

**ITALIAN VILLAGE COMMISSION
AGENDA**

Tuesday, February 17, 2015

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 Connie Torbeck (645-0664) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

I. CALL TO ORDER

II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, March 10, 2015 – 50 W. Gay St. – First Floor - Conference Room A

III. NEXT COMMISSION MEETING – Tuesday, March 17, 2015 – 50 W. Gay St. – First Floor - Conference Room B

IV. SWEAR IN STAFF

V. APPROVAL OF MINUTES – Tuesday, January 20, 2014.

VI. PUBLIC FORUM

• 14-11-10

This application was continued from the November 18, December 16, 2014 and January 20, 2015 Italian Village Commission meetings at the request of RGB, LLC to allow time to submit a site plan for proposed new construction adjacent to the alley and to attend the February 10 Italian Village Society meeting.

Request for Recommendation to the Department of Public Service

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

VII. STAFF APPROVALS

VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 15-2-2

682 North High Street

Alissa Head, Mngr. Global Gifts (Applicant)

The Wood Companies (Owners)

An application, photographs, and rendering have been submitted.

Install New Signage

- Install new, black, vinyl lettering signage to read “Global Gifts: A Fair Trade Store,” per the submitted rendering.
- Signage to be located in the sign band above the storefront windows, to match the two neighboring businesses.

2. 15-2-7

35 East Lincoln Street

Mike Paplow/FMS Architects (Applicant)

Giannopoulos Properties (Owner)

Following H. P. O. consultation with the Italian Village Commission at the February 10th Business Meeting, Application #15-2-7, 35 East Lincoln Street, was converted to Staff Approval and the C. of A. has been issued as noted (see Staff Approvals below).

CONTINUED APPLICATIONS

3. 14-11-20

1167 Mt. Pleasant Avenue

Moe Hassan & Romeo Issa (Applicants)

Debora Czech & Roman Czech (Owners)

This application was continued from the November 18, December 16, 2014 and January 20, 2015 IVC agendas to allow time to submit revised design drawings. An exterior patio enclosure was installed prior to review and approval. A building order violation was issued October 3, 2014. Applicant has requested to be continued to the March 17, 2015 IVC meeting.

Retain Existing Patio Enclosure

- Modify the existing patio enclosure.

4. 15-1-9

51 East Fourth Avenue

Michael Mahaney/MM Developing, LLC (Applicant/Owner)

This application was conceptually reviewed at the April 2014 and January 20, 2015 IVC meetings. Applicant has requested to be continued to the March 17, 2015 IVC meeting.

New Construction

- Construct new single-family home with detached garage, per the submitted drawings.
- Exterior cladding to be HardiPlank lap siding.
- Roof shingles to be chosen from the approved roofing shingles list, including “tinner’s red” ridge roll.
- Windows to be Anderson Eagle Line, aluminum-clad wood, one-over-one, double-hung sash.
- Doors to be four-panel, fiberglass with smooth finish.
- Foundation to be poured concrete with stone veneer.

5. 15-1-6

732-734 Kerr Street

Andrea Longshore (Applicant/Owner)

This application was continued from the January 20, 2015 IVC agenda to allow time for a sub-committee, consisting of Commissioners Hagerling and Boyer, to research and consider appropriate solutions that may apply to this as well as other neighborhood locations where original, horizontal, wood porch guardrails exist.

Install New Railings at Porch Deck and Porch Steps

- Remove the original, round, horizontal wood railings at the porch deck (work has been completed).
- Install new, wrought iron (steel), black, powder-coated railings (work has been completed).

NEW APPLICATIONS

6. 15-2-3

786 North High Street (Hull Alley – between 790 & 782-84 N. High St.)

Urban Order Architecture (Applicant)

City of Columbus (Owner)

An application, photograph, site plan, and elevation drawing have been submitted.

