

# ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, September 16, 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, October 14, 2014 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – Tuesday, October 21, 2014 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, August 19, 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, 2014 IVC hearing, in the absence of the Applicant, to allow the Applicant time to work with Building & Zoning Services. The Applicant attended the July 15 IVC hearing to provide a status update. The application was continued to allow the Applicant time to submit a landscape plan.*

#### 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 IVC hearing at the request of, and in the absence of the Applicant. The Applicant requests removal of the application from the agenda.*

#### Install New Signage

- Install one (1) new wall sign, per the submitted drawings.
- New sign to consist of individual, aluminum, reverse halo lit (LED) channel letters "MAPFRE INSURANCE" and logo, per the submitted drawing.
- Aluminum letters to be painted "red."

**APPLICATION REVIEW WILL BEGIN WITH AGENDA ITEM # 3 AT APPROXIMATELY 6:20 P.M**

**3. 14-8-17b**

**680 North High Street**

**GRAD Architects (Applicant)**

**The Wood Companies (Owner)**

*This application was continued from the August 19, 2014 IVC hearing. An application and revised drawings have been submitted.*

Storefront Renovations

- Remove the existing, wood storefront (the southernmost of the building's eight existing storefronts).
- Install a new, wood storefront, per the submitted drawings. New upper transom glass to be single pane, not divided light/mullions.
- Replace solid panel trimwork beneath transom with glass. Install new steel framework, to reinforce the existing proportions.
- Paint wood a dark warm neutral color, such as SW Polished Mahogany.
- Install new wood and glass entrance door.
- Remove the existing fabric awning over the front entrance.
- Install simple, one-inch, square tube steel framework for future signage.

**NEW APPLICATIONS**

**4. 14-9-7**

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

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

**Elford Development (Owner)**

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

Install New Storefront

- Remove the two (2) existing, wood, tripartite storefront windows and the two (2) existing, wood, tripartite storefront entrances.
- Install new, mahogany storefronts, including one (1) entry door, to fit the existing openings, per the submitted drawings.
- Several panels within the storefront system to be removable and stored within the tenant space during warm weather.

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.

Install New Signage

- Install new sign faces at the previously approved projecting sign frame locations, per the submitted drawing.

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

**5. 14-9-8**

**1108 North High Street**

**Signcom, Inc. (Applicant)**

**Volos Properties, Ltd. (Owner)**

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

Install New Signage/Projecting Sign

- Install one (1) new 2'6" x 4', externally illuminated, sandblasted, high density urethane (HDU), projecting sign, per the submitted drawing.

Install New Signage/Window Graphic

- Install new, vinyl, "Good Hands" logo window graphic in the storefront windows, per the submitted rendering.

Install New Signage/Door Graphic

- Install new, vinyl, "Good Hands" logo window graphic, contact information and store hours in the front entrance door, per the submitted rendering.

6. 14-9-9

**15 East Second Avenue**

**Steve Schwope/New Avenue Architects (Applicant)**

**The Wood Companies (Owner)**

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

Install New Storefront/Second Avenue

- Renovate the existing concrete block for use as a baker/café, per the submitted drawings.
- Remove the two (2), existing, single-light, fixed windows on the north elevation.
- Install new, wood storefront windows and trim, flanking the existing central doorway, per the submitted elevation drawings.

Install New Signage

- Install new, externally illuminated wall sign consisting of individual letters reading, “Laughlin’s Bakery,” per the submitted drawing.
- Install new storefront window and door graphics, per the submitted drawing.

Install New Awning

- Install a new fabric awning on the existing frame. Building address to be printed on the front flap of the awning.

Install New Door/Pearl Street

- Remove the existing, wood overhead garage door on the east elevation.
- Install a new entrance door and side-light, per the submitted drawing.

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

7. 14-9-10

**944 North Fourth Street**

**Steve Schwope/New Avenue Architects (Applicant)**

**Quinn Fallon (Owner)**

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

Install New Rooftop Patio

- New patio to be supported by new steel members clear-spanning the existing bearing walls.
- Access to the patio will be via a fire-rated stair enclosure penetrating the existing roof structure, and opening onto a new penthouse structure on the roof, per the submitted drawing.
- Floor to be composite decking on painted steel framing.
- Penthouse enclosure to consist of steel stud framing clad with corrugated metal siding and trim and finished “Charcoal Gray.” Roofing material to match.
- New 42” high, black, wrought iron guardrails to fully enclose the roof top.

