

# ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, May 20, 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, June 10, 2014 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – Tuesday, June 17, 2014 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, April 15, 2013.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## CONTINUED APPLICATIONS

### 1. 13-12-7

**940 North High Street**

**Brian O'Neill (Applicant)**

**Robert E. Brunner (Owner)**

*Work was completed prior to approval. Following three consecutive absences of the Applicant, this application was removed from the agenda on September 17, 2013. A new application was submitted for the December 17, 2013 IVC hearing and continued to the January 21, 2014 IVC hearing. No new information was submitted, and the application was continued to the February 18, 2014 hearing, at which, following discussion with the applicant, the application was continued to the March 18 hearing. The application was continued at the March and April hearings to allow time for preparation of revised drawings. Staff met with the tenant on April 21<sup>st</sup>.*

#### New Signage

- Remove the existing 9'1" H ground sign, and the existing metal wall sign, installed prior to review and approval.
- Install one new, hand painted, 4' W x 2.5' H, metal ground sign on 4" x 4" wood posts, per the submitted drawing. Sign to include an 8" H metal strip below the main sign with the property address.
- Install one new, hand painted, 6.6' W x 4' H, metal wall sign, per the submitted drawing.

### 2. 14-4-36

**618 North High Street**

**Pizzuti Companies (Applicant/Owner)**

#### New Construction/Canopy Design

- Install a new metal canopy, per the submitted renderings and detail drawings.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:35 P.M.**

**NEW APPLICATIONS**

**3. 14-5-10**

**842 & 850 North Fourth Street**

**Rob Harris (Applicant)**

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

*An application and drawings have been submitted.*

Community Center- Shift Doors

- Modify the previous approval of the north and south door locations, per the submitted elevation drawings.

Pool Fence

- Install 6' H pool enclosure, per the submitted site plan and fence detail drawing.
- Fence material to be a woodfiber cement composite. Species and stain color to be determined.

Modify "Townhome A" Materials

- Modify the previously approved EIFS cornice and window surround to brick & cementitious board, respectively, per the submitted elevation drawing.
- Modify the previously approved full-light doors to three-quarter-light doors, per the submitted elevation drawing.

**4. 14-5-11**

**1023 North Sixth Street**

**Jeanne Cabral (Applicant)**

**Michael & Karen Goodburn (Owners)**

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

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, per the submitted elevation drawing.
- Create new door opening on the north elevation, and install new, glass and aluminum overhead door.
- Remove existing chain link fencing, and install new 6' H, concrete block wall with wood gates, per the submitted site plan and elevation drawing.
- Details for signage to be submitted for approval at a future Italian Village Commission hearing.

Rear Building/Garage

- Install new block wall, at the east elevation, per the submitted drawing.
- Install three new glass block windows on the east elevation.
- 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.

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

**1023 North Sixth Street**

**Jeanne Cabral (Applicant)**

**Michael & Karen Goodburn (Owners)**

*An application, photographs, statement of hardship, and drawings have been submitted. The property is currently zoned M-2*

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’.

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

**6. 14-5-13**

**737-741 Kerr Street**

**Urban Order Architecture (Applicant)**

**Paula Berry (Owner)**

*This application was conceptually reviewed December 17, 2013. The variance package was recommended for approval on March 18, 2014. An application, photographs, and drawings have been submitted.*

Convert Existing Two Unit Dwelling to Single Family Dwelling

- Add a new two-story addition with a garage on the first story and living space on the second story.
- Exterior cladding to be cementitious siding.
- New windows to be all wood (interior/exterior).

**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)**

*This application was conceptually reviewed at the April 15, 2014 IVC hearing. An application and revised drawings have been submitted.*

New Construction

- Construct a new three-family dwelling, per the submitted drawings.

*The following comments are from the April 15, 2014 IVC hearing:*

Commissioner Comments

David Cooke:

- Concerned about new construction throughout the district that is out of the ground too high. Height above grade needs to be firmly set.