New Construction

- Construct a new, three-story, building within the current right-of-way of Hull Alley – between 790 & 782-84 N. High St.
- New building to measure 22'W x 120" L, with patio space fronting onto High Street.
- Use to include restaurant space on the first floor and office space on the upper floors.

7. 15-2-4

1017 North Sixth Street

Quinn Fallon (Applicant)

Quinn Fallon & Scott Guiler (Owners)

An application and photographs have been submitted.

Replace Existing Retaining Wall

- Remove the existing concrete block retaining wall along the east and south sides of the property.
- Install new retaining wall in the same location.
- Final details, including materials, location, relationship to fencing, height, coping, and corner and/or terminus details to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission.
- Applicant is to submit a site plan and product cut sheets to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:25 P.M

8. 15-2-5

680 North High Street

Mary Dietsch/GRAD Architects (Applicant)

The Wood Companies (Owner)

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

Install New Signage

- Install new, rolled steel framework with banker wire/stainless steel mesh, to extend across the façade and wrap to the south elevation, per the submitted drawing.
- Aluminum letters, "brassica" to sit above the steel framework, per the submitted drawing.

Install New Awning

- Remove the existing awning, and install a new, black, Sunbrella canvas awning, per the submitted drawings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:40 P.M

9. 15-2-6b

60 East Hubbard Avenue

Connie Klema (Applicant)

Wood Run Partners, LLC (Owner)

An application, photos, and detailed work description have been submitted. Body of the brick house has been painted at least since 1982.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.

- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be as follows: Main Body – SW0023 "Pewter Tankard"; Trim Color 1 – SW0016 "Billiard Green"; Trim Color 2 – SW0022 "Patchwork Plum."
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, 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.

Install New Windows

- Remove all windows on the existing building.
- Install new wood windows to fit the existing window openings.
- Cut sheet for new wood windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Porch Replacement

- Remove the existing, one-story, full-width, front porch, and build a new one-story, full-width, front porch in the same location, per the submitted specifications.

Rear Elevation

- Demolition of the non-contributing, one-story, rear addition (two residential units and a two-car garage) was approved at the December 16, 2014 IVC meeting (COA # 14-12-17a).
- Following demolition of the rear addition, perform conditions evaluation of the rear elevation of the existing two-story residence.
- Patch and repair brick, as needed, to match existing.
- Paint rear elevation to match colors listed above.
- Repair/replace existing downspouts, as needed.
- Should any bricked in window/door openings be discovered upon demolition of the rear addition, Applicant is to return to the Italian Village Commission to review the possible reuse of original openings.

10. 14-12-17b

60 East Hubbard Avenue

Urban Order Architecture (Applicant)

Connie Klema/Borrer Properties (Owner)

This application was conceptually reviewed at the October 21 and December 16, 2014 IVC meetings. The variance package was recommended for approval at the November 18, 2014 meeting. An application, site plan, floor plans, and elevation drawings have been submitted.

New Construction

- Following demolition of the rear addition (two residential units and a two-car garage/ approved at the December 16, 2014 IVC meeting (COA # 14-12-17a), construct a new, three-story, three-unit condominium.
- Four tandem parking spaces on the first floor provide space for two cars for each of the three new units and the house (total eight parking spaces).

The following is from the December 16, 2014 IVC meeting minutes:

Commissioner Comments

David Cooke:

- *For the next review, the Commission will need to see a complete site plan with walkways, courtyard, etc.*
- *Would it be possible to move the far left/west entrance on the rear/south elevation around to the side elevation to avoid having so many entrances on the south elevation?*
- *Consider using the same metal on the smaller section of the rooftop unit, perhaps in a different color. Also, consider stepping it back a bit to change the perspective from below.*

- *Would be helpful to see the floor plans.*

Charmaine:

- *It would be helpful to understand the rear elevation of the existing house. What will the view be from the house to the townhomes?*

Rex Hagerling:

- *Would like to see material samples for the next review.*

Todd Boyer:

- *The west elevation has a sort of composition of windows that is lacking on the east elevation.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:10 P.M

11. 14-9-12

282 East Third Avenue

Urban Order Architecture (Applicant)

Angie & Eric Tabor (Owner)

This application was conceptually reviewed at the September 16, 2014 IVC meeting. An application, site plan, floor plans, and elevation drawings have been submitted.