8. 14-9-13

**920 North High Street**

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

**Emerald Light Ltd. (Owner)**

*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.

## CONCEPTUAL REVIEW

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

#### **9. 14-9-11**

**1101 Say Avenue**

**Blostein/Overly Architects (Applicant)**

**Matthew Brackman & Joe Benner (Owner)**

*An application, roof plan, floor plans, elevation sketches, and photographs 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.

#### **10. 14-9-12**

**282 East Third Avenue**

**Urban Order Architecture (Applicant)**

**Angie & Eric Tabor (Owner)**

*An application and front elevation drawing have been submitted.*

New Construction

- Construct a new, single-family, brick, two-story dwelling, on three parcels, per the submitted site plan and elevation drawing.
- Construct new pool and garden shed.

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

#### **11. 14-9-14**

**307 East Fifth Avenue**

**Juliet Bullock Architects (Applicant)**

**New Victorians (Owner)**

*This application was conceptually reviewed at the February and April 2014 IVC hearings. An application and revised elevations have been submitted. Applicant seeks approval.*

New Construction

- Construct a new 2 ½ story, frame building at the Fifth Avenue frontage with commercial first floor and two residential units on the second floor, per the submitted site plan and elevation drawings.
- Construct a new 2 ½ story carriage house at the Greenwood Avenue frontage with one residential unit on the second floor, per the submitted site plan and elevation drawings.
- Existing paved surface parking to be reconfigured and re-stripped.

*The following is from the April 2014 IVC hearing minutes:*

Commissioner Comments

Ben Goodman:

- *Regarding The Fifth Ave building, will be interested in details of how the industrial windows relate to the doorways.*
- *Some sort of building naming in stone or a contrasting colored tile at the top of the building could be appropriate.*

David Cooke:

- *The carriage house should have two single doors rather than a large double door.*
- *Consider other materials that could work for the Fifth Avenue building like a glazed block.*
- *Goose neck lights could be a good addition on Fifth Avenue.*

Todd Boyer

- *Conceptually, has no issue with the Fifth Avenue building, but would like to see two big windows on the second floor, less of a residential scale.*
- *The simple industrial type windows on the first floor is the way to go, but need to see more on the doors/entrances. Will be interested to see how the two resolve each other.*

Josh Lapp:

- *Is very supportive of small commercial spaces.*
- NO ACTION TAKEN**

**12. 14-8-19b**

**94 East Third Avenue**

**Juliet Bullock Architects (Applicant)**

**Urban Restorations (Owner)**

*The demolition of a non-contributing, concrete block garage was approved at this site on March 18, 2014 (COA # 14-3-8b). The conversion of the existing building into residential units was conceptually reviewed on February 18, 2014. The variance package for new construction of two dwellings on one lot was recommended for approval on March 18, 2014. The construction of a new carriage house was continued from the August 19 IVC hearing. An application and revised drawings have been submitted. Applicant seeks approval.*

Construct New Garage

- Construct a new five car garage with second story living space in the rear yard of the existing building, per the submitted site plan and elevation drawings.
- Cladding to be HardiePlank with 4-inch exposure; flat roof to have membrane covering; foundation to be concrete block.
- Windows to be aluminum-clad, wood four-light casements.
- Pedestrian doors to be full-light single and French doors.
- Overhead garage doors to be aluminum.
- Cut sheets for windows, pedestrian doors, overhead doors, and exterior lighting to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of a Certificate of Appropriateness.

