

# ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, October 21, 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, November 11, 2014 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – Tuesday, November 18, 2014 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, September 16, 2014.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. 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 19<sup>th</sup> IVC hearing to provide a status update, and the application was continued to allow the Applicant time to submit a landscape plan. At the September 16<sup>th</sup> hearing, the application was again continued 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.

### 2. 14-8-13

#### **1006 North High Street (Fireproof Building/new construction)**

#### **Andrew Bacher/DaNite Sign Co. (Applicant)**

#### **Fireproof Partners, LLC. (Owner)**

*This application was continued from the August 19 and September 16, 2014 IVC hearings at the request of, and in the absence of the Applicant. Revised drawings have been submitted.*

#### Install New Signage/Wall Sign

- Install one (1) new ten-foot-wide by two-foot eight-inch high (10' W x 2' 8" H) wall sign, per the submitted drawings. (Total 26.7 sq. ft.).
- New sign to consist of 3" deep, individual, halo lit (LED) channel letters "MAPFRE INSURANCE" and logo on 4" deep, painted, brushed aluminum backplate, per the submitted drawing. Letters stand 2" off of the backplate.
- Aluminum letters to be painted "red."

Install New Signage/Projecting Sign

- Install one (1) new, double-faced, four-foot-wide by one-foot six-inch high (4' W x 1'6" H) projecting sign, per the submitted drawings. (Total 6 sq. ft.).
- New sign to consist of aluminum cabinet with "MAPFRE INSURANCE" and logo routed from aluminum faces and cabinet painted brushed aluminum.
- Internally illuminated letters to be backed with red acrylic.

**REVIEW OF APPLICATIONS WILL BEGIN WITH APPLICATION # 3, FOLLOWING MOTIONS FOR APPROVAL OF STAFF APPROVALS AND STAFF RECOMMENDATIONS.**

**3. 14-9-7a**

**1026 North High Street (Fireproof Building)**

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

**Elford Development (Owner)**

*This application was continued from the September 16 IVC hearing to allow the Applicant time to revise drawings. Revised elevation drawings and renderings have been submitted.*

Install New Storefront

- Remove the two (2) existing, wood, tripartite storefront windows and the two (2) existing, wood, tripartite storefront entrances.
- Replicate existing, and install new, wood framing, glazing, and trim, to include one (1) entry door, to fit the existing openings, per the submitted renderings and drawing.
- Storefronts to include fixed and casement windows, per the submitted drawings.

Install New Awnings

- Install four (4) new, black, fabric awnings, on the front/west elevation, beneath the existing glazed terra cotta panels, per the submitted drawing and rendering.
- Awnings to include the business name, "Pies & Pints," per the submitted renderings.

Install New Window Graphics

- Install new window graphic in the center pane of the three tripartite storefront windows, per the submitted rendering.
- Graphic to include the business logo and name, "Pies & Pints," per the submitted rendering.

Install New Door Graphics

- Install new window graphic in the front entrance door, per the submitted rendering.
- Graphic to include the business name and hours of business, per the submitted rendering.

*The following is from the September 16, 2014 IVC hearing.*

Commissioner Comments

Ben Goodman:

- *Need to have clarification regarding the massive appearance of the casework/surround area of the proposed windows. If the heavy appearance is because the windows are removable, need to figure out how to utilize a removable window but maintain the original appearance of the existing casework.*
- *Would be supportive of the use of hinged windows rather than NanaWalls in the window openings. May consider full-light openings in the doorway, if revised drawings show a more appropriate profile.*

Jason Sudy:

- *Previously approved NanaWalls have retained the existing knee walls of storefronts. Removal of the knee wall would negatively impact the character of the storefront.*
- *Would be in support of replacing the existing wood storefronts with new Mahogany, wood storefronts, with narrower Mullions and hinged windows, but not of full-height windows or fully opening or removable windows.*

Rex Hagerling:

- *This is a very significant storefront with original doors and windows. The Commission is charged with preserving original historic fabric of buildings, so has concerns about removing all of the original storefronts. Thinks the existing, original, wood windows could be repaired, but could support the replacement of the windows with new, Mahogany windows, if appropriate detail drawings are submitted.*

- Does not think NanaWalls are appropriate for this specific building.
- In favor of replacing the existing original and non-original doors with new, wood, full-light entrance doors.
- Need to have detail, measured drawings for all windows/doors/surrounds.