New Construction

- *Construct a new, single-family, brick, two-story dwelling, on three parcels, per the submitted site plan and elevation drawings.*

The following is from the September 16, 2014 IVC meeting minutes:

Commissioner Comments

Jason Sudy:

- *The block has been largely vacant for a long time. Expected there would eventually be several, more narrow houses built here, but we are starting with a clean slate and creating the setbacks, etc. as we go.*
- *There will need to be careful consideration and reasoning for any approval of an attached garage, which, in general, is a suburban feature. These lots face onto two alleys and next to a long time industrial use impacts the way the site is used.*
- *Very happy to see more infill in this area.*

Todd Boyer:

- *A proposed attached garage is an unusual condition but this is an unusual site. This may be one specific location where it could work.*
- *Would like to see the garage appearing like more of a separate piece.*
- *Likes the variety of materials.*

Rex Hagerling:

- *This is an unusual location. Based on the lot size and location, thinks an argument could be made for an attached garage at this specific location.*
- *Conceptually, is supportive of the overall proposal.*

Ben Goodman:

- *In general, appears to be a nice proposal.*
- *The way the porch is scaled brings the house down and fits into the scale of the community.*
- *Likes the play of different materials in the recessed areas.*
- *Agrees that it would be good to show some separation of the garage, with recesses, materials, etc.*
- *Likes how different sections of the building are broken apart. Makes it seem more homey.*
- *No problem with the recessed balcony.*

NO ACTION TAKEN

12. 15-2-8

278-282 East Third Avenue

Will Lehnert, Outdoor Space Design (Applicant)

Angie & Eric Tabor (Owner)

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

Landscaping for New Construction

- Install new concrete sidewalk, steps, and access pathway.
- Install new sandstone retaining wall along public sidewalk.
- Install new plantings, per the submitted site plan.
- Install new 6'H, board-on-board cedar fence and gate in rear yard, per the submitted site plan.
- Install new 15' x 30' pool and surrounding concrete patio and plantings.
- Install new 6-foot hot tub built into wood surround.
- Install new, fenced garden area along northern boundary. Wood and wire mesh fence to be 36" high.

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

13. 15-2-9

Jeffrey Park Apartments

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

An application, site plan, photographs, and landscape plan have been submitted. Applicant has consulted with the City Forester.

Landscape Plan/Phase I

- Install new landscaping for the Phase I townhomes and apartments, per the submitted landscape plan.

14. 14-11-22

Jeffrey Park Apartments/Phase IV - Waldron Street

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

This application was conceptually reviewed at the November 18, 2014 IVC and January 20, 2015 meetings. An application, site plan, and revised renderings and elevation drawings have been submitted. Applicant seeks approval.

Construct New Apartment Building/Building "K"

- Construct a new 216 unit, five-story apartment building, as part of the overall Jeffrey Park Development.
- Development to include 146 surface parking spaces and 265 parking garage spaces within a two level parking deck to the rear (total 411 spaces).

The following is from the January 20, 2015 IVC meeting minutes:

Commissioner Comments

David Cooke:

- *Pleased to know that this piece of the development will differ in appearance from the buildings facing onto First Avenue. This piece needs to have a different vocabulary, materials, colors, and scale.*
- *This element of the development could act as screening piece from the noise of I-670 and the train tracks. However, the overall scale does seem massive.*
- *Appreciates that the variety of colors, (brown brick, black, blue, red brick), breaks it up into four components, but it is very big.*
- *There is a lot of black in the mid-zone of the overall development. Perhaps that should not reappear in this piece.*
- *Appreciates that there is not an overabundance of balconies.*

Josh Lapp:

- *Not sure about how the blue and black pieces meet the ground, perhaps since the end pieces have sort of a retail base, which is good.*
- *Likes the juxtaposition of the two designs, but at-grade buildings are so infrequent in the village that it feels a bit odd.*
- *Would be okay if the scale of the industrial-style buildings were higher, or the center pieces were shorter, or some method to have some separation of the pieces.*

- Likes the idea of using blue, or other colors to separate this part of the development from other parts of the overall development.
- Any rooftop balconies should be screened by a raised parapet.

