

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, November 18, 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, December 9, 2014 – 50 W. Gay St. – First Floor - Conference Room A

III. NEXT COMMISSION MEETING – Tuesday, December 16, 2014 – 50 W. Gay St. – First Floor - Conference Room B

IV. SWEAR IN STAFF

V. APPROVAL OF MINUTES – Tuesday, October 21, 2014.

VI. PUBLIC FORUM

- Nelson Nygaard Parking Study – Synopsis and Comments

- **14-11-10**

- Request for Recommendation to the Department of Public Service

- RGB, LLC has contacted the Department of Public Service regarding the possible sale of a portion of the Hull Alley right-of-way north of Warren Street between High and Pearl Streets, per the submitted site plan.

VII. STAFF APPROVALS

VIII. STAFF RECOMMENDATIONS

IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. **14-6-7**

995 North Fourth Street

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

Work was completed prior to review and approval. A code order has been issued. A certificate of zoning clearance is also required. This application was continued from the June 17 and July 15, 2014 IVC hearings, in the absence of the Applicant, to allow the Applicant time to work with Building & Zoning Services. The Applicant attended the August 19th IVC hearing to provide a status update, and the application was continued to allow the Applicant time to submit a landscape plan. The application was again continued at the September 16th and October 21st IVC hearings, in the absence of the Applicant.

Pave Existing Parking Lot

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

NEW APPLICATIONS

2. 14-10-14

1049-1051 North Fourth Street

Jared Williamson (Applicant)

Kevin Lykens (Owner)

This application was continued from the October 21st IVC agenda, in the absence of, and at the request of the Applicant.

Install Signage

- Install one (1) new wall sign, per the submitted drawing.
- New sign to consist of externally illuminated, individual, metal letters “MISSION COFFEE CO.” “HANDCRAFTED” “EST. 2011” and a coffee cup logo.

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

3. 14-10-16 (Variance Recommendation)

920 North High Street

Mike Fitzpatrick & Jeff Meacham (Applicants)

Emerald Light Ltd. (Owner)

This application was continued from the October 21st IVC agenda at the request of the Applicant. An application, site plan, and statement of hardship have been submitted.

Request for Variance Recommendation

- 1) 3312.11, Drive-up Stacking Area, to reduce stacking for a restaurant pickup window from eight (8) spaces to four (4) spaces.
- 2) 3312.49(A)(B), Minimum Number of Parking Spaces Required, which Section requires a total of 169 parking spaces for 13,008 sq. ft. of building area for multi-tenant restaurant use and 2,140 sq. ft. of accessory patio area, while 8 spaces are provided on-site and off-site parking will also be provided, and to reduce required bicycle parking from 10 spaces to 6 spaces.
- 3) 3312.53, Minimum Number of Loading Spaces Required, which Section requires one (1) loading space for commercial uses with an aggregate area between 10,000 and less than 75,000 square feet, while the aggregate building commercial use area will be 13,008 +/- square feet and applicant proposes to not provide a loading space.
- 4) 3356.11, C-4 District Setback Lines, which Section requires a minimum building setback of 60 feet (North High Street, 4-2D arterial) and 8 +/- feet (East First Avenue, existing building to the east), while applicant requests zero (0) building setback on both streets in keeping with the historic commercial corridor.

4. 14-11-11

1024 North High Street (Fireproof Building)

Mike Fitzpatrick & Jeff Meacham/Fireproof Partners, LLC. (A)

Fireproof Partners, LLC. (O)

An application, rendering, and drawing have been submitted.

Install New Plaque

- Install a new plaque, per the submitted rendering, to replace the original “Fireproof Warehouse and Storage Co.” plaque, located at the west corner of the south elevation.
- New, cast aluminum plaque to measure 42” W x 28.25” H.
- Background is recessed with raised text and underscore.
- Border and graphics have brushed satin aluminum finish.
- Plaque to be mounted flush to exterior wall with concealed studs.

5. 14-11-12

1014 North High Street (Fireproof Building Addition)

Tai Lieu (Applicant)

Fireproof Partners, LLC. (Owner)

An application, rendering, and section drawing have been submitted.