*The following is from the August 19, 2014 IVC hearing minutes:*

*Commissioner Comments:*

*Ben Goodman:*

- *Would be open to additional windows on the south elevation, possibly clerestory windows.*
- *Would be open to an alternate material, such as concrete block, on the one story section of the garage.*

*David Cooke:*

- *Look at the existing house materials to the east when considering alternative materials for the garage.*
- *Has concerns regarding any roof decks that would look down on neighboring yards.*

*Josh Lapp:*

- *Prefers to see some greenery on the roof, as oppose to all rubber membrane.*
- *Also open to additional windows on the south elevation.*

*Charmaine Sutton:*

- *Not opposed to roof terraces as submitted. Parapet walls will provide some separation from neighboring yards.*

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

**13. 14-9-15**

**150 Detroit Avenue**

**Juliet Bullock Architects (Applicant)**

**Urban Restorations (Owner)**

*This application was conceptually reviewed at the April 1 and July 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.
- Review of preliminary list of variances.

*The following is from the July 2014 IVC hearing minutes:*

Commissioner Comments

David Cooke:

- *Doesn't feel that the proposed design fits in as well as some other recent projects have done, i.e. 1111 Hamlet St.*
- *This is a larger lot, but it's not necessarily a good approach to completely fill the lot if not in character with the area.*
- *Seems like it will be a challenge to walk around the garage with all the doors.*

Josh Lapp:

- *Not yet settled on the architecture question.*
- *There is a variety of building types on Hamlet, so seeing more streetscape drawings and photos could provide a better perspective.*

Todd Boyer

- *Appreciated the great comments presented by the neighbors, and understands that there are challenges with designing a modern house in this type of neighborhood.*
- *Not opposed to modern architecture at all, and if it is done well, it finds its place in the neighborhood. The applicants have shown the Commission in past projects that they can achieve that goal, but this site will be a bigger challenge.*
- *A three-dimensional study may help in understanding the massing, how materials connect to each other, how it turns the corner, etc.*
- *Connecting to the street could be a visual connection. A modern building would have larger windows, a solid-void issue, rather than punched windows.*
- *Regarding the carriage house, just need more development to understand it. The way the parking has been solved on site is nice.*

Jason Sudy:

- *In general agreement with fellow commissioners' comments.*
- *Not opposed to modern architecture, but it may be easier to go a different direction at this particular site. In particular, does not feel comfortable with the currently proposed modern design for the carriage house. However, a two-story carriage house could be successful.*
- *The neighbors' comments are very helpful and valid.*

NO ACTION TAKEN

**14. 14-9-16**

**955 North Sixth Street**

**Juliet Bullock Architects (Applicant)**

**Mulberry Ltd. (Owner)**

*An application and site plan have been submitted. Applicant seeks conceptual review.*

New Construction

- *First conceptual review for construction of two new single family residences on adjacent lots.*
- *Solar panels on flat roof.*
- *New curb cut on Sixth Street to provide shared access to rear garages.*

**15. 14-9-17**

**1089 Summit Street**

**Juliet Bullock Architects (Applicant)**

**1081-1089 Summit St., LLC. (Owner)**

*An application, photographs, and site plan have been submitted. Applicant seeks conceptual review.*

New Construction

- *First conceptual review for lot split and construction of two new single family residences, per the submitted site plan.*
- *Review of preliminary list of variances.*

## **STAFF RECOMMENDATIONS**

### **16. 14-9-18**

#### **Multiple Locations**

**Short North Alliance (Applicant)                      City of Columbus (Owner)**

*An application, drawing, and photos have been submitted.*

#### **Install Holiday Banners**

- Install banners on the seventeen (17) Short North Arches. Four (4) will be installed on each arch, two (2) on each side of the street (68 total banners.)
- Banner to measure 54" H x 18" W, double-faced vinyl and hung on custom aluminum poles, painted black, and screwed into existing holes on each arch. Poles to be removed when not in use.
- Bottom of banners to be secured by a fiberglass mast arm, brackets, and stainless steel bands, per the submitted drawing.
- Banners to be installed during the winter holiday season. Any new banner designs to return to Italian Village Commission for review and approval.

### **17. 14-9-19**

#### **737-741 Kerr Street**

**Will Lehnert/Outdoor Space Design (Applicant)**

**Paula Berry (Owner)**

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

#### **Replace Sidewalks**

- Remove the existing concrete sidewalks on the south and east elevations. Remove the existing brick within the tree lawn on the east elevation.
- Install new sand mold clay brick in same location as existing sidewalks.