Todd Boyer:

- Likes the contemporary pieces a lot, thinks the design and scale are appropriate here.
- Is struggling with how the contemporary pieces connect with the traditional elements, because they connect in a traditional method. The glass connectors give the appearance that the traditional buildings were already there and a new building is being connected to them with glass. Since these are new, there is an opportunity to do it in a different way.
- It's hard to understand where the entrances are or if there is a public entrance space.
- There needs to be more of a hierarchy on the site. Right now it's sort of a bookend thing.
- Thinks there could be a way to solve hierarchy, identity, entrance, etc. by solving how the pieces tie together.

Rex Hagerling:

- Would like to see the site plan for the entire development submitted with each packet.
- Would like to have a better understanding of the grade changes of the area.
- Will be very interested in the details, especially on the more traditional pieces.
- Not really fond of the glass piece sticking out, although there could be a way to do it. It seems to clash.

Jason Sudy:

Commissioner Cooke read the following written comments, submitted by Commissioner Sudy prior to the meeting:

- The design of the large "traditional" facades feel stuck between a nod to large industrial buildings and a regular residential structure. It feels like the nod to industrial should be more overt or not try to pursue it. For instance the pattern of windows seems residential/hotel while the building scale and massing seems industrial.
- I don't quite understand the exact location of the blue portions of the facades, but I like them.
- The use of grade to create a ramp-less, two-tier garage is smart and effective. The location along the track is, as long-discussed, a good solution.

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:30 P.M

15. 15-1-2

**No Address – Burwell Heights (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)**

This application is for Phase II of a mixed-use project. Construction of the associated eight townhomes, facing onto Greenwood Avenue, was approved at the December 9, 2014 Special Meeting, with final drawings to be approved by Chair Hagerling and Commissioner Boyer (pending). An application, site plan, floor plans, elevation drawings, and photographs have been submitted.

New Construction/Phase II (Burwell Heights/Burwell Station)

- New construction to include (possibly phased) a five-story, mixed use building and a four-story, mixed use building. Buildings to be connected above the entrance drive.
- Install new curb cut with concrete apron on Summit Street; new paver curb walk and street trees in tree grates on Fifth Avenue; new concrete sidewalks on Fifth Avenue and Summit Street; new extended curb line.

Modify Previous Approval/Burwell Court

- Modify COA # 14-10-18, approved December 9, 2014.
- Per the submitted site plan, shift the Burwell Court building about 18' west in order to create the opportunity for the Burwell Heights site plan to align with the Burwell Court site plan and to have a contiguous service drive, for deliveries and trash pickup that would not require turning around in the parking lot.

16. 14-10-20 (Townhomes)

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

Karrick Sherrill/Shremshock Architects (Applicant)

Detroit LLC/Lykens Companies (Owner)

This application was conceptually reviewed at the October 21, November 18, December 16, 2014, and January 20, 2015 IVC meetings. An application, photographs, site plan, and revised renderings have been submitted. Applicant seeks approval.

New Construction

- Construct a new, two-story, wood frame building for use as four new townhomes.
- Construct a new carriage house with four parking spaces and living space above.
- Exterior materials to include fiber cement panels in bronze and buff colors; concrete masonry veneer in buff color.