New Projecting Sign

- Install one (1) new projecting sign, per the submitted drawings.
- New, double-faced, round aluminum cabinet to have internally illuminated acrylic faces.
- Aluminum bracket to include cut-out aluminum bamboo leaf detail.

New Awning

- Install two (2) new fabric awnings facing onto High Street, per the submitted renderings.
- New awnings to include the “Tai Tiki Polynesian Bar & Grill” name and logo on the flap of the front flap.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:50 P.M

6. 14-11-13

783 Kerr Street

M. Jonathan Will (Applicant/Owner)

Vinyl wrap was installed on the front porch ceiling, soffits and fascia in 2012. A code order was issued. The applicant attended the September 18, 2012 IVC hearing, and a COA was issued (see below). An application and photographs have been submitted.

Front Porch Repair

- Retain the existing vinyl wrap on the porch ceiling, soffits and fascia as installed and painted.

The following is from the September 18, 2012 IVC hearing:

12-9-9

783 Kerr Street

M. Jonathan Will (Applicant/Owner)

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

Approve Application # 12-9-9, 783 Kerr Street, as submitted, with all clarifications noted.

Wrap Porch Ceiling and Soffit

- *Retain the existing, non-complying vinyl wrap on the front porch ceiling, soffits and fascia, that was installed prior to review and approval, for a period of no longer than two (2) years (September 2014), providing that the applicant continues to improve the property, per all applicable City Code and Italian Village Guidelines.*
- *First priority will be given to restoration of the porch cornice.*

MOTION: Cooke/Clark (4-0-0) APPROVED

7. 14-11-14

850 North Fourth Street

Carrie Lierl/Columbus Growing Collective (Applicant)

Jeffrey New Day, LLC. (Owner)

A temporary private garden was approved at this location for a period of one year from the date of approval (January 21, 2014). Continuation of the garden beyond the one year period will require a new application and review by the Italian Village Commission. An application and photographs have been submitted.

New Signage/Temporary

- Install two (2), new, temporary signs to announce the upcoming community farm, per the submitted site plan.
- New wood signs to measure 30” x 42”, painted white with black lettering, per the submitted drawing.

New Signage/Permanent/Conceptual

- Install two (2), new, permanent signs in Spring 2015, per the submitted site plan.

New Kiosk

- Install one (1) new, wood, informational kiosk, per the submitted site plan and example photograph.

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

8. 14-11-15

806 Hamlet Street

Lisa G. Swartzwelder (Applicant/Owner)

An application, photographs, and product cut sheet have been submitted.

Install New Windows

- Remove two (2), existing, aluminum-clad wood windows on the second floor of the front/west elevation.
- Install two (2) new, one-over-one, double hung, custom vinyl window, with brown exterior, per the submitted product cut sheet.

9. 14-11-16

819 Summit Street

Christopher Hetzer (Applicant/Owner)

An application and site plan have been submitted.

Install New Deck/Platform

- Install a new 10' x 10' wood platform deck at the rear of the house, per the submitted site plan.
- New platform deck to measure approximately 18" above grade.
- No railings, posts, or canopies to be installed.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M

10. 14-11-17

674 North High Street

Dana Depew/NorthCoast Sign Inc. (Applicant)

John Allen/Short North Tavern (Owner)

An application and drawing have been submitted.

New Projecting Sign

- Install one (1) new, vertical, double-faced, aluminum sign cabinet with channel letters with acrylic/vinyl faces and internal, LED illumination, per the submitted drawing.
- Face color to be white or ivory; trim color to be black; return color to be black.
- Sign to measure 105" H x 12" W. (total 8.75 sq. ft.).

New Wall Sign

- Install one (1) new, wall sign consisting of three separate sections, including the business name, "SHORT" "TAVERN" and "NORTH."
- Aluminum sign cabinets with channel letters with acrylic/vinyl faces and internal, LED illumination, per the submitted drawing.
- Overall sign to measure 190" W x 26" H. (total 23.3 sq. ft.).

11. 14-11-18

263 Detroit Avenue

Arch City Realty Group, LLC (Applicant/Owner)

An application and photographs have been submitted.

