

**ITALIAN VILLAGE COMMISSION  
MINUTES**

**Tuesday, May 27, 2014**

**6:15 p.m.**

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

**Commissioners Present:** Todd Boyer, David Cooke (left 10:45 p.m.), Ben Goodman (arrived 6:20 p.m.), Rex Hagerling (left 10:01 p.m.), Jason Sudy, Charmaine Sutton

**Commissioners Absent:** Joshua Lapp

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER (6:17 p.m.).
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, June 10, 2014 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room A.
- III. NEXT COMMISSION MEETING – 6:15 p.m., Tuesday, June 17, 2014 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room B.
- IV. APPROVAL OF MINUTES – Tuesday, April 15, 2014.  
MOTION: Cooke/Sudy (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: Sudy/Cooke (5-0-0) APPROVED
- VII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**CONTINUED APPLICATIONS**

**1. 13-12-7**

**940 North High Street**

**Brian O’Neill (Applicant)**

**Robert E. Brunner (Owner)**

*In the absence of the Applicant, Continue Application #13-12-7, for one time only, and direct Historic Preservation Office staff to place on the June 17, 2014 Italian Village Commission agenda. The Applicant is to provide a new application and ten sets of drawings for the proposed new signage, and photographs of all current signage to the Historic Preservation Office by the application deadline of June 3<sup>rd</sup>. Applicant is required to attend the June 17<sup>th</sup> IVC hearing.*

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

**2. 14-4-36**

**618 North High Street**

**Pizzuti Companies (Applicant/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 # 14-4-36, 618 North High Street, with all clarifications, as noted.

New Construction/Canopy Design

- Install a new metal canopy on the façade/west elevation of the hotel at the restaurant and hotel entrances.

- New canopy to include painted, steel tube, structural framing with metal panel roof, attached with steel tie rods to the building structure.
- Infrared heating units to be located beneath the extended section of canopy over the valet area.
- Final drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

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

### **NEW APPLICATIONS**

#### **3. 14-5-10**

##### **842 & 850 North Fourth Street**

**Rob Harris (Applicant)**

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

*Following the presentation by the Applicant, and additional discussion and review, Application # 14-5-10 was divided into items 'a', 'b', and 'c', for clarity, and the following motions were made, votes taken, and results recorded as indicated.*

##### **14-5-10a**

Approve Application # 14-5-10a, 842 & 850 North Fourth Street, with all clarifications, as noted.

##### **Community Center- Shift Doors**

- Modify the previous approval of the north and south door locations (see COA # 13-11-18a & COA # 14-1-7a), per the submitted elevation drawings.
- Doors are being shifted based on tenants that have been secured for the new building.

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

##### **14-5-10b**

Continue Application # 14-5-10b, for installation of a new pool enclosure, and direct Historic Preservation Office staff to place on the June 17, 2014 Italian Village Commission agenda for further review. The Commission requests a revised rendering showing both sides of the fence, in context, with the deck and plantings.

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

##### **14-5-10c**

##### **Modify "Townhome A" Materials**

- Modify the previously approved EIFS cornice and window surround to brick & cementitious board, respectively, per the drawings submitted at the May 27, 2014 Italian Village Commission hearing.
- Modify the previously approved full-light doors to three-quarter-light doors, per the drawings submitted at the May 27, 2014 Italian Village Commission hearing.

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

#### **4. 14-5-11**

##### **1023 North Sixth Street**

**Jeanne Cabral (Applicant)**

**Michael & Karen Goodburn (Owners)**

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

Approve Application # 14-5-11, 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

**5. 14-5-12 (VARIANCE RECOMMENDATION)**

**1023 North Sixth Street**

**Jeanne Cabral (Applicant)**

**Michael & Karen Goodburn (Owners)**

*Upon review of Application #14-5-12, 1023 North Sixth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:*

Request for Variance Recommendations

The applicant desires to use the main existing structure and accessory building as a commercial bakery facility (dough prep, baking, etc.). The applicant also wants to use a portion of the main building along Sixth Street as a restaurant. An accessory use will be an organic, outdoor vegetable and herb garden (to supply the bakery and restaurant). All uses, except the restaurant, are allowed in the M-2 district.