The following is from the January 20, 2015 IVC hearing:

Commissioner Comments

David Cooke:

- *Noted the parking gate at the Kramer Place building on N. Fourth Street as an example to consider.*
- *Is happy with the reduced height. Thinks it is a creative use of the site.*
- *Would not want to see the building reflect the dark colors and materials of the proposed building at 174 Detroit Ave.*
- *The block is very solid with existing residential housing. The plan is moving in the right direction, but the materials and finishes should look more like row houses. This is not part of the warehouse building on the north side of Detroit.*

Josh Lapp:

- *Happier with the reduced scale of the new proposal (reduced from three to two stories and from six to five units).*
- *Asked how the parking garage gate would function and if it could have a more opaque look.*
- *Likes the "white" piece/the material.*

Todd Boyer:

- *No addition comments.*

Rex Hagerling:

- *Agrees with Commissioner Cooke's comments. Does not want to duplicate the materials and colors of the development at 174 Detroit Ave.*
- *Still thinks it is too much building for the site. It is too close to the adjacent house to the south.*
- *Need to strongly consider the scale of other buildings on the street.*

Jason Sudy:

Commissioner Cooke read the following written comments, submitted by Commissioner Sudy prior to the meeting:

- *This is also much better than previously proposed. In particular, the reduced scale of the building and the reduction of first floor parking.*
- *Centralizing the parking on the first floor allows street-level living space and door openings for 2 units on Detroit. This greatly improves the feel of the building from that side.*
- *While still large, it is more in keeping with the height of the neighboring house. It is still a significant change as this structure occupies the full footprint of the site. With the changes across the street, this could work out if this project serves as a true step--down in scale.*
- *Locating an opening for parking mid-block is not ideal so close to an alley opening. It is somewhat justified by the alignment directly across from the garage entrance proposed across Detroit Ave.*

NO ACTION TAKEN

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

17. 15-2-10

1089 Summit Street/rear (Lot 2) - Ottar Alley

Juliet Bullock (Applicant)

Chad Seiber/1081-1089 Summit Street, LLC (Owner)

This application was conceptually reviewed at the September 16 and December 16, 2014 IVC meetings. The variance package was recommended for approval at the December 16, 2014 IVC meeting. An application, site plan, floor plans, and elevation drawings have been submitted.

Construct New Single-Family Dwelling

- Construct a new, contemporary, single-family dwelling, per the submitted site plan and elevation drawings.
- Exterior cladding to include gray, jumbo bricks and reclaimed, horizontal wood siding.
- Flat roof to be rubber membrane with metal coping.
- Front entrance stoop roof to be metal.
- Cut sheets/specifications for all siding materials, roofing materials, windows, dwelling and garage doors, and light fixtures 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 December 16, 2014 IVC meeting:

Commissioner Comments

Todd Boyer:

- *No objections to the proposed materials (ground face block and brick) The way the materials are assembled seems to be too much of a mix of residential and industrial. Would like to see it pushed more toward the industrial style, i.e. remove water tables, lintels, etc.*
- *The type of siding used (perhaps something non-traditional) and the trim details will also be important.*
- *Overall, thinks a simplification of the details will be important with such strong materials.*

Charmaine Sutton:

- *The submitted example photo seems a more simple design than the proposed designs. In some areas, the proposed designs seem to have more complexity than they need.*
- *Not opposed to the overall massing, just needs some simplification.*

Rex Hagerling:

- *Would like more information regarding how the site plan relates to the elevations.*
- *Likes the example house photo, and generally likes what is being proposed.*
- *Would be cautious about stripping them down too much. Is aware of the mix of residential and industrial detailing, and finds it a bit intriguing.*
- *Wants to see more on the detailing of materials.*

David Cooke:

- *Generally in agreement with comments of other Commissioners.*
- *The house in the submitted example photograph has a cleaner window aesthetic with fewer mullions/muntins. Due to the small scale of the houses, the number of muntins on the Lot 3 house seems a bit heavy.*
- *The extended bay on the east elevation/Lot 2 seems more appropriate than the east elevation/Lot 3. The bay on Lot 2 seems too close to the windows below it.*

NO ACTION TAKEN

18. 15-2-11

1089 Summit Street/rear (Lot 3) - Ottar Alley

Juliet Bullock (Applicant)

Chad Seiber/1081-1089 Summit Street, LLC (Owner)

This application was conceptually reviewed at the September 16 and December 16, 2014 IVC meetings. The variance package was recommended for approval at the December 16, 2014 IVC meeting. An application, site plan, floor plans, and elevation drawings have been submitted.