Install HardiePlank Siding

- Remove the existing aluminum siding, and install new HardiePlank siding to match the profile of the original wood siding beneath.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 P.M

12. 14-11-19

1101 Say Avenue

Blostein/Overly Architecture (Applicant)

Matthew Brackman & Joe Benner (Owners)

This application was conceptually reviewed on September 16, 2014. An application, photographs, site plan, and drawing have been submitted.

Exterior Alterations

- Exterior alterations, including residing; install new windows and doors; install new roof; modify roof and add dormers; install new landscaping.

The following is from the September 16, 2014 IVC hearing:

Commissioner Comments

Jason Sudy:

- *The overall approach of extending with a double gable seems a respectful way to change the volume of the house.*
- *The proposed design of the alley facing dormers seem less typical for the size of the house and the neighborhood.*
- *Any replacement windows would need to be would to comply with the Italian Village guidelines.*

Todd Boyer:

- *Is supportive of the proposal in general.*
- *The dormers seem a bit large at this point, but further study may prove the scale to be appropriate. Will just need to see more details.*
- *It is a simple house, so a simple shed dormer could also work.*

Rex Hagerling:

- *Removal of the existing aluminum siding is good. The existing siding beneath the aluminum siding should be evaluated by Historic Preservation Office staff before deciding whether any wood siding should be replaced and with what material.*
- *Excited to see improvements proposed for this house. Understands the desire to reframe the roof in order to maximize space in this small house.*
- *The details of the double gable and the dormers will need further discussion, but appear appropriate conceptually.*

Ben Goodman:

- *Will need to see all materials (siding, trim, roofing, windows, etc.) for all elevations.*

NO ACTION TAKEN

13. 14-11-20

1167 Mt. Pleasant Avenue

Moe Hassan & Romeo Issa (Applicants)

Debora Czech & Roman Czech (Owners)

An exterior patio enclosure was installed prior to review and approval. A building order violation was issued October 3, 2014. An application, photographs, site plan, and drawing have been submitted.

Retain Existing Patio Enclosure

- Retain the existing patio enclosure, as installed, per the submitted photographs and drawings.

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

CONCEPTUAL REVIEW

14. 14-11-21

1059 Say Avenue

Jim Saltz (Applicant)

Chris Perry (Owner)

An application, site plan, and elevation drawings have been submitted. Applicant is seeking conceptual review.

Two Story Addition

- First conceptual review of exterior improvements to the existing dwelling, and construction of a two-story addition, per the submitted drawings.

15. 14-11-22

Jeffrey Park/Waldron Street (former Jeffrey Mining site)

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

An application and site plan have been submitted. Applicant is seeking conceptual review.

Construct New Apartment Building/Building "K"

- First conceptual review for construction of a new 219 unit, five-story apartment building, as part of the overall Jeffrey Park Development.
- Development to include 92 surface parking spaces and 238 parking garage spaces.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:45 P.M

16. 14-10-18

126-140 Greenwood Avenue/Burwell Court

Karrick Sherril/Shremshock Architects (Applicant)

Burwell Investments LLC (Owner)

This application is the first phase (eight townhomes) of a larger mixed-use project. Construction of the eight townhomes was conditionally approved at the September 9, 2014 Special Meeting (#14-9-26b), including the footprint, use, massing, density, parking (including no parking on Greenwood Avenue), and the use of cementitious siding as the primary exterior material. The application was further reviewed at the October 21 IVC hearing.

Applicant seeks final review and approval.

Note: Approval (#14-9-26a) was granted for demolition of adjacent c. 1968 gas station building. Applicant is required to submit narrative and photographic documentation of building prior to demolition.

Construct Townhomes

- New construction of 3-story townhomes with a total of 8 units collectively referred to as "Burwell Court" with frontage on Greenwood Avenue.
- Units to include 1 garage parking space each.

The following is from the October 21, 2014 IVC hearing:

Commissioner Comments

Josh Lapp:

- Voiced concerns about obstructions, such as telephone poles, within the sidewalk.
- Would feel comfortable with eliminating the element at the far right/east end of the mansard section that refers to the center section of the building.