1. 3312.03 C.2.c – Reduction in required parking spaces from fifteen (15) to three (3).
2. 3367.01 – To allow partial use as a restaurant in an M-2 District.
3. §3367.15(a) “Any building or structure of any type, shall be located not less than 50 feet from the street line.” & (d) – “Off-street parking and loading facilities, together with suitable accesses and maneuvering areas, shall be provided in accordance with the provisions of Chapter 3312, provided, however, that no portion of the required 50-foot buffer shall be used for either off-street parking or loading spaces.
4. §3312.13 – Reduction of the required driveway width from 20’ to 13’.
5. §3321.05 - Variance from the required vision clearance triangle of 10 ft. since the existing building encroaches into the vision clearance triangle on both corners.

Reasons for Recommendation for Approval:

- 1) A higher parking capacity currently exists in this area.
- 2) The proposed parking request is a relatively low threshold.
- 3) The proposed business is not adjacent to a parking permit zone.
- 4) The proposed use is a good and positive use for the neighborhood and for the existing buildings.
- 5) The setback of the buildings is an existing condition that is in conformance with the pedestrian streetscape of the neighborhood.

NOTE: Regarding off-site parking agreements, the Commission notes a general concern that there is currently no way to monitor exactly which business are being allotted exactly which off-site parking spaces, i.e., several businesses may have an agreement for parking at the same off-site parking lot. In addition, there is currently no way to enforce the duration of parking agreements between parking lot owners and businesses.

MOTION: Sudy/Goodman (5-1-0[Cooke]) APPROVAL RECOMMENDED

**6. 14-5-13**

**737-741 Kerr Street**

**Urban Order Architecture (Applicant)**

**Paula Berry (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 # 14-5-13, 737-741 Kerr Street, with all clarifications, as noted.

New Addition

- Construct a new, two-story addition with a garage on the first story and living space on the second story, per the submitted drawings.
- Exterior cladding and corner boards and wood window and door trim to be cementitious siding.
- New windows to be all wood (interior/exterior), per the submitted drawings and product cut sheets.

Existing Dwelling Alterations

- Remove the existing, non-original, Masonite siding from the existing dwelling, and install new, 4" Dutch Lap wood siding, per the submitted drawings.
- Install new, wood corner boards and wood window and door trim.
- Remove the existing non-original, wood windows from the existing dwelling, and install new, all wood (interior/exterior) windows, per the submitted drawings and product cut sheets.

MOTION: Goodman/Sutton (6-0-0) APPROVED

**7. 14-5-14**

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

**Juliet Bullock Architects (Applicant)**

**The New Victorians (Owner)**

*Prior to review of Application 14-5-14, Commissioner Sudy noted the need to abstain from the proceedings and exited the hearing room.*

Based on the site plan and elevation drawings submitted for the May 27, 2014 Italian Village Commission hearing, the Italian Village Commission grants Conditional Approval for Application 14-5-14, Southeast Corner of Fourth & Say Avenues (formerly 81 E. Fourth Ave.), for the proposed new construction of a three-family dwelling, including the overall design, footprint, height, and massing with the following conditions:

- 1) Consider options to break up the area between the second story windows and the eaves on the north and west elevations, e.g., larger second story windows, eyebrow windows or a frieze band.
- 2) Consider adding windows onto the garages at the south and east elevations.
- 3) Consider applying a stone water table/band on the brick elevations.
- 4) Consider an alternate material for the porches, e.g., wood deck and vertical skirting.
- 5) Consider an alternate material on the currently brick south elevation, e.g., cementitious siding may wrap around and continue to the porch.
- 6) Consider installing sidewalks on the Say Avenue side of the property, and indicate the sidewalk location and how the steps will meet the sidewalk.
- 7) Consider studying the size of the gable window on the south elevation.