Josh Lapp:

- The balconies seem foreign on this building.

Ben Goodman:

- The overall architecture seems a strange amalgam of styles.
- Need to understand how the porches relate to the streetscape.
- The meeting of the two roof lines seems odd.

Rex Hagerling

- Concerned how the building is sited. The building setbacks on the street are not consistent, but would like to see the new building moved back a bit.
- Would like more information to understand the grade change in the elevation better.
- Would like to see the building relate a bit better to the main masses of adjacent buildings.

Todd Boyer

- The Say Avenue elevation may have too many windows. The windows may not need to be symmetrical.
- Splitting the buildings up more could help, especially on Fourth St side. Could the taller piece be just two-bays wide?
- Also needs more details on how the sidewalks/stoops relate to the street.
- Generally supportive of the design, just needs some small changes.

**NO ACTION TAKEN**

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

**305 & 307 East Fifth Avenue**

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

**The New Victorians (Owner)**

*An application and site plan have been submitted. New construction at this site was conceptually reviewed at the April 15, 2014 IVC hearing.*

- 1) 3332.039 R-4:
  - 305 E. Fifth Ave: A variance to permit commercial uses \*on the 1st floor.
  - 307 E. Fifth Ave: A variance to permit commercial uses\* 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 14 are required for most intense retail uses.  
\*\*\*
- 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.

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

**9. 13-10-12**

**866 North Pearl Street**

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

*This application was conceptually reviewed at the August through December 2013 and the January and February 2014 IVC hearings. Conditional Approval for the overall design, footprint, height, and massing was granted at the March 18, 2014 IVC hearing. The variance package was recommended for approval at the April 15, 2014 IVC hearing. An application and drawings have been submitted.*

New Construction

- Construct new 3.5 story residential structure to include 24 dwelling units.
- To include enclosed parking, at grade. On-site parking to provide 20 spaces.

**10. 14-5-16**

**801 Civitas Avenue**

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

**Windsor Lofts, LLC (Owner)**

*This application was conceptually reviewed at the March 18, 2014 IVC hearing. An application, site plan, renderings, and drawings have been submitted.*

New Canopy

- Install one new, wall-mounted canopy over each of the two pedestrian entrances on the east elevation, per the submitted renderings and detail drawing.
- Materials to be metal and fiberglass painted to match existing color scheme.
- Canopies to include concealed lighting, per the submitted drawing.

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.

New Signage

- Install a new wall-mounted sign on the north end of the building, per the submitted rendering.

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.

*The following is from the March 18, 2014 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

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

**11. 14-4-19**

**1024 North High Street**

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

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

Landscape Plan

- Install new High Street entry landscaping, per the submitted drawings.
- Install new amenity patio landscaping, per the submitted drawings.
- Install new parking area landscaping and lighting, per the submitted drawings.

**12. 14-5-17**

**1024 North High Street**

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

*An application, site plan, and drawings have been submitted.*

Install New Signage/Chipotle

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

**STAFF RECOMMENDATIONS**

**13. 14-5-18**

**964 North High Street**

**Mallory McClellan (Applicant)**

**Kevin Lykens (Owner)**

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

Install New Projecting Sign/Happy Go Lucky Her

- Install one (1) new projecting sign, per the submitted rendering and drawing.
- 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.
- New projecting sign to be located on the existing brick column. All fasteners to be placed in the mortar, not the face of the brick.

**14. 14-4-28**

**612 North High Street**

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

**Charles, Jr. & Marjorie Warner (Owner)**

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

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."

Install New Surface Door Graphics

- Install one (1) surface window graphic, per the submitted rendering. To read "BLICK."

**15. 14-5-19**

**162 East Fourth Avenue**

**Kyle Wefler (Applicant/Owner)**

*An application, photograph, and site plan, and shed cut sheet have been submitted.*

Install New Shed

- Install a new, prefabricated shed in the rear yard, per the submitted site plan and product cut sheet.
- 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.