Jason Sudy:

- A new street frontage is being created along Greenwood Avenue, which has been treated as an alley. Prior to approval, the Commission needs to clearly understand more about the improvements to Greenwood, i.e., How wide will the street be?; Will the poles be relocated or the lines buried?; Will the street be one-way?; How will the curbs and sidewalks be detailed?
- Will comment further on the architecture when the street details are figured out.
- This is the first phase of a much larger project. The Commission needs to understand how both vehicular and pedestrian access and egress is going to be provided for the multi-phase project.

Rex Hagerling:

- *Is in agreement with Commissioner Sudy's comments regarding improvements to Greenwood Avenue.*
- *In general, is okay with the proposed architecture. The changes to the mansard roof are an improvement. Would like to see more details and an elevation, focusing on historical elements of a mansard roof.*
- *Everything is going in the right direction. The bays are looking pretty good. Would like more detail on the sloped porch roofs.*
- *A section of the area between the second and third floors would be helpful.*
- *Likes the detail of the upper left hand corner. How the cornice is being expressed is working well. It would help to move some of those details into the upper right corner.*

Ben Goodman:

- *The awning porch roof seems a bit out of context with the rest of the architecture. Consider looking at a flat or hipped roof.*
- *Appreciates the elimination of the mansard from the left/west side.*
- *Would like to see more trim details of the wall dormer type windows on the mansard roof.*
- *Would like to see a section drawing of the mansard roof and porches.*
- *The clerestory windows on the third story are a nice touch.*
- *Will be interested in seeing details of the handrails and fence, which will be significant elements of the streetscape view.*
- *The space between the edge of pavement and doorsteps is tight. Consider ways to provide an architectural response that will allow for more space into the entranceway.*

NO ACTION TAKEN

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

17. 14-11-23 (VARIANCE RECOMMENDATION)

97 East Fifth Avenue

Jack Reynolds/Smith & Hale (Applicant)

Burwell Investments LLC (Owner)

An application, site plan, and statement of hardship have been submitted. This variance package relates to the overall mixed-use project at the southwest corner of Summit Street and Fifth Avenue (formerly 89 thru 117 E. Fifth Ave.), including eight new townhomes at 126-140 Greenwood Avenue.

Request for Recommendation for Variances

1. 3356.03(C-4) – variance to allow residential use on 1st floor
2. 3309.142(a) height (35') – variance to allow building to be 72' tall (variance of 37')
3. 3332.039 (R-4) variance to allow commercial use on the residential property
4. 3349.12(c) Parking spaces – to reduce the required number of parking spaces from 138 to 102 (a reduction of 36 spaces)
5. 3312.13 Driveway width – to reduce the required driveway width from 20' to 15' (a reduction of 5')
6. 3312.21(c) – Screening – to omit screening along the west side of the ramp area
7. 3332.21 Setback (25') – to reduce the building setback from 25' to 0' (variance of 25')
8. 3332.25 Maximum sideyard (16') – to reduce the maximum sideyard to 0' (variance of 16')
9. 3332.26 Minimum sideyard (5') – to reduce the minimum sideyard from 5' to 0' (variance of 5')
10. 3332.18 lot coverage (50%) – to allow 100% lot coverage
11. 3332.27 Rearyard (25% of lot) to omit rearyard area

12. 3332.29 Height (35') variance to allow building to be 72' tall (variance of 37')
13. 3312.21 Landscaping – to omit tree requirement on surface parking lot (3 trees to 0)

18. 14-10-19

174 Detroit Avenue

Karrick Sherril/Shremshock (Applicant)

Detroit LLC/Lykens Companies (Owner)

This application was conceptually reviewed at the October 14, 2014 IVC hearing. An application, photographs, and site plans have been submitted. Applicant seeks conceptual review.

Exterior Building Alteration

- Rehabilitate existing, two (2) story, brick building for use as eighteen (18) single bedroom units.
- Restore existing, bricked in window openings and install new aluminum windows.
- Remove existing awning.
- Infill existing front door with exterior cladding and window unit, and relocate entrance from Detroit Avenue to Hamlet Street.
- Remove a portion of the existing roof to create an open area well with new courtyard.

Demolition

- Demolish adjacent metal storage building and loading dock.

New Construction

- Build new 3.5 story wood frame building with thirteen (13) single bedroom units at location of existing metal storage building.
- Build new, partially below grade parking with thirty-one (31) spaces to serve both buildings.