MOTION: Goodman/Boyer (5-0-1 [Sudy]) CONDITIONAL APPROVAL

**8. 14-5-15 (VARIANCE RECOMMENDATION)**

**305 & 307 East Fifth Avenue**

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

**The New Victorians (Owner)**

*Prior to review of Application 14-5-15, Commissioner Sudy noted the need to abstain from the proceedings and exited the hearing room.*

Upon review of Application #14-5-15, 305 & 307 East Fifth Avenue, the Italian Village Commission recommends approval of the proposed variances, as follows:

1) 3332.039 R-4:

- 305 E. Fifth Ave: A variance to permit commercial uses, except restaurant use, \*on the 1st floor.

- 307 E. Fifth Ave: A variance to permit commercial uses, including restaurant use,\* on the 1st floor, and to permit one single family dwelling and one dwelling with four (4) dwelling units on one lot.
- 2) 3332.05 Area District Lot Width Requirements:
    - 305 E. Fifth Ave: To permit a lot width measured at the front lot line of no less than 32 feet.
    - 307 E. Fifth Ave: To permit a lot width measured at the front lot line of no less than 32 feet.
  - 3) 3332.15 R-4 Area District Requirements:
    - 307 E. Fifth Ave: To permit a single family dwelling and a dwelling with four (4) dwelling units to be situated on a lot with an area that is 5,543 square feet (3,072 square feet per 3332.18(C)\*\*), being 1,109 square feet per dwelling unit.
  - 4) 3332.21(F) Building Line:
    - 305 E. Fifth Ave: To permit the building line to be zero (0) feet from the front lot line.
    - 307 E. Fifth Ave: To permit the building line to be seven (7) feet from the lot line on the north and to be six (6) feet from the lot line on the south.
  - 5) 3332.25 Maximum Side Yards Required:
    - 305 E. Fifth Ave: To permit the sum of the widths of each side yard to be less than 20 percent of the width of the lot and to be 3.2 feet.
    - 307 E. Fifth Ave: To permit the sum of the widths of each side yard to be less than 20 percent of the width of the lot and to be 6 feet.
  - 6) 3332.26 Minimum Side Yard Permitted:
    - 305 E. Fifth Ave: To permit the minimum side yard to be less than 3 feet and be 0.6 feet on the east and 2.5 feet on the west.
  - 7) 3332.27 Rear Yard:
    - 307 E. Fifth Ave: To permit the 25 percent rear yard of the total lot area to be shared by the single family dwelling and the dwelling with four (4) dwellings units.
  - 8) 3332.28 Side or Rear Yard Obstruction:
    - 305 E. Fifth Ave: To permit the area required to be open from the finished grade to the sky in the rear yard to be obstructed by pavement for parking and maneuvering.
    - 307 E. Fifth Ave: To permit the area required to be open from the finished grade to the sky in the rear yard to be obstructed by pavement for parking and maneuvering.
  - 9) 3312.49 Minimum Number of Parking Spaces:
    - 307 E. Fifth Ave: To permit nine (9) on-site parking spaces when 28 are required for most intense retail and restaurant uses, on the condition that if a restaurant use (any eating or drinking establishment) is proposed to occur at 307 E. Fifth Avenue, documentation of a recorded, off-site parking lease, providing a minimum of ten (10) parking spaces, for use by the subject property, on a contiguous lot within 750 feet of the subject property, is required to be provided prior to the approval of a site compliance plan. \*\*\*
  - 10) 3312.25 Maneuvering:
    - 305 E. Fifth Ave: To permit maneuvering areas for parking spaces to occur on the adjacent lot known as 307 E. Fifth Ave.
    - 307 E. Fifth Ave: To permit maneuvering areas for parking spaces to occur on the adjacent lot known as 305 E. Fifth Ave.
  - 11) Parking Setback Line:
    - 305 E Fifth Ave: To permit the parking setback line to be less than ten (10) feet.

(\*): The “commercial” uses sought under the Council Variance are as follows:

All uses permitted under 3351.03 C-1.

(\*\*): Basis of Computing Area: According to 3332.18(C), if the depth of a lot in a R-4 district is more than three times the width of such lot, a depth of only three times such width shall be used in computing density. 307 E. Fifth Ave. has a width of 32’ and a depth of 173.23’ which is more than three times the width, therefore, the area of 305 E. Fifth is  $32' \times 96 = 3,072$ .