Construct New Single-Family Dwelling

- Construct a new, contemporary, single-family dwelling, per the submitted site plan and elevation drawings.
- Exterior cladding to include 4" x 12", Spec Brik concrete block - color: Chesapeake Blend and vertical metal siding.
- Flat roof to be rubber membrane with metal coping.
- Front entrance stoop roof to be metal.
- Windows to include limestone sills.
- Cut sheets/specifications for all siding materials, roofing materials, windows, dwelling and garage doors, and light fixtures 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.

CONCEPTUAL REVIEW

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

19. 15-1-13

21 Jeffrey Park/Phase I (bounded by Auden & Neruda Aves and Sixth St.)

Juliet Bullock Architects (Applicant)

21 Jeffrey Park, LLC. (Owner)

This application was conceptually reviewed at the January 20, 2015 IVC meeting. An application, photographs, site plan, and elevation drawings have been submitted.

New Construction

- Second conceptual review for construction of twenty-four (24) new single-family homes, per the submitted site plan and renderings.
- Layout of new development is limited by the utilities that have already been installed on site in association with an earlier development that was not completed.

20. 15-2-12

200 East Fourth Avenue

Andrew Losinske (Applicant)

Trembly Realty (Owner)

An application and photographs have been submitted.

Renovate Warehouse Building for Restaurant Use

- First conceptual review for exterior alterations of the existing warehouse building for use as a restaurant/bar.
- Install new exterior doors and windows.
- Repair exterior masonry.
- Paint exterior and add mural.
- Install new patio/garden at rear of building.
- Install new fencing and landscaping.

21. 15-2-13

995 North Fourth Street

Brad Parish/Architectural Alliance (Applicant)

Capitol Equities (Owner)

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

Demolition

- Demolish the existing ca. 1900 brick warehouse building.
- Demolish the existing ca. 1954 concrete block building.

New Construction

- Construct a new, three-story, mixed-use building, per the submitted site plan.
- New building to include first floor, commercial tenant space facing onto Fourth Street and 51 residential units.
- New development to include 66 parking spaces.

STAFF APPROVALS

• **15-2-1**

1062 Hamlet Street

Brian Shields/Arrow Roofing & Siding (Applicant)

Mike Miller (Owner)

Approve Application 15-2-1, 1062 Hamlet Street, as submitted, with all clarifications, as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, front porch roof, and rear addition, down to the sheathing. Dispose of all debris according to Columbus City Code. Install new roofing, per the submitted specifications.
- 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 GAF, Royal Sovereign (standard 3-tab), Nickel Gray
- 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.

• **15-2-6a**

60 East Hubbard Avenue

Connie Klema (Applicant)

Wood Run Partners, LLC (Owner)

An application, photos, and detailed work description have been submitted.

Approve Application 15-2-6a, 60 East Hubbard Avenue, as submitted, with all clarifications, as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, front porch roof, and rear addition, 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 Owens Corning, (standard 3-tab), “Estate Gray.”
- 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.

• **15-2-7**

35 East Lincoln Street

Mike Paplow/FMS Architects (Applicant)

Giannopoulos Properties (Owner)

An application, photos, and detailed work description have been submitted. The H. P. Officer met with the Applicant and Owner on site to review the plans and has consulted with the commission prior to the issuance of the Staff Approval.

Approve Application #15-2-7, 35 East Lincoln Avenue, as submitted and with all clarifications noted.

Install New Parking Pad

- Install a new, 11’ x 20”, concrete parking pad over existing gravel parking area in rear of property, per the submitted site plan reviewed and approved by the H. P. O. staff, dated February 10, 2015.