Todd Boyer:

- Could be supportive of duplicating the existing windows, like-for-like, with wood of the appropriate profile.
- Not in favor of full-height glazing to the floor for the northern door opening. It seems too contemporary.
- Not in support of the NanaWall system.

## **NEW APPLICATIONS**

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

#### **4. 14-10-12**

**1010 North High Street (Fireproof Building/new construction)**

**Wright Patt Credit Union (Applicant)**

**Elford Development (Owner)**

*An application and renderings have been submitted.*

Install New Signage/Wall Sign

- Install one (1) new, 106.25" wide by 34" high wall sign, per the submitted drawings. (Total 25 sq. ft.).
- New sign to consist of reverse halo lit (LED) channel letters "Wright-Patt" and "CREDIT UNION, INC." and logo on painted, brushed aluminum cabinet, per the submitted drawing.

Install New Signage/Projecting Sign

- Install one (1) new, double-faced, aluminum projecting sign, per the submitted drawings. (Total 11 sq. ft.).
- New sign to consist of a two-inch deep (2" D), round, aluminum cabinet with an applied, .25" acrylic Wright-Patt logo.
- Aluminum cabinet to be painted "Blue/Pantone 540C" and logo to be painted "Yellow/Pantone 124C."
- Metal bracket to measure 48" long, per the submitted drawing.
- Sign to be externally illuminated with one spotlight on each side, per the submitted drawing.

Install New Window and Door Graphics

- Install new window and door graphics, including business name, address, and business hours, per the submitted rendering.

#### **5. 14-10-13**

**1010 North High Street (Fireproof Building/new construction)**

**Wright Patt Credit Union (Applicant)**

**Elford Development (Owner)**

*An application and renderings have been submitted.*

Install New ATM

- Install one (1) new automated teller machine (ATM) on the south wall of the Fireproof Building, per the submitted renderings.

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

#### **6. 14-10-14**

**1049-1051 North Fourth Street**

**Jared Williamson (Applicant)**

**Kevin Lykens (Owner)**

*An application, elevation drawing, and photographs have been submitted.*

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.

**7. 14-10-15**

**1038 North High Street**

**Mike Sorboro (Applicant)**

**Mike Maloof (Owner)**

*An application, photo rendering, and drawings have been submitted.*

Install Signage

- Install one (1) new, six-foot-high by two-foot-eight-inches wide (6' H x 2' 8" W), projecting sign, per the submitted drawings.
- New sign to consist of an aluminum sign box with flat decorated graphics and neon tubing. (Total approx. 8.5 sq. ft.).
- Edge neon to be 15mm tubing; lettering to be 10mm tubing.
- Sign to be mounted on 1/2" plate with 2" x 2" x 1/4" square extrusions.
- All fasteners to be inserted into mortar, not into the face of the brick.
- Sign to be mounted with 10' clearance from sidewalk.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:20 P.M**

**7B. 14-10-27**

**152 East Second Avenue**

**Matt Canterbury (Applicant/Owner)**

*An application, site plan, wall section, product profile, color palette, and photographs have been submitted.*

Exterior Alterations

- Remove existing vinyl siding.
- Repair deteriorated underlying wood siding with plywood where necessary for use as substrate.
- Install 1/2" rigid insulation and building wrap.
- Install new Hardie siding with 7" horizontal lap and Hardie trim.

Demolition

- Demolish addition on east elevation.

Landscaping

- Extend existing fence to building on east elevation maintaining same profile.
- Place new, low landscaping in location of proposed non-original addition demolition.

**8. 14-5-20**

**920 North High Street**

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

**Emerald Light Ltd. (Owner)**

*This application was conceptually reviewed at the May, June and July 2014 IVC hearings. 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.