(\*\*\*): 305 E. Fifth Avenue has eight (8) parking spaces and only six (6) spaces are required. Therefore, two (2) of the parking spaces located on 305 E. Fifth Avenue will be available for use by 307 E. Fifth Avenue, which will be

confirmed in an easement granted to 307 E. Fifth for parking, access and maneuvering on 305 E. Fifth. Therefore, 307 E. Fifth will have 9 parking spaces on-site and 2 parking spaces on the adjacent 305 E. Fifth by easement, making the parking shortage only 3 spaces.

MOTION: Goodman/Cooke (5-0-1 [Sudy]) APPROVAL RECOMMENDED

**9. 13-10-12**

**866 North Pearl Street**

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

*Prior to review of Application 13-10-12, Commissioner Sudy returned to the hearing room. Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application # 13-10-12, 866 North Pearl Street, for new construction, to allow time for the Applicant to submit revised drawings for the north elevation, reflecting the Commissioners' comments regarding the cladding material and window size.

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

**10. 14-5-16**

**801 Civitas Avenue**

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

**Windsor Lofts, LLC (Owner)**

*Following the presentation by the Applicant, and additional discussion and review, Application # 14-5-10 was divided into items 'a' and 'b', for clarity of action, and the following motions were made, votes taken, and results recorded as indicated.*

**14-5-16a**

Approve Application # 14-5-16a, 801 Civitas Avenue, with all clarifications, as noted.

Private Entry Patios

- Construct new 48" high masonry walls in conjunction with screen planting at the entries of the five new dwelling units on the east elevation, per the submitted renderings.

Garbage Receptacles

- Relocate the existing dumpsters from the interior to the exterior of the garage.
- Install new, 6' High masonry dumpster enclosure per the submitted site plan, rendering, and wall section drawing.
- Consider coordinating the design of the "V" design on the doors with any signage font/design.

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

**14-5-16b**

Continue Application # 14-5-16b, 801 Civitas Avenue, for entrance canopies and signage, and direct Historic Preservation Office staff to place on the June 17, 2014 Italian Village Commission agenda for further review.

Commissioner Comments:

David Cooke:

- The canopy design should be steel fabricated and not include break metal.
- The proposed sign seems more appropriate for a downtown office building location, but does not seem the correct solution for this neighborhood.

Jason Sudy:

- Is supportive of the proposed patio and garbage receptacle design.
- The idea of whether or not branding/naming all buildings is appropriate needs further consideration.
- Thinks the proposed sign, could be okay on this particular building in this particular location.

Rex Hagerling:

- Appreciates that the canopy has been done in metal and painted, but does not see the proposed canopy design as in keeping with the building. Would like to see the corner pieces eliminated. A horizontal top and a horizontal bottom extending cleanly all the way around, with the depth reduced a bit.

Charmaine Sutton:

- Agrees that the corner design on the canopies is too heavy and should be more simple.
- Thinks that the proposed sign appears more office building oriented.
- Consider a pedestrian level sign at the entrance.

Ben Goodman:

- Appreciates that the Applicant removed the canopy brackets, but thinks a simple steel structure would be more appropriate.
- Is in support of the submitted patio and trash receptacle designs.
- Does not support the proposed signage. Does not support the branding of buildings with large signage, in general. Thinks any signage should be oriented toward the pedestrian rather than automobiles.

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

**11. 14-4-19**

**1024 North High Street**

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

*Following the presentation by the Applicants, Chairperson Hagerling called all those wishing to speak in order of speaker slip received.*

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Phil Herren 43 E. Third Ave. Neighboring property owner	<ul style="list-style-type: none"> <li>• Voiced concerns about access to existing transformers.</li> <li>• Has interest in the clearance and design of the dumpster/compactor enclosure.</li> <li>• Concerned about daily pick up of garbage being a nuisance.</li> </ul>

*Following the speaker, further presentation by the Applicants, and additional discussion and review, the following motions were made, votes taken, and results recorded as indicated.*

Approve Application # 14-4-19, 1024 North High Street, with all clarifications, as noted.