IX. OLD BUSINESS

X. NEW BUSINESS

- Addition of Two New Items to the Staff Approval List

In July 2002, the five Historic Architectural Review Commissions identified items that could be approved by the City of Columbus Historic Preservation Office staff. Based on statistics regarding the type of staff recommended applications that are most frequently deemed as appropriate by the five Commissions, the Historic Preservation Office has presented and discussed the following work specifications at multiple Chairs/Vice-Chairs meetings for proposed addition to the staff approvals lists of the five Commissions. These specifications were previously forwarded to all members of the five Commissions for comment.

Proposed Staff Approval Specifications: Landscaping

Landscaping – rear yard

- Install new landscaping in rear yard or side yard not visible from the public way, per submitted landscape plan.
- New plantings, including [species] bushes, shrubs, and flowers are to be planted in accordance with applicable landscaping industry standards for height, spacing and light requirements.
- Retaining walls and seat walls are to be no more than 30 inches in height, constructed of [brick, stone, concrete] per applicable landscaping industry standards; a material sample is to be submitted to the Historic Preservation Office.
- Water feature apparatus to be no more than 4 feet in height.

Landscaping – front yard

- Remove overgrown/deteriorated/dead shrubs in front yard.
- Install new foundation plantings in front of house, per submitted landscape plan.
- New plantings, including [species] bushes, shrubs, and flowers are to be a sufficient distance from the house to avoid any damage to any historic masonry foundation or walls, and in accordance with applicable landscaping industry and building maintenance standards.
- Replace any existing, historic/appropriate, [stone/concrete] retaining walls with new stone/brick to match existing in materials, height, width, and all detailing.

Remove Existing Driveway and Install New Brick Driveway

- Remove deteriorated, damaged concrete/brick/stone driveway and apron and dispose of all debris in accordance with Columbus City Code.
- Install a new apron and driveway in the same location and of the exact same size and dimension as the existing in accordance with all applicable Columbus City Building Codes and industry standards.
- New apron is to be brick pavers to match existing, adjacent, brick public sidewalk. New driveway is to be one of the following: 1) Solid, brick pavers laid in a basket weave, herringbone, or running bond pattern; 2) Ribbon driveway with two brick paver strips and grass or other ground cover in between.
- A sample of the paver material is to be submitted to the Historic Preservation Office for final approval prior to installation.

Proposed Staff Approval Specification: Hanging Signs

- The maximum size for a hanging sign is 12 square feet (3' x 4'). Signage should be proportional to the building, site, and setback. Depending upon the proposed location, signage may require a smaller scale to meet the standards for appropriateness.
 - Sign brackets are to be of a simple design and should avoid excessive detailing (scroll-work or other ornaments).
 - Signs are to be placed on the building in a manner that: 1) maintains a minimum of 10 feet of clearance between grade and the bottom of the sign, 2) the top of the sign is no higher than 15 feet from grade, 3) all attachments to the building are through mortar joints only, and 4) placement does not obscure or destroy any significant architectural detail.
 - Any illumination of the sign is to be created via external fixtures, such as 'gooseneck' lamps. No more than two (2) light fixtures per sign are approvable.
 - Signage graphics may include the business name, logo, function and/or street number or address and related artistic treatments. Phone numbers, websites, and lists of services are not approvable.
 - Signage submission must include: 1) a completed application, 2) a measure 2D signage rendering including signage bracket, and 3) current photographs of the property and/or a photographic rendering of the proposed sign in place.
 - H. P. O. staff has the discretion to send any proposed signage to the whole commission for review.
- ITALIAN VILLAGE COMMISSION BY-LAWS, ARTICLE IV - Organization
 1. Officers shall be elected annually by majority vote of the Commission and should include but not limited to Chairman, Secretary and Recorder. Officers may be recalled for cause by a two-thirds vote of the Commission.
 - Nominations for Chair, Vice-Chair, and Treasurer

XI. ADJOURNMENT