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*The following is from the July 15, 2014 IVC hearing:*

Commissioner Comments

Jason Sudy:

- *Thinks that most of the Commissioners' concerns have been addressed. Is ready to see detailed drawings and move on to the next step.*
- *Still need to see more details about exterior tenant signage. As currently shown, the signage appears too big and too high on the building.*
- *Would like more information on how the screen wall works on the top of the new Donato's piece. Noted that the wall has been raised in the back, so sound should come more towards the street. The modifications seem to work both on High Street and First Avenue. The site plan seems to be the right answer.*
- *The use of murals on the south wall would need to be curated in some way, so art is used, but not advertisements.*

David Cooke:

- Agrees that the tenant signage is too big and too high. Needs to be more pedestrian scale.
- Sees the south wall as a way to add to the art feel of the neighborhood.

Josh Lapp:

- Applicant will also need to consider the new Short North Guidelines when submitting signage for the new Donato's. Perhaps a blade sign would be appropriate.
- Thinks it would be possible to install art at the first and second floors on the south elevation.

Todd Boyer

- The southwest corner is greatly improved. The industrial windows and loss of the EIFS pieces helps tremendously.
- Would like to see black metal spandrel panel at the bottom of the south corner (Sheet 0.05 #2) to help it hit the ground to help with security, dirt, etc.
- Some of the detail that's shown in the brick of the warehouse portion is very nice.
- Really has no other issues now except for the oversized tenant signage.

NO ACTION TAKEN

**9. 14-10- 16 (Variance Recommendation)**

**920 North High Street**

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

**Emerald Light Ltd. (Owner)**

*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.

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

**10. 14-10-17 (Variance Recommendation)**

**658-660 North High Street**

**John Ingwersen (Applicant)**

**Giannopoulos Properties Ltd. (Owner)**

*An application and site plan have been submitted.*

Request for Variance Recommendation

- The current use as a restaurant is a permitted use.
- Section 3312.49 – Required Parking – To reduce the required (59) automobile parking spaces and the required two (2) bicycle parking spaces for the existing restaurant to zero (0).

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:10 P.M**

**11. 14-10-18**

**No Address (formerly 89 thru 117 E. Fifth Ave./SW corner of Summit Street & Fifth Ave.)**

**Karrick Sherril/Shremshock Architects (Applicant) Burwell Investments LLC (Owner)**

*This application was conditionally approved at the September 9, 2014 Special Meeting (#14-9-26b). The commission requested revised drawings showing any/all details, building materials, and finishes prior to granting final approval. Additionally, details and/or alternatives were requested with regards to the proposed porch columns and rooflines. Conditional approval was granted for the site plan, footprint, use, massing, density, parking (including no parking on Greenwood Avenue), and the use of cementitious siding as the primary exterior material.*

*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

**CONCEPTUAL REVIEW**

**12. 14-10-19**

**174 Detroit Avenue**

**Karrick Sherril/Shremshock (Applicant)**

**Detroit LLC/Lykens Companies (Owner)**

*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.

**13. 14-10-20**

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

**Karrick Sherril/Shremshock (Applicant)**

**Detroit LLC/Lykens Companies (Owner)**

*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 Ave.

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

**14. 14-9-15**

**150 Detroit Avenue**

**Juliet Bullock Architects (Applicant)**

**Urban Restorations (Owner)**

*This application was conceptually reviewed at the April, July, and September, 2014 IVC hearings. An application, photographs, and revised site plan and elevation drawings have been submitted. Model will be presented at the hearing. Applicant seeks conceptual review.*

New Construction

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

*The following is from the September 16 IVC hearing minutes:*

Commissioner Comments

Rex Hagerling:

- *This is a wonderful block of mostly single-family dwellings. The little commercial building on the corner fits in very well. Based on the scale and mass and proportion of the overall street, thinks a single family house should be on this lot.*
- *A single-family house with a garage or carriage house with second floor living space would work well, but cannot see the entire lot being filled, front to back.*
- *Not in favor of the project, as proposed.*

Jason Sudy:

