing fence where it screens the parking and remove only to reveal the building, perhaps from the corner of the building.
- Consider all of your options for accessing the property. It may work better to enter from the rear alley.
- Regarding a parking variance, feels that the situation at this site is completely different from High Street.

David Cooke:

- Will need to plan for bicycle racks.
- Will need details of dumpster access and screening.
- Very excited about the proposal. Color palette is exciting. The proposed use of the building is great. Will be a vital piece in seeing Fourth Street emerge as a secondary commercial strip to High Street.
- The proposed changes seem appropriate for the auto-oriented vocabulary and culture of the building.
- Has concerns about the proposed lighting. Consider more auto-oriented, industrial lighting fixtures to reflect the proposed aesthetic.
- Due to the proposed hours, the business will not compete with businesses like Seventh Son for parking.

Joshua Lapp:

- Agrees that access from the rear alley would be preferred. As Fourth Street is becoming more pedestrian oriented, would like to see the more auto-oriented activities moved away from Fourth Street.
- Fully supports the project, and has heard other supportive comments from residents of the area.

Ben Goodman

- Will need to consider parking studies completed for this area.
- The proposed business will not be a night load regarding parking.

NO ACTION TAKEN

**STAFF APPROVALS**

• **14-3-1**

**806 Hamlet Street**

**Lisa G. Swartzwelder (Applicant/Owner)**

Approve Application 14-3-1, 806 Hamlet Street, as submitted, with all clarifications as indicated:

Install New Handrail

- Install one (1) new, Fortin, black, iron handrail at the front porch steps, facing onto Hamlet Street. Style to be “picket” or “line,” per the submitted product cut sheet.

• **14-3-2**

**893 North Fourth Street**

**Robert J. Wagner (Applicant)**

**Victor Investments (Owner)**

Approve Application 14-3-2, 893 North Fourth Street, for renewal of expired COA # 12-5-8a (Expired: May 15, 2013), exactly as previously approved, for a period of one (1) year.

Install new Siding

- Remove the existing asbestos cement siding on the front and side elevations of the rear/frame section of the building, and install new HardiePlank siding to match the HardiePlank that was previously approved for the rear elevation. Paint color to be submitted to Historic Preservation Office staff.
- Install new wood corner boards to match those existing on rear elevation.
- Repair/replace exterior wood trim, as needed, like-for-like.

MOTION: Clark/Baker (5-0-0) APPROVED

• **14-3-3**

**893 North Fourth Street**

**Robert J. Wagner (Applicant)**

**Victor Investments (Owner)**

Approve Application 14-3-3, 893 North Fourth Street, for renewal of expired COA # 12-6-5 (Expired: June 7, 2013), exactly as previously approved, for a period of one (1) year.

- Enlargement of fenced patio area per revised landscape plan submitted at the July 27, 2010 meeting. All materials to be per new plan.
- The parking area surface is to be asphalt.
- No brick pavers are approved for use in new patio area.
- Aside from bollards, fencing and new trees, only grass lawn will be allowed in patio area.
- 3’ high metal bollards, per photos submitted 7/27/10, to be installed where indicated on new landscape plan along N. Fourth and College.
- 4’ high all wood fencing to be installed along the alley parking.
- Landscaping trees to be planted as shown.
- Existing 6’ high fence to remain.

MOTION: Boyer/Clark (4-0-0) APPROVED.

• **14-3-16**

**659 Kerr Street**

**Yadira Hawkins (Applicant/Owner)**

Approve Application 14-3-16, 659 Kerr Street, as submitted, with all clarifications as indicated:

Install New Front Door

- Remove the existing, non-original entrance door on the front façade.
- Install a new, wood, two-panel, half-light door in the same location. Cut sheet/specifications for the new door to be submitted to Historic Preservation Office staff for final review and approval.

Install New Front Porch Flooring

- 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.

Install New Front Porch Balusters

- Remove all non-original wood lattice railings and trim from the front porch.
- Install new, wood balusters and new, wood top and bottom rails and hand rails, per the submitted specifications and photo example.
- Balusters to be 1½" square, with spaces between the balusters to equal [not to be greater than] the width of the balusters.
- Paint color for new railings to match existing.
- The three (3) existing, chamfered roof support posts are to remain.

• **14-3-4**

**42-48 East Fourth Avenue**

**Karrick Sherrill/Shremshock Architects (Applicant) Brad Howe/Burwell Investments, LLC. (Owner)**

Approve Application 14-3-4, 42-48 East Fourth Avenue, as submitted, with all clarifications as indicated:

Install New Privacy Fence

- Install a new wood, six-foot-high (6'H), double-sided, board-on-board privacy fence along the east property line of the newly constructed four-plex, per the submitted site plan.

Note: COA #14-3-4 modifies the previously approved metal fence along the east elevation only (COA # 13-2-7/February 19, 1013).

• **14-3-14**

**179-181 East First Avenue**

**Katherine Sweat (Applicant)**

**Katherine Sweat & Suzanne Barker (179) Eric Nutt & Julie Stoehr (181) (Owners)**

Approve Application 14-3-14, 179-181 East First Avenue, as submitted, with all clarifications as indicated:

Install New Privacy Fence

- Remove the existing section of shadow box fencing dividing the rear yards of 179 and 181 East First Avenue.
- Remove the existing brick walkway dividing the rear yards of 179 and 181 East First Avenue.
- Install new six-foot-high (6'H), wood privacy fence, dividing the rear yards of 179 and 181 East First Avenue from the house to the existing garage, per the submitted site plan.
- Install new six-foot-high (6'H), wood privacy fence, with gates, from the northwest and northeast corners of the garage, running parallel to the alley, to the west and east property lines, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- 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.

Install New Gate

- Install new board-on-board, six-feet high (6' H), wood gate across sidewalk along west side of 179 East First Avenue, per the submitted site plan.

**VIII. OLD BUSINESS**

**Agenda Item - OLD BUSINESS**

**14-3-16**

**850 North Fourth Street – Jeffrey Park Community Center Sidewalk**

**Rob Harris (Applicant)**

**Jeffrey New Day, LLC. (Owner)**

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

Based on the color-coded site plan submitted for the March 18, 2014 Italian Village Commission, approve Application # 14-3-16, 850 North Fourth Street – Jeffrey Park Community Center Sidewalk, as submitted, with all clarifications, as noted.

Modifications to Previously Approved Site Plan

- The tree lawn to the south of the café remains six feet (6') in width, and will be planted with Little Leaf Linden Trees. Trees should be at least 2.5" caliper.
- The sidewalk to the north of the café will be a 7.5' wide pedestrian walkway.
- Eliminate or reduce the wedge-shaped lawn area at a point where the tree lawn meets the sidewalk, just south of the patio.
- Increase the café patio area in size from 8' to 9.2'.

MOTION: Goodman/Lapp (7-0-0) APPROVED

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

MOTION: Sudy/Goodman (7-0-0) ADJOURNED (10:11 p.m.)