#### **Install New Plantings**

- Install new planting beds along the east and south elevations of the house, per the submitted site plan.
- Install new street trees on the east elevation, per the submitted site plan.
- Install new, six-foot-high (6' H), wood privacy fence/gate and 48" trellis on north and west elevations, per the submitted site plan and detail drawings.
- Install new stone patio and plantings in rear yard, with a 7'6" stone fireplace, per the submitted site plan and detail drawing.

### **18. 14-9-20**

#### **153 East Third Avenue**

**Julie Bullock Architects (Applicant)**

**Richard Long/RA Long Properties, LLC (Owner)**

*An application and site plan have been submitted.*

#### **Install New Parking Pad**

- Install a new parking pad in the rear yard, per the submitted site plan.
- Permeable pavers to be installed in accordance with all City Building Code requirements and industry standards, to assure proper drainage away from the foundations of this and neighboring properties.
- Permeable paver to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

#### **Install New Privacy Fence**

- Install a new, six-foot-high (6' H), wood, privacy fence in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- Location and dimension of all gates to be submitted

**19. 14-9-21**

**658-660 North High Street**

**John Ingwersen, Architect (Applicant)**

**Giannopoulos Properties, Ltd. (Owner)**

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

Retain Existing Patio for Outdoor Seating

- This application was conceptually reviewed in October 2010. A zoning issue has surfaced which requires additional review.

Conceptual Review—Rear Patio October 2010

- *The commission was very favorable to the idea overall.*
- *Keeping the two pine trees is important and should be incorporated into the patio.*
- *The applicant might consider changing the narrow turf strip on the southern edge to a planting bed – perhaps with ivy that can climb on the walls.*
- *The commission discussed the nature of the fence. Some thought that there was the potential for a “lighter” design while others liked the brick wall.*
- *The surface of the patio was discussed, will alternate materials considered. All agreed that the applicant should take care in allowing the trees sufficient area to draw moisture and that some type of pervious paver might be considered if resilient enough to withstand the rigors of the moving tables and chairs and foot traffic.*
- *All liked the lights proposed above, but it was suggested that the applicant look at additional lighting, perhaps in the columns, to complete the need for nighttime illumination.*

**NO ACTION TAKEN**

**20. 14-9-22**

**772 North High Street**

**Laura Harter/Piece of Cake (Applicant)**

**Wood Companies (Owner)**

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

Reface Existing Ground Sign

- Retain and reface the existing, 74” x 34”, metal ground sign, to include signage for all suites that face Warren Street on the ground floor level, including Suite 102 (Mizzen + Main), Suite 104 (Piece of Cake), and Suite 106 (L’Antibes).

Install New Canopies/Suite 104 ( Piece of Cake)

- Retain the two (2) existing canopy frames, and install new, canvas awnings with new logo, per the submitted rendering. Awning color to be blue-green with black logo.

Install New Window Graphics/Suite 104 ( Piece of Cake)

- Install one (1) new, 48” W x 15.5” H, vinyl logo and one (1) 60” W x 8” H, blue-green vinyl strip in each of the two storefront windows, per the submitted rendering.
- Install one (1) new, 20” W x 12.5” H, vinyl logo with store hours and one (1) 25” W x 8” H, blue-green vinyl strip in each of the two storefront doors, per the submitted rendering.

Neon Signage

- Retain the existing, interior, “BAKERY,” and “OPEN,” neon signs, as is.

**21. 14-9-23**

**959 Mt. Pleasant Avenue**

**Priestas Brothers Builders (Applicant)**

**Amelia Dunlap (Owner)**

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

Construct New Garage

- Build new 22’ H x 22’ W, frame garage, per the submitted site plan and elevation drawings.
- Roof pitch to be 6/12.
- Overhang to be eight inches (8”) on all elevations.

- Cladding to be smooth, Hardi Plank siding with 6” reveal. Colors to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.
- Overhead door to be eighteen-foot-wide-by-7-foot-high (18’W x 7’H), steel, raised panel door, per the submitted cut sheet.
- One (1) service door to be located on the elevation facing the house. Cut sheet for service door to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.
- Any/all lighting fixtures to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.