- *It's hard to make this proposal fit on this street. The existing multi-family dwellings are very traditional. The whole block has a traditional feel.*
- *The safe approach in this location would be a more traditional design. Not completely opposed to modern, but does not feel that the photo shown at the first conceptual review reflects the proposed design. That photo had a lighter, more open feel. There is a lot of mass with very little openings in the proposed. Needs to be a bright, light feeling.*
- *Less concerned about the larger, unusual footprint on this unusual, angled lot with double alleys. More concerned about the front mass along Detroit Avenue.*

Ben Goodman:

- *The forms on the front seem a bit clunky at this point, and don't reflect the lightness of the photo example shown in July.*
- *The form and mass of the adjacent buildings, the proposed has a lot of shoulder and girth. Would there be less of an impact if the center piece of the façade is more dominant in height, with the brick parts falling off a bit.*
- *The balconies seem somewhat heavy and unrelated at this point.*
- *The shape of the windows needs to really fit a modern structure.*
- *There still needs to be more sensitivity to the scale, materials, and proportion of the area.*

Todd Boyer:

- *In general agreement with Commissioner Goodman'*
- *Having an open façade on the street is something that was stated as important to the neighbors. Would like to see more of a lightness and openness, which ties back to the window proportion.*
- *There needs to be a residential quality at this site and less toward a commercial building.*
- *The balconies seem too attached at this point.*
- *Does not have issues with the scale of the back portion.*

**NO ACTION TAKEN**

**15. 14-10-21**

**285 East Fourth Avenue**

**Juliet Bullock Architects (Applicant)**

**New Victorians (Owner)**

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

Convert Church to Residential Units

- First conceptual review to convert an abandoned church into eight (8) residential units.

New Construction

- First conceptual review for construction of fourteen (14) residential townhouse units.

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

**16. 14-10-22**

**782 North High Street**

**Urban Order Architecture (Applicant)**

**RGB, LLC. (Owner)**

*Construction of a three-story addition was conceptually reviewed at the October 15, 2013 IVC hearing. An application, site plan, elevation drawings, and photographs have been submitted.*

New Construction/Addition

- Construct a new, four-story addition to the rear of the existing building, per the submitted site plan and elevation drawings.
- New addition to include a recessed area to accommodate the on-site dumpster.

*The following is from the October 15, 2013 IVC hearing:*

Comments:

David Cooke:

- *Applicant should submit a site plan showing dumpster/compactor locations and screening, utility lines, and curbing. How will the swing of the dumpster really work? Would like to start seeing a reduction in visual clutter along the alley.*
- *Appreciate the industrial architecture.*

Ben Goodman:

- *Need to pay attention to the clutter in the alley. The dumpsters should not be located in the alley or half on and half off of the property.*
- *Does not have an issue with the proposed mass and height.*

**NO ACTION TAKEN**

**17. 14-10-23**

**782 North High Street**

**RGB LLC/Jack Reynolds – Smith & Hale LLC (Applicant)**

**RGB, LLC. (Owner)**

*An application, site plan, and statement of hardship have been submitted.*

Request for Variance Recommendation

- 3312.49(c) - Request for variance to reduce the number of required parking spaces from seven (7) to zero (0) for a new, four-story addition to be added to an existing building.

**18. 14-10-24**

**60 East Hubbard Avenue**

**Urban Order Architecture (Applicant)**

**Connie Klema/Borrer Properties (Owner)**

*An application, site plan, elevation drawings, and photographs have been submitted. This is the first conceptual review.*

Demolition and New Construction

- Demolish the existing, one-story, rear addition.
- Renovate the existing, two story dwelling.



- Construct a new, warehouse type, three-unit residential condominium at rear of property, with eight (8) interior parking spaces.

## **STAFF RECOMMENDATIONS**

### **19. 14-10-25**

**Jeffrey Park Community Center & Walk-Ups (E. First Ave. & N. Fourth St./Jeffrey Manufacturing Site)**  
**Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)**

*An application and drawings have been submitted.*

Jeffrey Park Community Center- Modify Previously Approved West Elevation

- Modify one (1) bay on the west elevation of the Community Center building to match the adjacent bay, per the submitted elevation drawing.

Jeffrey Park Walk-Ups – Modify Previously Approved Railings

- Modify the material and design of the railings of all walk-up pods, per the submitted renderings and site plan.