**CONCEPTUAL REVIEW**

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

**16. 14-5-20**

**920 North High Street**

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

**Emerald Light Investments, Ltd.**

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

Demolition and New Construction

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

**17. 14-4-33**

**270 East Third Avenue**

**Jody Dierksheide (Applicant/Owner)**

*This application was conceptually reviewed at the April 15, 2014 IVC hearing. An application, photographs, and elevation drawings have been submitted.*

New Construction

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

*The following comments are from the April 15, 2014 IVC hearing:*

Jason Sudy:

- *Infill of with a single-family house on a single lot would be appropriate.*
- *Historically, the Commission has been open to a variety of styles for infill, including modern, industrial and traditional.*
- *Need clarification on a proposed setback for the building (including edge of pavement, center line, etc).*
- *Because the submitted examples are modern, conceptually, the proposed materials and window placement seems appropriate. A traditional style would need to include tall, narrow windows and other elements typical to the area.*

Rex Hagerling

- *Determining the setback is dependent on the neighborhood. Since the block is vacant, it may be appropriate for this house to set the precedent for the block.*
- *No need to complete construction drawings before returning for a second conceptual review of elevations and site plan.*

Todd Boyer

- *Asked whether the proposed is a pre-fab home.*
- *Would not have an issue with a gabled roof, but it would likely affect the window and door placement.*

Ben Goodman:

- *The proposed concept seems to be a good direction. Encouraged by what is shown.*
- *Thinks that a setback nearer to the street, with front porches and entrances, adds vitality to the neighborhood.*
- *The proposed styles have good proportions, taller and narrower, relates to the rhythm of the streetscape.*

**18. 14-4-35**

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

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

*This application was conceptually reviewed at the April 15, 2014 IVC hearing. An application, photographs, site plan, and elevations have been submitted.*

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.

*The following comments are from the April 15, 2014 IVC hearing:*

Jason Sudy:

- *Thinks the adjacent parcels to the east will likely be developed at some point. It is difficult to imagine that whatever is built there could respond to a façade of entrances on the east side of the proposed building.*
- *The photo example of the two apartment buildings facing each other seems more interesting for this site than the current proposal.*
- *Just because the site is a certain size, does not mean the building has to be a certain size. It could be two buildings.*

David Cooke:

- *Appreciates the submission showing the relationship to adjacent contributing buildings. Would also like to see the rear elevation and comparison of height to buildings at the rear of the lots.*
- *The mass of the roofline seems overwhelming when compared to adjacent buildings. Consider adding some chimney elements to break it up. It might be better to look like three units rather than one massive roof structure.*
- *Split stone lintels will not be supported.*
- *Also has some concerns about units facing onto the current taxi stand.*

Josh Lapp:

- *Also would expect the adjacent lots to be redeveloped at some point, at which time, a more massive structure, such as this conceptual proposal, might be built. Perhaps this proposal leads into that.*

Ben Goodman:

- *As currently proposed, the hipped roofline seems too mansion-like. The key is rhythm. Perhaps if it were, in some way, broken down. Building off of the rhythm of the adjacent houses may be the way to go. Maybe build the perception of two structures on the lot and entering onto a courtyard.*
- *Less concerned about the presentation to the east.*
- *Appreciates that creating a relationship with Fifth Avenue will be a challenge. Wonders if the front doors, as proposed, would really be used.*

Todd Boyer

- *Thinks the front doors, at least on Fifth Avenue, need some sort of front porch to separate from the street and bring down the scale of the building.*
- *The precedents submitted are the right ones to follow, but need to be looked at more closely.*
- *The long hall between the two units seems scary. Would prefer to see it split into two buildings.*
- *The lot is a challenge, and this proposal, with the garage at the rear, is an interesting adaptation to an odd site.*

Rex Hagerling

- *Would not like to see the building setback any closer to Fifth Avenue than the faces of the adjacent houses.*
- *Believes that the adjacent houses would have had porches originally.*

**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**

**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**

**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**  
**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 Korns (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.

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. ADJOURNMENT**