**22. 14-9-24**

**1024-1026 North High Street**

**Mike Fitzpatrick (Applicant)**

**Fireproof Partners, LLC (Owner)**

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

Install New Sidewalks

- Install new, concrete sidewalks at the new construction along North High Street and East Second Avenue, per the submitted site plan and photographs.

**STAFF APPROVALS**

• **14-9-1**

**1085 Summit Street**

**Marc Moldovan (Applicant/Owner)**

Approve Application 14-9-1, 1085 Summit Street, for renewal of expired COA # 13-3-1 (Expired: February 22, 2014), and COA # 13-5-26 (Expired: May 21, 2014) exactly as previously approved, for a period of one (1) year.

New Construction (COA #13-3-1)

- Construct new two-and-one-half-story, single-family dwelling on vacant parcel, per submitted drawings dated 1-4-2013.
- Dwelling to be wood frame construction with full basement.
- Dwelling and garage exterior cladding to be smooth, fiber cement siding.
- Windows to be Anderson, double-hung, aluminum-clad. Cut sheet for windows to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.
- Three-foot high (3’H), ornamental fence to be installed in front yard, per the submitted site plan. Detail drawing/cut sheet of ornamental fencing to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.
- Six-foot high (6’H), board-on-board, wood privacy fence to be installed in rear yard, per the submitted site plan. Fence style to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.
- New one-and-one-half-story, hip-roof garage with south alley access to provide two (2) parking spaces, per the submitted drawings and site plan.
- Any/all paint colors to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to application.

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

Revision to Previously Approved Plans (COA #13-5-26)

- Due to egress requirements, modify the previously approved window size (COA # 11-8-7, issued 8-16-2011) as follows:
- Increase second floor window size 2” in width and 2” in height to satisfy required egress specifications and to maintain proportions.

- Increase first floor window size 2” in width and 2” in height to maintain consistent appearance with second floor windows.
- Third floor windows to be casements with a mullion to maintain consistent appearance with first and second floor windows.

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

• **14-9-2**

**870-872 North Pearl Street**

**Cindy Dunigan (Applicant/Owner)**

Approve Application #14-9-2, 870-872 North Pearl Street, as submitted, with all clarifications, as noted.

Remove and Install New Asphalt Shingle 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. All existing chimneys to remain, as is.
- 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 “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.

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.

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.

- **14-9-3**

**864 Summit Street**

**Ivan Amy (Applicant/Owner)**

Approve Application #14-9-3, 864 Summit Street, as submitted, with all clarifications, as noted.

Repair of Enclosed, Two-Story Porch

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements and panels, 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.
- Remove the existing, deteriorated, wood, fifteen-light door, and install a new, wood, fifteen-light door, like-for-like. Cut sheet for the new door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Prepare all exterior, wooden surfaces on the porch 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.

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and concrete steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the exact same location and of the exact same dimensions.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **14-9-4**

**834 Summit Street**

**Michael Linsker (Applicant/Owner)**

Approve Application #14-9-4, 834 Summit Street, as submitted, with all clarifications, as noted.

Front Porch Rehabilitation

- Remove any/all damaged and deteriorated wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Commission.
- Restore the front porch privacy panels, columns, fascia, and trim, as needed, with like material of exact same dimension and profile as the existing, original; like-for-like.

Replace Front Porch Ceiling

- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be [ ] 1" x 3", tongue and groove, yellow pine, bead board or [ ] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead panels; prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

#### Repair/Replace Soffit & Fascia/Main Roof

- Remove and properly dispose of all existing, deteriorated soffit, as needed, and replace with new material indicated below (conventional exterior plywood is not acceptable). Galvanized nails of appropriate size and type required.  
[ ] Like-for-like            [ ] Tongue and Groove 1" x 3" pine            [ ] Georgia-Pacific Ply-Bead, Traditional
- 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 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 be Valspar "High Speed Steel" and "Vintage Gray."
- **Any previously unpainted, masonry (i.e., brick walls; stone 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 for final review and approval, prior to application of paint.

#### Rear Exterior Stairs & Landings

- Repair/replacement of the existing, wooden, exterior stairs and landings is not approved at this time. All final details for repair/replacement of wood floors, handrails, and balusters to be submitted to Historic Preservation Office staff for final review and approval, prior to commencement of work.