### **20. 14-10-26**

**624 North High Street (Joseph Hotel)**

**Wayne Schick/Cameron Mitchell Restaurants (Applicant) Pizzuti Short North Hotel, LLC (Owner)**

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

Install New Signage

- Install one (1) new sign consisting of channel fabricated aluminum “open face” letters, including the business name, “THE GUILD HOUSE,” per the submitted renderings and drawing. (Total 24.5 sq. ft. / 27.1 including spaces).
- Interior of letters to be painted “Metalic Gold.”
- Exterior of letters to be painted “Grey.”
- Neon tubes to be “Gold II neon” (exposed single stroke).
- Exterior mini raceway to be fabricated aluminum, painted “Grey.”

## **STAFF APPROVALS**

### **• 14-10-1**

**163-165 East Fourth Avenue**

**Ryan Gale (Applicant/Owner)**

Approve Application 14-10-1, 163-165 East Fourth Avenue, as submitted, with all clarifications, as noted.

Repair/Replace Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the concrete block garage, 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.

### **• 14-10-2**

**164 East Third Avenue**

**Greg Smith (Applicant/Owner)**

Approve Application 14-10-2, 164 East Third Avenue, as submitted, with all clarifications, as noted.

Tree & Shrub Trimming & Removal

- To avoid additional damage to the existing carriage house, trim the existing Hawthorne tree adjacent to the carriage house, as needed.
- To avoid damage to the cobblestone wall and driveway, remove the large shrub and roots located immediately adjacent to the wall on the north side of the driveway.

- Remove any additional scrub trees and brush, as needed.

Carriage House Repair

- Remove existing concrete slab floor, and install a new concrete floor, in accordance with all applicable City Building Codes and industry standards.
- Remove any/all existing plywood siding and deteriorated wood siding, and install new wood siding to match existing, like-for-like.
- Window openings may be walled over on the interior, but all existing openings are to remain visible on the exterior.
- 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 carriage 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. Finish color of body and trim to be "white."
- **Any previously unpainted, masonry (i.e., stone foundation, walls, etc.) is to remain unpainted.**

Remove and Install New Asphalt Shingle Roof / Carriage House

- Remove all asphalt shingles on the carriage house, 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.
- Install new Certain Teed, "Nickel Gray," standard 3-tab, asphalt shingles, to match existing shingles on house.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red" to match house.
- Remove the existing, non-original, overhead garage door, and install a new, steel, overhead door to resemble carriage doors. Cut sheet for new overhead door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Note: A single garage door is being approved at this specific location because the proposed new door will be detailed to have the appearance of two doors.

- **14-10-3**

**825 North Fourth Street**

**Kramer Place Condominiums (Applicant/Owner)**

Approve Application 14-10-3, 825 North Fourth Street, as submitted, with all clarifications, as noted.

Relocate Way-Finding Sign

- To allow for the enclosing of the interior ceiling to prevent freezing of pipes, install an additional eight-inches (8") of matching, bronze sheet metal across the top of the door, and lower the garage door motor eight-inches (8"), per the submitted photograph.
- Reinstall the existing lettering to mark the entrance and clearance height.

- **14-10-4**

**1158 Say Avenue**

**Kevin Lykens (Applicant)                      LS Development Systems, LLC (Owner)**

Approve Application 14-10-4, 1158 Say Avenue, as submitted, with all clarifications, as noted.

Remove Asphalt Siding

- Remove all non-original asphalt shingle siding from all elevations and dispose of in accordance with Columbus City Code.
- Following completion of asphalt shingle removal on the main house, repair and/or replace all deteriorated,

damaged, and missing original wood siding as necessary. All new wood siding to match the dimension, style, and profile of the original wood siding exactly; like-for-like.