The following is from the October 21, 2014 IVC hearing:

Commissioner Comments

Ben Goodman:

- *Would be open to lowering the sill height to match the height from the ground of the other existing windows if it appears period correct. It would depend on the type of window sash proposed.*
- *Not opposed to increasing or adding a new entrance way if it provides a quality pedestrian entrance/lobby.*
- *The mock balcony over the central entrance seems out of place. Perhaps a punch in instead of a walk-out.*
- *Does not have an issue with the stepping down of the parking garage roof from the alley toward Detroit Avenue. Will need to discuss the garage openings as seen from the east.*
- *The façade of the new construction is not currently cohesive with the existing building. It appears a bit blocky, with too many components going on.*
- *Not sure about the expression of the colonnades as separate from the elevation itself.*

Rex Hagerling:

- *There is a symmetry of the windows that wraps around from the front to the west elevation that is kind of interesting. Would need to think further about the possibility of lowering those sills.*
- *Would like to see the current entrance continue to be expressed as an entrance.*
- *Will need to clearly understand the requirements of placing a parking garage so close to an existing dwelling.*
- *Would like to see the central entrance pulled back, not projecting, from the façade.*
- *Would like to see the grilled openings at the southeast corner of the parking structure expressed in a different material, with only the grilled garage door on Detroit Avenue reading as a parking structure.*

Josh Lapp:

- *Thinks that the stepping down of the garage addition from the alley toward Detroit Avenue can be representative of the way some historic industrial buildings were built.*
- *Would like to see a more cohesive design for the façade of the parking structure.*

Jason Sudy:

- *In general agreement with Commissioners Goodman and Lapp regarding the design of the new parking structure. As presented, the rear elevation of the parking structure seems a more successful representation of an industrial use than the façade does.*
- *Not supportive of the proposed center entrance. It does not seem committed to the historic structure or to the new design.*
- *Consider the possibilities of making the front entrance less prominent, with legitimate frontage on Detroit Avenue with actual units.*
- *Will need to consider the large, exposed openings on the east elevation in relation to the existing, adjacent house.*
- *Noted that there is already a large curb cut access onto the property from Detroit Avenue.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:30 P.M

19. 14-10-20

No Address (formerly 1066-1068 Hamlet/SE Corner of Detroit and Hamlet)

Karrick Sherril/Shremshock (Applicant)

Detroit LLC/Lykens Companies (Owner)

This application was conceptually reviewed at the October 14, 2014 IVC hearing. An application, photographs, and site plans have been submitted. Applicant seeks conceptual review.

New Construction

- *Build new 2.5 and 3 story wood frame building for use as 2 and 4 townhomes, respectively.*
- *Build new partially below grade parking below 4 townhomes fronting on Detroit Avenue.*

The following is from the October 21, 2014 IVC hearing:

Commissioner Comments

Rex Hagerling:

- *Has concerns about the amount of building being proposed on the site.*
- *Would like to see a site plan showing more detail of the relationship to the existing historic dwelling.*
- *Would like to see elevations showing the relationship of the proposed building with existing, adjacent buildings.*
- *In general, the overall design seems to be going in the right direction. The expression of a large building as townhouses seems appropriate.*
- *Noted that three Commissioners are not present to provide their comments.*

Jason Sudy:

- *Consider reconfiguring the parking, so that the entire first floor isn't needed just to supply six parking spaces.*
- *Has concerns about having a garage entrance, windows looking onto a parking garage, and maintaining a curb cut just to provide six parking spaces. Consider an option of removing a unit from the end to get four head-in spaces off of the alley, and possibly getting a variance for the other two spaces or an easement for parking across the street.*

Ben Goodman:

- *Commends the applicant on the sense of rhythm of streetscape expressed by this larger building.*
- *Not sure the garage entrance onto Detroit Avenue is appropriate.*
- *Does not have an issue with the roofs sloping toward Detroit, but will need more discussion about the change in roof massing at the corner.*
- *Would like to see a stronger commitment in design at the cornice line.*
- *Would not be supportive of the use of EIFS.*

Josh Lapp:

- *At first glance, is feeling good about where the design is going. Is pleased to see the porches that are in the traditional vein of townhouses. The parking is accommodated, and the curb cuts are at least minimal.*
- *A terrace over the garage exit helps to break it up.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:45 P.M

20. 14-11-24

813 Summit Street

Juliet Bullock Architects (Applicant)

Michael Casey (Owner)

An application, photographs, and elevation drawings have been submitted. Applicant seeks final review and approval.

