

ITALIAN VILLAGE SPECIAL MEETING AGENDA

Tuesday, May 13, 2014

1:00 p.m.

50 W. Gay St. – First Floor - Conference Room A

Applicants or their representatives must attend this hearing. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. If you have any questions please call Connie Torbeck (645-0664) in the City's Historic Preservation Office. A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need at least forty-eight (48) hours prior to the scheduled hearing time. To schedule an interpreter, please call 645-8620 or TDD 645-3293.

I. CALL TO ORDER

II. SWEARING IN OF CITY STAFF

III. IDENTIFICATION OF COMMISSIONERS PRESENT

IV. SPECIAL MEETING IN ACCORDANCE WITH CITY CODE AND COMMISSION BYLAWS

City Code Chapter 3119.33 Italian Village Commission Organization

As soon as convenient, after the members are appointed by the mayor, the commission shall meet and organize by the election of a chairman and secretary. The commission shall adopt bylaws governing its procedure and provide for regular and special meetings. The commission shall take official action only by a vote of a majority of the members voting on the question on the table, during a public meeting at which there is a quorum. A quorum exists when a majority of the members appointed to and serving on the commission are physically present at the meeting. All commission meetings shall be open to the public. A record of proceedings shall be maintained and available for inspection. Notices of all commission meetings shall be published in the City Bulletin. (Ord. 2229-04 § 6 (part).)

Italian Village Commission Bylaws: ARTICLE VII (1): Procedures

The Chairman shall cause an agenda to be developed and available to all members five days in advance of each meeting. The agenda shall include each application for a Certificate of Appropriateness listing the applicant's name, address of the property in question and the nature of the change desired. Other agenda items dealing with demolitions, zoning changes, or other issues which come under the purview of the Commission shall also be listed. Additional items may be added to the agenda at the Chairman's discretion at any time. Applications for Certificates of Appropriateness shall be considered first in order of application at all regular Commission meetings. Other agenda items may be considered in any order, at the Chairman's determination, at Special and Emergency Meetings and at regular meetings after all Applications for Certificates have been considered.

V. HISTORIC PRESERVATION OFFICER REPORT

VI. APPROVAL OF THE APRIL 8, 2014 SPECIAL MEETING MINUTES

VII. APPLICATION REVIEW – Demolition and Residential Use Development Project

1. 13-12-10

875 Summit Street

Wood Run Partners, LLC/Truberry Custom Homes (Applicant/Owner)

This application was conceptually reviewed at the December 17, 2013, January 21, February 18, and March 18, 2014 IVC hearings. A special meeting was held on April 8th, and the application was heard under "Old Business" at the April 15th IVC hearing. Revised drawings of modern design options have been submitted.

Demolition

- Demolish the existing ca. 1938 gas station building.

New Construction

- Construct seven (7) new, three-story dwellings, per the submitted site plan and renderings.
- The first floor of each dwelling unit is designed as parking, providing two (2) parking spaces for each unit.
- Primary access to be from First Avenue at the north side of the site with a 20' drive lane extending to the south, connecting to the existing alley, and exiting onto Summit Street.

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

- **13-12-10**
875 Summit Street
Wood Run Partners, LLC/Truberry Custom Homes (Applicant/Owner)
This application was conceptually reviewed at the December 17, 2013, January 21 and February 18, and March 18, 2014 IVC hearings. Revised drawings of traditional and modern design options have been submitted.
Demolition
 - *Demolish the existing ca. 1938 gas station building.*New Construction
 - *Construct seven (7) new, three-story dwellings, per the submitted site plan and renderings.*Commissioner Comments
Jason Sudy:
 - *The changes made for this submission work well.*
 - *Feels there are far better examples representative of the gas station vernacular in the district. Would like to have seen a positive adaptive reuse of the existing building, but thinks the proposed development is a reasonable use that does fit within the scale of the neighborhood.*
 - *Will let others speak to the details of the architecture, but thinks that the current submission is a good direction that will contribute to the neighborhood.*
 - *Still uncertain about the sunscreens at the top.*
 - *The first three issues to resolve are demolition, massing, and site plan. Then follows architecture.*
 - *Think about how the sidewalk and landscaping will look.*Josh Lapp:
 - *No comments to add.*Ben Goodman:
 - *Appreciates that an entrance has been added on First Avenue, but the corner now looks a bit vacant where the entrance was subtracted.*
 - *The north corner facing onto Fifth Avenue seems a bit heavy now.*
 - *Thinks the Commission needs to communicate to the applicant what it envisions for this corner, and give clear direction as to what could make it successful, be it removing a unit or two, or putting a second entrance on First Ave, or pulling it back on First Ave, or varying materials.*
 - *Does the Commission see enough before it to act on demolition?*Todd Boyer
 - *Really appreciates all the work has been done.*
 - *Still has concerns about the siting and details. The balconies with sliding doors seem too accessible. Would not be comfortable with final approval of the current proposed design.*
 - *Regarding site plan, the setback of the north edge is not resolved, and that would include changing the architecture, not just the materials. Does not have issues with the height, massing, size, rhythm.*David Cooke:
 - *A number of different proposals with different styles and forms have been submitted. Thinks that the current proposal is still too much building for the site. Does not think the current proposal is enough of an improvement or contribution to the site to warrant going forward.*
 - *Greatly appreciate that the architect has tried so many different proposals, but the core problem is that it is too much on the site.*
 - *Thinks single family houses would be a better solution.*Rex Hagerling:
 - *Thinks the applicant has done much of what the Commission has asked, such as reducing the scale.*
 - *Not ready to approve details, but appreciates that the design has been simplified.*

Following the Commissioners' comments and additional presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated.

Direct Historic Preservation Office staff to schedule a special meeting for review of the demolition and new construction project at 875 Summit Street, to take place before the May 20, 2014 Italian Village Commission hearing.

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

- VIII.** OLD BUSINESS
- IX.** NEW BUSINESS
- X.** ADJOURNMENT