Landscape Plan

- Install new High Street entry landscaping, amenity patio landscaping, and parking area landscaping and lighting, per the submitted drawings, including the following: surface paving, fence locations, and plant materials.
- Revised drawing for the parking lot buffer (mound) to be submitted to Historic Preservation Office staff for final review and approval.
- Revised drawings for horizontal fence design to be submitted to Historic Preservation Office staff for final review and approval.
- Photometric study for the parking lot area to be submitted to Historic Preservation Office staff for final review and approval.
- Any/all signage, exterior lighting, and historic plaque to return for final review and approval.

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

**12. 14-5-17**

**1024 North High Street**

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

In the absence of the Applicant, continue Application # 14-5-17, for installation of new signage, and direct Historic Preservation Office staff to place on the June 17, 2014 Italian Village Commission agenda for further review.

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

**12B.14-5-21**

**772 North High Street**

**Scott Rousku (Applicant)**

**The 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 # 14-5-12, 772 North High Street, with all clarifications, as noted.

Install New Signage

- Install an existing sign that is to be moved from another business location.
- The existing sign measures 2'-11 1/2" x 11'-10" or 27.5 SF, per the submitted drawings.
- Existing sign to be mounted to three (3) vertical supports that will match the vertical window mullions, and will be sized and painted to match the mullions.
- The vertical supports will be attached to the building structural elements above and below the windows but not directly to the window frame.
- The existing, flashing rope lights and the existing cut-out letters in the transom windows are to be removed.

Additional Reasons for Approval:

- The Commission supports the repurposing of an existing sign that may otherwise become landfill.
- Neon, as a method of lighting for signage, is supported by the Short North Design Guidelines.
- The installation of the sign is removed from, and is not harmful to the transom windows.

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

**STAFF RECOMMENDATIONS**

**13. 14-5-18**

**964 North High Street**

**Mallory McClellan (Applicant)**

**Kevin Lykens (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 # 14-5-18, 964 North High Street, with all clarifications, as noted.

Install New Projecting Sign/Happy Go Lucky Her

- Install one (1) new projecting sign, per the submitted rendering and drawing.
- The Commission suggests adding some raised elements to the sign, if possible.
- Sign to be aluminum composite (aluminum with a plastic or wood interior).
- Rectangular sign to measure 54" high by 30" wide (11.25 sq. ft.).
- Metal bracket to measure approximately 40" long.
- The bracket is to be located above the existing brick column on the north end of the storefront. Cut sheet for the bracket to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- All fasteners to be placed in the mortar, not into the face of the brick.
- The bottom of the sign is to be ten feet (10') above grade.

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

**14. 14-4-28**

**612 North High Street**

**Nicole Bailey/Sign Vision (Applicant)**

**Charles, Jr. & Marjorie Warner (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 # 14-4-28, 612 North High Street, with all clarifications, as noted.

Install New Canvas Awning and Graphics/Blick Art Materials

- Remove the existing awning cover and install a new, red Sunbrella awning cover, per the submitted rendering.
- New awning to be flat sloping with open ends.
- "White" letters to read "BLICK art materials" on the front flap/valance of the awning.

- Awning frame to be painted red to match awning. All fasteners to be inserted into the mortar, not into the face of the brick.

Install New Surface Window Graphics

- Install two (2) sets of surface window graphics, per the submitted rendering. To read “BLICK art materials.” Font size to match the font size on the awning.

Install New Surface Door Graphics

- Install one (1) surface window graphic, per the submitted rendering. To read “BLICK.”
- Revised rendering to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Exterior Painting

- **Any previously unpainted, masonry (i.e., brick walls; concrete band molding, 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.

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

**15. 14-5-19**

**162 East Fourth Avenue**

**Kyle Wefler (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 # 14-5-19, 162 East Fourth Avenue, with all clarifications, as noted.

Install New Shed

- Install a new, prefabricated shed in the rear yard.
- Final door and roof design details to be submitted to Historic Preservation Office staff for final review and approval.
- New resin shed to measure 81” W x 81” D x 91” H (6.7’ W x 6.7’ D x 7.6’ H).
- Shed to be set on a wood foundation, in accordance with all applicable Columbus City Building Codes and industry standards.