- All wood trim to be either: a) Repaired/restored as necessary, if still in place; or b) Install new trim that matches the dimensions illustrated by the exiting shadow lines revealed upon removal of the non-original siding
- Note: No exterior alterations to are to be made to any existing exterior openings until new evidence is revealed that the original door and window openings were in a different location prior to the residing of the structure with asphalt material.
- All exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the asphalt shingle siding and any/all non-original trim repair patches.
- Prepare all exterior, wooden surfaces on all elevations of the building using the appropriate hand tools. Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Owner to submit finish color schedule to the Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

- **14-10-5**

**636 North High Street**

**Lisa Palmore/Clover on High (Applicant)**

**New Victorians (Owner)**

Approve Application 14-10-5, 636 North High Street, as submitted, with all clarifications, as noted.

Install New Sign

- Remove the existing "Emperor's Newest Clothes" sign, and crop the scrolled corners to a rectangular shape.
- Reface the sign with new "Clover on High" name and logo, per the submitted renderings, using the existing sign bracket and lighting fixtures.

- **14-10-6**

**769-771 Summit Street**

**Marion Risberg (Applicant/Owner)**

Approve Application 14-10-6, 769-771 Summit Street, as submitted, with all clarifications, as noted.

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>).

- **14-10-7**

**808-810 Summit Street**

**Marion Risberg (Applicant/Owner)**

Approve Application 14-10-7, 808-810 Summit Street, as submitted, with all clarifications, as noted.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof of the house with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

- **14-10-8**

**1119 Mt. Pleasant Avenue**

**Jason Kentner & Karen Lewis (Applicants)**

**Rhome Ruanphae (Owner)**

Approve Application #14-10-8, 1119 Mt. Pleasant Avenue, as submitted with any/all clarifications noted:

- Renew COA#13-5-14, 1119 Mt. Pleasant Avenue, exactly as previously approved for a period of one (1) year. Expired: 5-24-14.

Approve Application 13-5-14, 1119 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted:  
Renovate Building for New Use

- Complete exterior renovations to convert the existing garage building for use as a design studio.
- Remove two (2) existing garage doors and install new, glass garage doors, per the submitted rendering.
- Install new bi-fold security doors over the new, glass garage doors.
- Remove existing windows, and re-open two (2) existing openings on the north elevation, and install new glass block windows, per the submitted rendering.
- Install new, exterior lighting on front and west elevations, per the submitted rendering.
- Install new wall-mounted mail box on front elevation, per the submitted rendering.
- Paint existing service door gray.

Landscaping

- Landscape Mt. Pleasant Avenue frontage, including tree, shrubs, pavers, and wood at door, per the submitted rendering.

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

• **14-10-9**

**688 Kerr Street**

**Naylor Roofing and David & Christy Thorp (Applicants) CMT Kerr Street, LLC. (Owner)**

Approve Application #14-10-9, 688 Kerr Street, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof/Main Roof

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

| <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<br><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 "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "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.

Remove and Install New Membrane Roof/Porch Roof

- Remove the existing roofing materials and install new, Flintastic membrane roof, per the submitted specifications and according to manufacturer's specifications.

• **14-10-10**

**1078-1080-1082-1084 Mt. Pleasant Street**

**Keith L Brown / B & A Realty (Applicant)**

**Perkinswood Ltd. (Owner)**

Approve Application #14-10-10, 1078-1080-1082-1084 Mt. Pleasant Street, as submitted with any/all clarifications noted:

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, as needed, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete sidewalks, per the submitted site plan to provide access from existing rear parking to rear entrances.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Install New Plantings

- Install new Pyracantha bushes at the edge of the existing parking area and at the rear elevation of the building, per the submitted site plan.
- Install new Barberry shrubs at the front elevation of the building, per the submitted site plan.

• **14-10-11**

**966 North Sixth Street**

**G. Scott Guiler (Applicant/Owner)**

Approve Application #14-10-11, 966 North Sixth Street, as submitted with any/all clarifications noted:

Paint Aluminum Siding

- Following any/all necessary repairs to the aluminum siding and trim, prepare all aluminum siding for painting in accordance with all applicable industry standards and manufacturers' specifications. Power wash all metal surfaces with a maximum pressure of 300 lb./p. s. i. and broad fan tip nozzle.
- Apply the appropriate exterior paint for aluminum surfaces, in accordance with industry standards and manufacturers' specifications. Color to be PPG #522-5, "Earl Gray."

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. ADJOURNMENT**