Add Dormer to Carriage House

- Add a new shed dormer to the west elevation, per the submitted elevation drawings.
- Roof shingles to match existing asphalt shingles on main roof.
- Wood siding to match existing wood siding. Wood trim to match existing.
- Cut sheet for windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

21. 14-11-25 (VARIANCE RECOMMENDATION)

813 Summit Street

Juliet Bullock Architects (Applicant)

Michael Casey (Owner)

An application, photographs, and statement of hardship have been submitted.

Variance Recommendation

1. 3332.039 R-4 Residential District: To permit the upper level of the existing detached garage to be used as a single unit dwelling (carriage house)
2. 3332.19 Fronting: To permit the carriage house to not front on a public street.
3. 3332.25 Maximum Side Yards Required: To permit the sum of the widths of the carriage house side yards to equal less than 20% of the width of the lot (which would be 10.25') and to equal 7.3'.
4. 3332.26 Minimum Side Yard Permitted: To permit the side yards on a lot more than 40' wide, to be less than 5' and be 2.3' on the north side of the front dwelling and 2.3' on the south side of the carriage house.
5. 3332.27 Rearyard To permit the rearyard of the principal building (carriage house) to be less than 25% of the total lot area and be 0%
6. 312.49 Minimum number of parking spaces: To permit zero off street parking spaces for the carriage house. The front dwelling has two parking spaces provided in the garage.

22. 14-11-26

955 North Sixth Street (North)

Juliet Bullock Architects (Applicant)

955 North Sixth Street, LLC (Owner)

This application was conceptually reviewed at the September 16, 2014 IVC hearing. An application, site plan, and elevation drawings have been submitted. Applicant is seeking conceptual review.

New Single Family Dwelling

- Construct a new, two-story, single-family dwelling, per the submitted site plan and elevation drawings.

The following is from the September 16, 2014 IVC hearing:

Commissioner Comments

Jason Sudy:

- *In general, is not in support of new curb cuts, but, the proposed curb cut seems appropriate for this specific location because the lots have not alley access.*
- *Sharing the driveway is a big step in the right direction.*
- *Encourages the Applicant to talk to the neighboring property owner at 246 E. Second Avenue regarding their current rear yard access.*

Rex Hagerling:

- *Has generally been in support of curb cuts for driveways when the property is land locked. Sharing the drive for two houses is a good solution.*

23. 14-11-27

955 North Sixth Street (South)

Juliet Bullock Architects (Applicant)

955 North Sixth Street, LLC (Owner)

This application was conceptually reviewed at the September 16, 2014 IVC hearing. An application, site plan, and elevation drawings have been submitted. Applicant is seeking conceptual review.

New Single Family Dwelling

- Construct a new, two-story, single-family dwelling, per the submitted site plan and elevation drawings.

24. 14-11-28 (VARIANCE RECOMMENDATION)

955 North Sixth Street (North & South)

955 N. Sixth St. c/o Jack Reynolds/Smith & Hale (Applicant)

955 North Sixth Street, LLC (Owner)

An application, site plan, and statement of hardship have been submitted. Applicant is seeking a variance recommendation.

Variance Recommendation

Lot 1

Lot 2

- | | | |
|---|---------------------------------------|---------------------------------------|
| 1. 3332.15- lot area (5000 sq. ft. minimum) | 3426 sq. ft. variance of 1574 sq. ft. | 3433 sq. ft. variance of 1567 sq. ft. |
| 2. 3332.05 – lot width (50’ minimum) | 39’ variance of 11’ | 39’ variance of 11’ |
| 3. 3312.25-maneuvering (20’ minimum) | 15’ variance of 5’ | 15’ variance of 5’ |
| 4. 3312.1213(A)-Driveway (10’ minimum) | 5’ variance of 5’ | 5’ variance of 5’ |

25. 14-11-29 (VARIANCE RECOMMENDATION)

150 Detroit Avenue

Connie J. Klema, Attny. (Applicant)

Urban Restorations (Owner)

Construction of a new two-story, two-unit residential building and warehouse style carriage house with two residential units above was conceptually reviewed at the July, September, and October 2014 IVC hearings. An application and site plan have been submitted. Model will be presented at the hearing. Applicant seeks conceptual review.

