

ITALIAN VILLAGE SPECIAL MEETING MINUTES

Tuesday, September 9, 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.

Commissioners Present: David Cooke (left 1:47 p.m.), Ben Goodman, Rex Hagerling, Joshua Lapp

Commissioners Absent: Todd Boyer, Jason Sudy, Charmaine Sutton

City Staff Present: Connie Torbeck, Randy Black

Applicants Present: Brad Howe, Karrick Sherrill (Item #1)

Mike Shavini, Mike Bird, Mike Hoy (Item #2)

I. CALL TO ORDER (1:05 p.m.)

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. APPROVAL OF MINUTES – July 8, 2014 Special Meeting

MOTION: Cooke/Lapp (2-0-2 [Hagerling-Goodman])

VI. APPLICATION REVIEW

1. 14-9-26

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

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

Following the presentation by the Applicant, Application #14-9-26 was divided into Items 'a' and 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.

14-9-26a

Approve Application #14-9-26a, SW corner of Summit Street & Fifth Avenue, as submitted, with all clarifications, as noted.

Demolition

- Demolish the existing ca. 1968 gas station building.
- Prior to demolition, the Applicant is to prepare and submit a narrative and photographic documentation of the building, including: 1) A written, physical description of the interior and exterior; 2) A written physical history of the property and building (based on Sanborn maps, City Directories, tax records, etc.); 3) Color photographs of the exterior and interior of the building.
- Following demolition, the vacant lot is not to be used as a short term parking lot.
- Following demolition, the vacant lot is to be maintained, and preferably seeded.

Reasons for approval of demolition:

- Based on a comparison of other existing gas station buildings in the district, this existing gas station building does not significantly contribute to the historic fabric of the Italian Village Historic District.
- The area is moving toward a more pedestrian oriented use, and it is important to consider developments that eliminate large curb cuts and encourage pedestrian streetscape improvements.
- The overall site plan for Phase I and Phase II was conceptually reviewed and generally well received at a special meeting on July 8, 2014. It is understood that the construction of Phase I will require the removal of the existing building.

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

14-9-26b

New Construction/Phase I (Burwell Court)

Based on the revised drawings submitted for the September 9, 2014 Italian Village Commission special meeting, the Commission grants conditional approval of Application #14-9-26b, SW corner of Summit Street & Fifth Avenue, for the construction of a new, three-story, residential project with eight (8) one-bedroom townhome units and eight (8) garage parking spaces at grade level, in regard to the following items:

- Site plan, footprint, use, massing, density, and parking.
- The exterior materials are assumed to be predominantly cementitious siding.
- It is expected that there will be no street parking along the Greenwood Avenue curblin.
- Details, and possibly alternates, for the proposed porch columns and rooflines (i.e. mansards) are to be submitted for final review and approval.
- Honest material use is paramount to the Commission.

Note: The Phase I property fronts onto Greenwood Avenue, and is a split parcel from a combined parcel at the corner of Fifth Avenue and Summit Street.

Note: A Certificate of Appropriateness will be issued by the Historic Preservation Office upon final approval by the Italian Village Commission of revised drawings and any/all details, building materials, finishes, etc.

MOTION: Goodman/Lapp (3-0-0) CONDITIONAL APPROVAL GRANTED

A short break was called following the review of Application # 14-9-26. Review of Application # 14-9-25 began at 1:59 p.m.

2. 14-9-25

620 North High Street (Le Meridien-Joseph Hotel)

Pizzuti Short North Hotel, LLC (Applicant/Owner)

Approve Application #14-9-25, 620 North High Street (Le Meridien-Joseph Hotel), as submitted, with all clarifications, as noted.

Install New Signage/Southeast Elevation

- Install one (1) new wall sign at the top of the building on the southeast facing elevation (i.e. facing I-670).
- The overall area of the signage is to be proportionately reduced by eight to ten per-cent (8% - 10%), while retaining the letter spacing and layout as presented at the September 9, 2014 Special Meeting as the "Proposed and preferred building signage."
- Revised drawing 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.

MOTION: Goodman/Lapp (3-0-0) APPROVED

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

MOTION: Lapp/Goodman (3-0-0) ADJOURNED (2:42 p.m.)