Note: This resin shed is being approved in the absence of any specific design guidelines for prefabricated sheds. The Commission directs staff to draft specifications, including height, materials, roof slope, etc. for garden sheds and/or other prefabricated buildings or structures, for consideration by the Commission as a staff approvable item.

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

**CONCEPTUAL REVIEW**

**16. 14-5-20**

**920 North High Street**

**Mike Fitzpatrick & Jeff Meacham (Applicants)**

**Emerald Light Investments, Ltd.**

Demolition and New Construction

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

*Prior to review of Application 14-5-20, Chairperson Hagerling noted the need to abstain from the proceedings and exited the hearing room. Vice-Chairperson Sudy assumed the role of Acting Chairperson.*

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

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Larry Totzke 191 E. Third Ave. Self/Italian Village Society	<ul style="list-style-type: none"> <li>• Excited to see redevelopment happen at this site.</li> <li>• Invited Applicants to present at the July IVS meeting.</li> <li>• Concerned about another bar/grill and additional traffic on a busy corner.</li> <li>• Concerned about changing from an arts district and high end dining to bars and grills.</li> <li>• Would like to see an old-fashioned pizza parlor style design with a hardware store or other business to serve the community.</li> <li>• Does not think IVS would be in support of parking variances.</li> </ul>

*Following further presentation by the Applicants, Acting Chairperson 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:

- Regarding the demolition issue, based on the date of construction (1994) and age of the existing building, does not believe the building is a contributing element, and would not oppose demolition.
- Believes that the infill will contribute to the pedestrian experience from South High Street to the north.
- Having no curb cut on High Street is a positive.
- Likes how the proposed new construction is broken into sections.
- Does not think that the proposed materials have an integrated feeling. Materials for new construction do not have to match surrounding buildings exactly, but should not be too much of a departure.
- Thinks that the new development could have uses other than restaurants.
- Overall, the proposal provides a value to the neighborhood.

Jason Sudy:

- Removing the High Street curb cut is a big asset.
- Building edge to edge to fill the gap is great. The overall site plan is good.
- Consider moving the wall on First Avenue into the site a bit.
- Regarding staging, try to preserve existing street trees during construction.
- The rooftop patio will need further discussion, but raising the wall on the east side and moving toward High Street may help.
- Would be a better situation if a drive-thru was not needed, but appreciates the attempts to minimize its effects.
- Exciting to see the new development on this site.

Ben Goodman

- Is concerned about more bars and restaurants in the area.
- Is hesitant about the roof terrace because of the possible noise for nearby residents. Perhaps if they face High Street only.
- Does think that the street level outdoor space helps activate the streetscape.
- Likes modern architecture, but the current design seems a bit too broken up and needs to integrate into the neighborhood better.
- This is an important corner with high visibility, so the project needs to be looked at closely.
- Will need to pay attention to how trash bins present to the street on First Avenue.
- Consider keeping costs down to assist with small business diversity.

Todd Boyer

- Has some concerns regarding the proportions of the “Bar and Grill” section. The proportions reflect a suburban feel. Currently seems more massive than a two story building.
- Will be interested to see how the project evolves regarding scale and height, how it addresses the corner of First and High, and how it transitions into the neighborhood.
- Perhaps the second story could step back to contain other types of retail.
- Has no issues with the Donatos section because of how it sits on its own. The other section needs to respond to the surrounding context. The use of EIFS will be an issue.
- Has no issues with the outdoor seating, but is hesitant about the second story deck.

Charmaine Sutton:

- In general, agrees with Commissioner Cooke’s comments.
- Thinks the footprint works, but not sure about the aesthetic yet.

NO ACTION TAKEN

**17. 14-4-33**

**270 East Third Avenue**

**Jody Dierksheide (Applicant/Owner)**

*Prior to review of Application 14-4-33, Chairperson Hagerling excused himself from the remaining application reviews and left the building. Vice-Chairperson Sudy continued the role of Acting Chairperson.*

New Construction

- Construct new single-family home on the existing vacant lot, per the submitted example photographs.