Variance Recommendation

1. 3332.039 R-4 Residential District: To permit one single family dwelling and one dwelling containing three dwelling units on one parcel.
2. 3332.05 Area District Lot Width Requirements: To permit a lot width of 30 feet and not 50 feet.
3. 3332.15 R-4 Area District Requirements: To permit less than 2500 square feet per unit and to permit a lot of 3375 square feet as calculated in accordance with 3332.18(C).
4. 3332.19 Fronting on a Public Street: To permit a single family dwelling to not front on a public street.
5. 3332.21(D) Setback: To permit a building to be less than 10 feet from the front property line and to be 5 feet 11 inches (5’ 11”).
6. 3332.27 Rear Yard: To permit a rear yard that is greater than the required 25% and is 28% of the total lot area to serve as the rear yard for two structures.
7. 3312.49 Parking Spaces: To permit less than 2 parking spaces per unit and to permit 7 parking spaces.

26. 14-11-30 Variance

60 East Hubbard Avenue

Urban Order Architecture (Applicant)

Connie Klema/Borrer Properties (Owner)

An application and site plan have been submitted. This is the first conceptual review.

Variance Recommendation

1. 3332.039 R-4 Residential District: To permit two dwellings on one lot comprised of one (1) single family dwelling and one (1) three family dwelling.
2. 3332.15 R-4 Area District Requirements: To have less than 2500 square feet per unit and to have 1871 square feet per unit.
3. 3332.18(D) Basis of Computing Area: To permit dwelling coverage to be greater than 50% and to be 67%.
4. 3332.19 Fronting: To permit the dwelling containing three dwelling units to not front on a public street.
5. 3332.25 Maximum Side Yards Required: To permit the sum of widths of each side yard to not equal or exceed 20 percent of the width of the lot and to equal 0 feet at the north dwelling.
6. 3332.26 Minimum Side Yard Permitted: To permit the minimum side yards at the north dwelling to be 0 feet.

7. 3332.17 Rear Yard: To permit a rear yard to be less than 25% of the total lot area and to be 12% and to serve as the rear yard for the south and north building.

STAFF RECOMMENDATIONS

27. 14-11-31

988 North High Street

Laura Wilging (Applicant)

The Wood Companies (Owner)

An application, photograph, and drawing have been submitted.

Install New Projecting Sign

- Install one (1) new, double-faced, non-illuminated projecting sign, per the submitted drawing.
- New sign to measure 4' W x 1' 6" H (total 6 sq. ft.). Existing bracket to be used.
- New sign to be ¼" aluminum, painted white, with black, vinyl letters.

28. 14-11-32

270 East Third Avenue

Jody Dierksheide (Applicant)

The Wood Companies (Owner)

An application, photograph, and drawing have been submitted.

Construct New Garage

- Construct a new, frame garage per the submitted site plan and elevation drawings.
- Roof pitch to be 8/12. Roof shingle to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Siding to be HardieBoard, to match the associated new single-family dwelling. Color to be "Gravel Gray," per the submitted color chip.
- Cut sheets/specifications for the two (2) overhead garage doors and the one (1) pedestrian door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Install New Fence

- Install a new six-foot-high (6'H) fence in the rear yard, per the submitted site plan and example photograph.
- Fence to be horizontally applied 1" x 6" cedar boards and 4" x 4" posts, per the submitted example photograph.
- Fence to be double-sided, with no stringers or posts facing neighboring properties. Spacing between the boards to be no wider than one-half inch (½").
- Finish to be natural cedar.

STAFF APPROVALS

• 14-11-1

809 Hamlet Street

James Hill (Applicant/Owner)

Approve Application 14-11-1, 809 Hamlet Street, as submitted, with all clarifications, as noted.