- **14-9-5**

#### **659 Kerr Street**

#### **Daniel Turi & Tamara Maynard (Applicants/Owners)**

Approve Application #14-9-5, 659 Kerr Street, as submitted, with all clarifications, as noted.

#### Front Porch

- Remove all existing, non-original lattice-work from the front porch (gable, railings, skirt, fascia).
- 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.

#### Front Entrance Door

- Remove the existing, non-original door, and install a new three-quarter-light, wood door, per the submitted product cut sheet/specifications.

#### Repair Slate Roof

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

#### Exterior Painting – House & Garage

- 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 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 be as follows: Body – SW "Peppercorn;" Trim – SW "Pure White;" Accent/Door – SW "Nankeen."
- **Any previously unpainted, masonry (i.e., brick walls; stone sills, lintels, foundation, etc.) is to remain unpainted.**

**unpainted.**

- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Install New Fence Gate

- Replace the existing fence gate with new wood materials to match the existing wood fence, per the submitted photos and site plan.

• **14-9-6**

**1204-1206 North High Street**

**Christopher Bruzzese/Berardi Partners (Applicants)**

**Community Housing Network (Owner)**

Approve Application 14-9-6, 1204-1206 North High Street, for renewal of expired COA # 13-9-7 (Expired: September 5, 2014), exactly as previously approved, for a period of one (1) year.

Rear Parking Area

- Remove all existing concrete walkways, ramp, and retaining wall on rear/east side of building, per submitted drawing, and install new concrete walkway, ramp, and retaining wall.
- Permanently remove concrete steps at southeast corner of retaining wall.
- Remove all existing asphalt parking area, install new asphalt; restripe and install new concrete bollards, per submitted drawing.
- Install new handrail along ramp and top of retaining wall.

Windows

- Remove existing wood windows and frames, and install new, all wood (not exterior clad) windows, on all elevations.
- Remove one (1) below grade window on east elevation and install new exhaust fan.
- Pending the investigation of materials beneath the existing window trim wrap, final details for window trim restoration or replacement is to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission before installation of the new windows.

Doors

- East/rear elevation, second and third floors – remove existing doors at fire escape and install new doors, per the submitted door schedule.

Lighting

- Remove existing exterior lighting and install new exterior lighting, per the submitted cut sheets.
- Cut sheet for the exterior light next to the existing door on the north elevation to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation.

Signage Band/Decorative /Spandrel Panels

- Applicant is to notify Historic Preservation Office staff before any exploratory work begins on the signage board, spandrel panels, arched window heads or other window trim.
- Carefully remove exploratory sections of the existing metal wrap on the signage band between the first and second floor windows of the façade (west) and north elevations, the decorative spandrel panels between the second and third floor windows, and the arched window heads and other window trim on the façade to determine whether any original and/or significant materials are extant beneath, and submit those findings, including photographs, to Historic Preservation Office staff.
- Based on the exploratory findings, Applicant is to submit specifications for restoration of any original and/or significant materials, and design drawings for a new sign band and/or spandrel panels.

Terraces/South Elevation

- At second and third floor terraces, remove existing aluminum siding and install new HardiPlank siding.
- At second and third floor terraces, remove existing and install new brick mold around windows and doors.
- Remove existing, second floor, wood terrace deck, and replace the existing roofing material of the flat roof beneath the terrace with new 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.

- Intall new decking on second and third floor terraces.
- Final material for the terrace decks to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to installation. New material should be either wood or some type of industrial metal material.

Spot Tuck Point

- Check all mortar joints on all elevations for soundness. 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 masonry, and 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 Brick Buildings"(<http://www.nps.gov/tps/how-to-preserve/briefs.htm>).

**Note:** The installation of HardiePlank siding on the terrace walls is approved in this particular application because the existing aluminum siding needs to be removed to complete structural repairs behind it, and the terraces are not visible from the street or alley.

**Note:** The Applicant withdrew the specification for sealing the brick with a transparent, breathable silane/siloxane water repellent. The application of any sealant is not approved at this time.

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

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. ADJOURNMENT**