*Following presentation by the Applicants, Chairperson 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

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

**18. 14-4-35**

**No Address (formerly 89 & 93-97 E. Fifth Avenue)**

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

New Construction

- Conceptual review of new construction to include a two-story, frame apartment building with three two-story townhomes facing Fifth Avenue and a eight flats in two-stories, extending the depth of the property.
- To be brick veneer with some cementitious siding.
- Parking level with 14 spaced to be below first floor level.

*Following presentation by the Applicants, Chairperson 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

David Cooke:

- The north side of Fifth Avenue seems more appropriate for commercial development. Conceptually, perhaps the corner site could support more verticality. Perhaps something like a “Jackson” on the corner with views over the village. Because of the scale of the street, the traffic, etc of Fifth Avenue that street could carry more verticality.

Jason Sudy:

- Concerned about facing the traditional fronts/entrances onto the rear/side yard. This would not be included in a streetscape, but just a few units facing a side yard.
- Need to approach the project by determining what the architecture should be and then determine the parking needs.
- Need clarification on the grade of the lots and how the porches and steps relate to the sidewalks and street.
- The west elevation seems like elements of several houses joined to create one building that is too large.
- Thinks that key nodes in the district are reasonable for retail, and this corner of two major streets could be one. The corner would be more convincing for retail than the current site under consideration.
- Agrees that more verticality would work on the corner.
- There would need to be much more discussion of how the overall corner site would work together.

Ben Goodman

- Thinks a taller building on the corner would need to taper down to the west.
- Conceptually, could possibly see a lower scale live/work space on the inside lots and a taller building with commercial, restaurant, or office on the corner.
- Thinks the current proposal is so large that it stops being residential and starts feeling too bulky.

Todd Boyer

- Thinks that a taller building on the corner would work better than a three story building with a retail storefront. It would need to be specific destination retail.
- Would have concerns about having the existing houses on Summit changed to commercial/retail use with a large commercial building as infill. Need to be careful about how the transition is made.

Charmaine Sutton:

- Conceptually, could see retail facing onto both streets at the corner. Could see it working as a pedestrian experience.

NO ACTION TAKEN

## **STAFF APPROVALS**

- **14-5-1**

**19 East Third Avenue**

**Larry Totzke (Applicant)**

**Larry & Sylvia Totzke (Owners)**

Approve Application 14-5-1, 19 East Third Avenue, as submitted, with all clarifications as indicated:

Install New Privacy Fence

- Remove the existing, damaged wood privacy fence in the rear yard, per the submitted photographs.
- Install a new six-foot high (6' H), wood, dog-eared privacy fence in the same location.
- 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.

Remove and Install New Asphalt Shingle Roof / Garage

- Remove all asphalt shingles on the garage, 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 metal flashing.
- Install new 235 lb., class C, self-sealing 3-tab shingles to match house. Manufacturer and color to be:  
[ ] Certain Teed (standard 3-tab) [ ] Nickel Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted gray or "Tinner's Red."

- **14-5-2**

**779 Summit Street**

**Ingrid Navarro (Applicant/Owner)**

Approve Application 14-5-2, 779 Summit Street, as submitted, with all clarifications as indicated:

Install New Privacy Fence

- Install a new section of six-foot high (6' H), wood privacy fence along the north side of the rear yard, to match the existing rear yard fencing. New fence to extend from the rear corner of the house to the existing fence that borders the car parking pad.
- 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.

- **14-5-3 [Sudy]**

**150 Punta Alley**

**Mario Siravo/The New Victorians (Applicant)**

**The New Victorians (Owner)**

Approve Application 14-5-3, 150 Punta Alley, as submitted, with all clarifications as indicated:

Exterior Painting- New Construction

- Prepare all exterior, wooden surfaces on the house and garage for painting 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 colors to be: Body – SW6064 "Reticence"; Trim – SW 6066 "Sand Trap"; Doors – SW6069 "French Roast."
- Any unpainted, masonry is to remain unpainted.

- **14-5-4 [Sudy]**  
**154 Punta Alley**  
**Mario Siravo/The New Victorians (Applicant)**                      **The New Victorians (Owner)**  
Approve Application 14-5-4, 154 Punta Alley, as submitted, with all clarifications as indicated:  
Exterior Painting- New Construction
  - Prepare all exterior, wooden surfaces on the house and garage for painting 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 colors to be: Body – SW7017 “Dorian Grey”; Trim – SW 7004 “Snowbound”; Doors – SW6179 “Artichoke.”
  - Any unpainted, masonry is to remain unpainted.
  
- **14-5-5**  
**162 East Fourth Avenue**  
**Kyle Wefler (Applicant/Owner)**  
Approve Application 14-5-5, 162 East Fourth Avenue, as submitted, with all clarifications as indicated:  
Install New Privacy Fence
  - Install new section of six-foot high (6' H), dog-eared, wood privacy fence along the west property line in the rear yard, to match existing fence, per the submitted site plan.
  - New fence to extend southward from the existing neighbor's fence, then eastward to the southwest corner of the bay.
  - New 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.
  - Location and dimension of any gates to be submitted.
  
- **14-5-6 [Cooke]**  
**828 Hamlet Street**  
**Durable Slate Co. (Applicant)**    **Katy Morford (Owner)**  
Approve Application 14-5-6, 828 Hamlet Street, as submitted, with all clarifications as indicated:  
Install New Steps
  - Remove the deteriorated, wood front porch steps, and dispose of all debris in accordance with Columbus City Code.
  - Install new wood steps in the same location, per the submitted drawing.
  - Paint color to match existing porch floor.
  - All work to be in accordance with industry standards and all applicable City Building Codes.
  
- **14-5-7**  
**1188 North High Street**  
**Josh Korn's (Applicant)**    **Lykens Companies (Owner)**  
Approve Application 14-5-7, 1188 North High Street, as submitted, with all clarifications as indicated:  
Exterior Painting- Storefront
  - Prepare all exterior, wooden surfaces on the storefront for painting 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 chip to be submitted to Historic Preservation Office staff for final review and approval.
  - **Any unpainted, masonry is to remain unpainted.**
  - **Any painted masonry is to be left, as is, or painted to match the natural brick or stone color, as closely as possible.**

- The applicant/owner has the option of removing existing paint from masonry (brick and/or stone sills, lintels, band courses, walls, etc.), if possible without damaging the brick or stone. To remove the existing paint, using the most diluted solution possible, perform a patch test by chemically cleaning a small section in the least visible location possible. Following the application of the approved cleaning solution, the entire area 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>).

- **14-5-8**

**794-796 Kerr Street**

**Jim Kuchinka (Applicant)**

**Jeff Armstrong (Owner)**

Approve Application 14-5-8, 794-796 Kerr Street, as submitted, with all clarifications as indicated:

Eave Soffit & Fascia Repair:

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

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements on the house and porches, 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 colors to match existing.
- **Any previously unpainted, masonry (i.e., concrete/stone foundation) is to remain unpainted.**

- **14-5-9**

**134 Warren Street**

**Michael Purdum (Applicant)**

**Digital Nostalgia LLC (Owner)**

Approve Application 14-5-9, 134 Warren Street, as submitted, with all clarifications as indicated:

Repair Brick Wall –North Elevation

- Remove and clean existing brick on the damaged north elevation, as needed. Reset existing, original brick in the same location to repair the wall, as needed.
- 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>).

Rebuild Front Porch

- Rebuild the existing front porch, utilizing the original roofline "ghosting" on the brick walls to establish the size and slope of the new roof.
- Install new wood column to match the column in the 1988 photograph, as closely as possible.

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>).

Eave Soffit & Fascia Repair:

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

Install New Windows

- Remove the two (2) damaged, non-original windows on the north and west elevations, per the submitted photos. New windows to match the existing, non-original wood windows. Cut sheet/specifications for new window to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

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 to be “brown” to match existing.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, foundation, 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

Landscaping

- Remove existing yew bushes adjacent to the front wall of the house. Existing wrought iron fence and stone retaining wall to remain in place.
- Remove undergrowth and prune trees, as needed for regular maintenance.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

MOTION: Goodman/Sutton (5-0-0) ADJOURNED (10:53 p.m.)