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 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 match existing.

Repair/Replace Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house, and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- **14-11-2**

1024 North High Street

Mike Fitzpatrick (Applicant)

Fireproof Partners, LLC. (Owner)

Approve Application 14-11-2, 1024 North High Street, as submitted, with all clarifications, as noted.

Install New Vents

- Install one (1) new, exterior, 24" vent on the roof of the existing elevator shaft, per the submitted drawing.
- Install new louvered vents on the rear (east) elevation of the exiting Fireproof Building, per the submitted drawing.

- **14-11-3**

772 North High Street

John Wood (Applicant)

Woods High Street (The Wood Companies) (Owner)

Approve Application 14-11-3, 772 North High Street, as submitted, with all clarifications, as noted.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the main roof, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **14-11-4**

78 East Lincoln Street

Punch Out Plus, LLC(Applicant)

Brian Yarbrough (Owner)

Approve Application 14-11-4, 78 East Lincoln Street, as submitted, with all clarifications, as noted.

Eave Soffit & Fascia Repair:

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

Exterior Painting

- 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.

Reinstall Existing Gutters

- Following all eave repair/replacement, priming, and finish coating, reinstall all existing metal gutters and metal down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary

repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **14-11-5**

1046-1048 North Hamlet Street

Christopher Hammer (Applicant/Owner)

Approve Application 14-11-5, 1046-1048 North Hamlet Street, as submitted, with all clarifications, as noted.

Repair Wood Siding & Trim

- Repair/replace any rotten or damaged original, existing wood siding and trim with new wood siding and trim to match the original wood siding profile and dimension exactly; like-for-like.
- Dispose of all debris in accordance with Columbus City Code.
- Prepare all existing wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

Replace Gutters & Downspouts

- Replace existing rain carriers, downspouts, and gutters to match existing profiles and dimensions; like-for-like.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **14-11-6**

53-57 East Russell Street

Glenn Skinner II (Applicant/Owner)

Approve Application 14-11-6, 53-57 East Russell Street, as submitted, with all clarifications, as noted.

Repair Box Gutters

- Examine all box gutters on the building and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish color to be Glidden Professional Fortis 350 "Special Night Owl", matching existing manufacturer and color used since 1978.

Repair/Replace Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on existing elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **14-11-7**

81 Warren Street

Robert Dennison Jr. (Applicant)

JoAnne Dennison (Owner)

Approve Application 14-11-7, 81 Warren Street, as submitted, with all clarifications, as noted.

Remove and Install New Asphalt Shingle Roof / Front Porch

- Remove all existing, deteriorated slate on the front porch 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.
- 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."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Paint Exterior Trim

- Prime and finish coat wood trim as needed; color to match the existing trim color.

• **14-11-8**

682 N. Pearl Street

Giannopoulos Properties Ltd. (Applicant/Owner)

Approve Application 14-11-8, 682 N. Pearl Street, as submitted, with all clarifications, as noted.

Spot Tuck Point—(East Elevation Complete)

- Check all mortar joints on east elevation for soundness—north to south /ground-to-top of parapet complete.
- All sound mortar to remain in place. Use hand tools to remove any/all loose mortar to a depth of 3/4", moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. **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.** (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings".)

Re-Install Metal Security Gates

- Upon completion of the east wall tuck pointing, re-install the metal gate system between the 682 N. Pearl Street building and the neighboring property garage at the north and south openings.

- All lags and bolts to be installed into the mortar joints only per industry standards and all applicable City Building Codes.
- Finish metal gate paint color to be submitted to the H. P. O. staff for inclusion in the property file.

- **14-11-9**
974, 978, 982, 986, 990, 994 Summit Street
Land Use Plan, Ltd. (Applicant/Owner)
Approve Application 14-11-9, 974, 978, 982, 986, 990, 994 Summit Street, as submitted, with all clarifications, as noted.
Temporary Construction Signage
 - Install one temporary post sign at the intersection of Summit Street and Second Avenue, per the submitted rendering.
 - Temporary sign will be removed after the final/sixth house has been completed, or after no construction has taken place for eight (8) months. If the sign is removed, and construction is to begin again, a new application will be required.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT