

**ITALIAN VILLAGE COMMISSION
MINUTES**

Tuesday, February 17, 2015

6:15 p.m.

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

Commissioners Present: Todd Boyer, David Cooke, Ben Goodman, Rex Hagerling, Josh Lapp (arrived 6:28 p.m./agenda item #8), Jason Sudy (arrived 6:20 p.m./agenda item #6)

Commissioners Absent: Charmaine Sutton

City Staff Present: Connie Torbeck

- I.** CALL TO ORDER (6:15 p.m.).
- II.** NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, March 10, 2015 – 50 W. Gay Street, 1st Floor, Conference Room A.
- III.** NEXT COMMISSION MEETING – 6:00 p.m., Tuesday, March 17, 2015 – 50 W. Gay Street, 1st Floor, Conference Room B.
- IV.** SWEARING IN OF STAFF
- V.** APPROVAL OF MINUTES – Tuesday, January 20, 2014.
MOTION: Cooke/Boyer (3-0-1[Goodman]) APPROVED
- VI.** APPROVAL OF MINUTES – Special Meeting, Tuesday, January 13, 2015.
MOTION: Cooke/Boyer (4-0-0) APPROVED
- VII.** STAFF APPROVALS
The Italian Village Commission hereby accepts all Staff Approved items (see below) into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.
MOTION: Cooke/Lapp (4-0-0) APPROVED
- VIII.** PUBLIC FORUM
- **14-11-10**
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.
- At the request of RGB, LLC., remove Application # 14-11-10, from the Italian Village Commission agenda and from further review.
- Note: The Italian Village Commission received a request for a recommendation from the Department of Public Service on October 27, 2014, and the issue was placed on the November 2014 IVC agenda. RGB, LLC requested a continuance at the November, December and January IVC meetings, and, prior to the February 17th IVC meeting, the request for sale was withdrawn from the Department of Public Service.*
- MOTION: Cooke/Boyer (4-0-0) REMOVED FROM AGENDA
- IX.** STAFF APPROVALS

X. 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)

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-2-2, 682 North High Street, as submitted, with all clarifications, as noted.

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.
- The existing vinyl lettering on the storefront windows is to be removed.

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

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)

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

In the absence of, and at the request of the Applicant, continue Application # 14-11-20, to allow additional time to prepare a modified design for the patio enclosure, and direct Historic Preservation Staff to place on the March 17, 2015 Italian Village Commission agenda.

Note: The Applicant attended the November 2014 IVC meeting. While it is the policy of the Italian Village Commission to remove an application from the agenda following three absences by the Applicant, this application is being continued a fourth time based on extenuating circumstances.

MOTION: Cooke/Goodman (4-0-0) CONTINUED

4. 15-1-9

51 East Fourth Avenue

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

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

In the absence of, and at the request of the Applicant, continue Application # 15-1-9, 51 East Fourth Avenue, to allow additional time to prepare revised drawings, and direct Historic Preservation Staff to place on the March 17, 2015 Italian Village Commission agenda.

MOTION: Cooke/Goodman (4-0-0) CONTINUED

5. **15-1-6**

732-734 Kerr Street

Andrea Longshore (Applicant/Owner)

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application # 15-1-6, to allow additional 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, and direct Historic Preservation Office staff to place on the March 17, 2014 Italian Village Commission agenda for further review.

MOTION: Cooke/Goodman (4-0-0) CONTINUED

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)

At the request of RGB, LLC., remove Application # 15-2-3, 786 North High Street, from the Italian Village Commission agenda and from further review. Submittal of a new application is required to be placed on a future agenda.

MOTION: Cooke/Goodman (5-0-0) REMOVED FROM AGENDA

7. **15-2-4**

1017 North Sixth Street

Quinn Fallon (Applicant)

Quinn Fallon & Scott Guiler (Owners)

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application # 15-2-4, 1017 North Sixth Street, for construction of a new retaining wall, and direct Historic Preservation Staff to place on the March 17, 2015 Italian Village Commission agenda. Applicant should submit additional details, including materials, location, relationship to fencing, height, coping, and corner and/or terminus details.

MOTION: Cooke/Sudy (5-0-0) CONTINUED

8. **15-2-5**

680 North High Street

Mary Dietsch/GRAD Architects (Applicant)

The Wood Companies (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-2-5, 680 North High Street, as submitted, with all clarifications, as noted.

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.
- Aluminum letters, “brassica” to sit above the steel framework, per the submitted drawing.
- Acrylic letter faces to be “white” and, aluminum bodies, and metal retainers to be “black.”
- Applicant is to submit revised drawings 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.
Drawings/materials to include the following details, 1) Illustrate how the electric raceway, the power source, the framework, and the awning frame are integrated, 2) Illustrate that the illuminated part of the letter faces do not exceed 50% of the total stroke width, i.e., the illuminated part of the face has more of an appearance of a neon stroke, 3) Product cut sheet/specifications for the banker wire, including its resistance to rust.
- All fasteners to be inserted into existing holes or into mortar joints rather than the face of the brick.

Install New Awning

- Remove the existing awning, and install a new, black, Sunbrella canvas awning.
- The height of the top edge of the new awning is to be consistent with the existing awning and the neighboring awnings to the north.
- All fasteners to be inserted into existing holes or into mortar joints rather than the face of the brick.
- Applicant has the option of removing the existing awning and not installing a new awning.

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

9. 15-2-6b

60 East Hubbard Avenue

Connie Klema (Applicant)

Wood Run Partners, LLC (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

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

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 of House – SW0036 “Buckram Binding”; Main Areas of Porch – SW0012 “Empire Gold”; Trim Color of House – SW0014 “Sheraton Sage”; Window color to be determined. Paint color chip to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Note: Painting the body of the brick house is appropriate in this specific case, because the house has been painted at least since 1982, and removal of the paint would likely be damaging to the brick.

Chemically Clean Window Sills and Lintels, Water Table and Foundation

- Using the most diluted solution possible, perform a patch test by chemically cleaning a small section in the least visible location possible.
- Following the application of the approved cleaning solution, the entire areas of treated sills and lintels are to be rinsed with water in accordance with the manufacturer's recommendations.
- If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- “Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings,” <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>).
- Should it be determined that the existing paint cannot be removed to the applicant's satisfaction or without damaging the stone sills and lintels, the sills and lintels are to be painted a color matching the original stone color as closely as possible. Paint color chip to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Install New Windows

- Remove all existing non-original one-over-one and deteriorated six-over-six, double-hung windows on the existing building.
- Install new, all wood (interior/exterior) one-over-one, single-hung 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.

Note: One-over-one SHS windows are being approved in this specific case because the existing one-over-one double-hung sash on the façade appear more consistent with the overall character of the Italian Village neighborhood.

Convert Door to Window

- Remove the existing door on the east side of the front/south elevation.

- Install a new, all wood (interior/exterior), one-over-one, single-hung window.
- Infill the area below the window with brick to match the existing brick in size and bonding pattern. Paint to match body of house.

Note: Conversion of a door opening to a window opening is appropriate in this specific case because the area outside the door was modified to include a basement stairway, making the doorway unusable and unsafe.

Porch Repair

- Repair the existing front porch, and replace any deteriorated or missing materials, as needed, like-for-like, per the submitted specifications.
- Remove the existing, non-original concrete foundation, concrete slab, and concrete steps, and install new foundation, slab, and steps, as needed, like-for-like, and in accordance with all applicable city code.
- Install new brick veneer on face of foundation to match the existing brick of the house; paint to match body of house.
- Existing wood porch columns to be retained and repaired, as needed, like-for-like. Repair/replace deteriorated wood plinths, as needed, like-for-like.
- New porch roof shingles to be Certain Teed, 3-tab, Nickel Gray.
- Any new porch ceiling material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.).

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.

Landscaping

- Remove existing bushes on front elevation.
- Install new three-foot-deep planting bed and plants in front of the front porch.

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

10. 14-12-17b

60 East Hubbard Avenue

Urban Order Architecture (Applicant)

Connie Klema/Borrer Properties (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-12-17b, 60 East Hubbard Avenue, as submitted, with all clarifications, as noted.

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).
- Exterior materials include brick veneer on the first and second stories and vertical metal siding on the third story, per the submitted elevation drawings. The surrounds of the three doorway alcoves on the south elevation are to be stucco.
- First and second story windows to have brick soldier lintels and brick rowlock sills.
- Revised drawings 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.

- 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.
- Landscape plan to be submitted for review and approval at a future Italian Village Commission meeting.

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

11. 14-9-12

282 East Third Avenue

Urban Order Architecture (Applicant)

Angie & Eric Tabor (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #14-9-12, 282 East Third Avenue, as submitted, with all clarifications, as noted.

New Construction

- Construct a new, single-family, brick, two-story dwelling, on three parcels, per the submitted site plan and elevation drawings.
- Exterior cladding materials include brick on the main body of the house, including in the east and west gables, and metal siding on the garage and rear ell.
- Final drawings 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.
- 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.
- Landscape plan to be submitted for review and approval at a future Italian Village Commission meeting.

Note: Reasons for approval of an attached garage include, 1) The large site is located at the edge of the district, at the end of E. Third Avenue, and is adjacent to an industrial site; 2) The garage doors face onto an alley and an industrial site.

MOTION: Cooke/Boyer (4-2 [Goodman and Lapp]-0) APPROVED

Note: The dissenting voters expressed concerns about the size of the house and the attached garage.

12. 15-2-8

278-282 East Third Avenue

Will Lehnert, Outdoor Space Design (Applicant)

Angie & Eric Tabor (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-2-8, 278-282 East Third Avenue, as submitted, with all clarifications, as noted.

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.

MOTION: Sudy/Cooke (5-0-1 [Lapp]) APPROVED

13. 15-2-9

Jeffrey Park Apartments

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-2-9, Jeffrey Park Apartments/Phase I, as submitted, with all clarifications, as noted.

Landscape Plan/Phase I

- Install new landscaping for the Phase I townhomes and apartments, per the revised landscape plan submitted at the February 17, 2015 Italian Village Commission meeting.
- Street trees to remain full size species, not dwarf size species.

Note: Commissioner Goodman encouraged the applicant to consider more urban designs and materials as additional alleyways and entryways are designed for the overall development.

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

14. 14-11-22

Jeffrey Park Apartments/Phase IV - Waldron Street

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application 14-11-22, for construction of a new Jeffrey Park apartment building "K", and direct Historic Preservation Office staff to place on the March 17, 2014 Italian Village Commission agenda for further review.

The Commission provided the following comments to assist in preparation for the March 17th meeting.

Josh Lapp:

- Could support some sort of identifier at the top of one building for visibility toward I-670, possibly if set into the brick/relief. Should not be the name of the apartments. Should be more of an art image, not a sign.
- Could support the modern pieces being more vibrant in color, as previously presented.
- Would like to see the view of the garage from I-670 to include some type of art element.
- Sees the revised design elements of the south end building as improvements.

David Cooke:

- Agrees that the revised design of the south (white) end building is more appropriate. Likes it very much.
- Consider awnings at the street level, to add a human scale.
- Would like to see the signage brought down to a pedestrian level. Perhaps utilize a sculptural piece.
- Consider a different color or texture at the base of the building for added dimension.
- Loves the use of the gear on the north end building. Would like to see it brought down to street level with some Jeffrey history provided (plaque).
- Likes the new windows on the north end/industrial building.
- On the mid-section pieces, does not have a good understanding of why the white cubed boxes are needed.
- Appreciates that the main entrance comes off of the façade and breaks up the elevation, but is very linear and does not have an urban feel. Could a change of line help? Or a change in material?
- Also kind of misses the previously proposed blue color. Perhaps color could be added to the entrance.

Rex Hagerling:

- Likes the industrial building (north end) and the use of the gear. Also generally likes the south end (white) building.
- Thinks the revised design of the monitor roof is still not right, especially the view from the highway.
- Sees the view from I-670 as the biggest overall issue. Is concerned that this building will block the view of the rest of the development.

Jason Sudy:

- Is in general agreement with the comments of fellow commissioners.

- Clerestory windows in a monitor is such a distinct feature of an industrial building, so the current design is not quite working yet from all angles.
- Agrees that the entrance seem institutional. Agrees with Commissioner Cooke's comments on that subject.
- Encourages the applicant to recede the parking deck into the embankment as much as possible. Will need to consider the lighting that will be on the top deck.
- Look for opportunities to reduce surface parking and promote an urban character.

Todd Boyer:

- In general, likes the changes that have been made from the previous submittal.
- Would like more details regarding how the window systems in the contemporary sections meet the ground.
- Look at adding some patterning to the EIFS.
- Not yet clear how the two contemporary pieces meet, including details on the balconies.

Ben Goodman:

- Would like to see more details regarding the view of the garage area from the I-670 view point. Concerns may possibly be resolved with large planting or panels.
- Will be interested in the architectural and finish details of any connectors between the garage and the main building.
- Agrees that the monitor roof/clerestory will need further development.
- Glad to see that the round window in the gable has been replaced with an architectural feature (gear).
- Has concerns about the prominence of the decks. Perhaps a metal treatment rather than concrete would reflect more industrial qualities.
- Could not support the signage as proposed. Tone on tone relief brick may work as a sign element.
- As a form the entrance could be cool, but would not support the use of EIFS or brake metal.

MOTION: Sudy/Cooke (6-0-0) CONTINUED

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)**
Following the presentation by the Applicant, Application #15-1-2 was divided into Items 'a' and 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.

15-1-2a

Approve Application #15-1-2a, Burwell Heights/Burwell Station, as submitted, with all clarifications, as noted.
New Construction/Phase II (Burwell Heights/Burwell Station)

- The Commission supports the future installation of a new curb cut with concrete apron as part of the Burwell Heights/Burwell Station development.
- New curb cut to replace all existing curb cuts adjacent to the new development along Summit Street and Fifth Avenue, and to be located in the general location noted on the submitted site plan dated 01/29/15 (approximately 70' south of Fifth Avenue).
- Other than for any compelling safety reason indicated by the City, the proposed curb cut should not be shifted any farther north toward Fifth Avenue.
- The overall landscape/streetscape plan, including, but not limited to sidewalks, pavers, street trees, ramps, and curb lines, is not approved at this time, and will require review and approval at a future Italian Village Commission meeting.

Note: While the Commission is generally very reluctant to introduce new curb cuts onto any Italian Village streets, a new curb cut is being approved at this site for the following reasons: 1) This particular project entails a large-scale redevelopment of a long underutilized site; 2) In order to respect the existing adjacent street grid and the existing adjacent historic homes, this limited access point off of Summit Street would provide reasonable ingress/egress and not significantly disrupt the urban fabric of this corridor.

MOTION: Sudy/Goodman (6-0-0) APPROVED

15-1-2b

Approve Application #15-1-2b, Burwell Court, as submitted, with all clarifications, as noted.

Modify Previous Approval/Burwell Court

- Modify COA # 14-10-18, approved December 9, 2014.
- Per the submitted site plan, shift the Burwell Court building approximately 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.
- The Commission recommends the use of a permeable paver rather than asphalt for the new service and delivery access and stacking area.

Note: Approval of this modification is, in part, in response to ingress/egress concerns voiced by neighboring property owners. The shifting of the building also provides more of a buffer between the townhomes and the historic building to the east.

Note: COA # 15-1-2b modifies only the siting of the building, and does not modify any architectural details. Final review and approval of final architectural details (including some study of the westernmost unit) and exterior materials, (including siding materials, roofing materials, windows, dwelling and garage doors, porch railings, and light fixtures), to be reviewed and approved by a sub-committee consisting of Chair Hagerling and Commissioner Boyer. Final drawings to be submitted to Historic Preservation Office staff for final review and approval by Chair Hagerling and Commissioner Boyer.

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

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)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Continue Application 14-10-20, for construction of new townhomes and direct Historic Preservation Office staff to place on the March 17, 2014 Italian Village Commission agenda for further review.

The Commission provided the following comments to assist in preparation for the March 17th meeting.

Commissioner Comments

Josh Lapp:

- Feels good about the site plan. Thinks it is reflective of the buildings across Hamlet Street, facing onto Detroit Avenue.
- Is fine with how the units are laid out and the rhythm.
- Not sure about the architecture, but that may be just a personal view of the cubist style.

David Cooke:

- Appreciates that the building has been made smaller and the units reduced, but could not support the building as currently proposed.
- Does not think the proposed building is compatible with the existing surrounding structures.
- Does not think that big boxes up off of the ground are appropriate. The rooflines and massing are not complimentary to surrounding structures.
- Responding to Mr. Sherrill's question, noted that separation of the four units, with space between could make a difference. They could breathe as individual structures rather than being a large mass.

Rex Hagerling:

- In general, agrees with comments of Commissioner Cooke.
- With a few exceptions, most of the buildings on Hamlet and Detroit are smaller single family dwellings. The proposed building seems like an alien presence in the neighborhood. It is not reflective of the rhythm, the solids, and the voids.
- Possibly four smaller units that were more reflective of the rhythm of the neighborhood could work. Could not support the project as currently presented.

Ben Goodman:

- Thinks that a sense of rhythm has been fairly well accomplished.
- The project encroaches too closely to the neighboring property. There is not the typical cavity between homes.
- Perhaps reducing the density of the overall building or shifting the size of the units could achieve better spacing between the buildings.
- The building is taller than the adjacent dwelling and is high in the shoulders. It does not have any relief at the highest points. It doesn't feel like it has an actual face toward Hamlet Street. It needs to relate to Hamlet also.

Todd Boyer:

- Does not have issues with the architecture. Thinks it is just a site planning issue.
- Consider reflecting the site plan of the houses that were previously on this lot, as shown on the 1901 Sanborn map (A double facing Hamlet/west and a smaller double facing the alley/east and two garages between). This would create another face toward the alley and include more green space with an urban courtyard. It would also retain the rhythm of Hamlet Street.

Jason Sudy:

- Understands that the volume of the building is bigger than the surrounding rhythm of buildings.
- Though a duplex once faced onto Hamlet on this lot, looking at the historical development of this corner, sees the construction of the large, early 20th C. warehouse across the street on Detroit Ave as setting a different precedent for the corner. It became a more dense frontage.
- Does not think that a longer row of townhouses along Detroit and turning onto Hamlet is inappropriate.
- Thinks there will be a lot of activity at the second floor window of the neighboring house. Needs a bit of space between.
- Does not have any issues with the architecture.

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

17. 15-2-10

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

Juliet Bullock (Applicant)

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

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-2-10, 1089 Summit Street/rear (Lot 2) - Ottar Alley, as submitted, with all clarifications, as noted.

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 (not to be weathered).
- 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.

Note: Approval is based on the following: 1) The configuration of the two proposed single-family dwellings is a good use of an oddly located lot (two alleys); 2) An integrated garage is appropriate with this particular modern design; 3) The shared access driveway, eliminates the need for two curb cuts and reduces the amount of paved area.

MOTION: Sudy/Cooke (5-1 [Goodman]-0) APPROVED

18. 15-2-11

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

Juliet Bullock (Applicant)

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

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-2-11, 1089 Summit Street/rear (Lot 3) - Ottar Alley, as submitted, with all clarifications, as noted.

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.

Note: Approval is based on the following: 1) The configuration of the two proposed single-family dwellings is a good use of an oddly located lot (two alleys); 2) An integrated garage is appropriate with this particular modern design; 3) The shared access driveway, eliminates the need for two curb cuts and reduces the amount of paved area.

MOTION: Sudy/Cooke (5-1 [Goodman]-0) APPROVED

CONCEPTUAL REVIEW

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)

New Construction

- Second conceptual review for construction of twenty-four (24) new condominium 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.

Following presentation by the Applicant, Chairperson Hagerling opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Jason Sudy:

- The faces of Neruda Avenue, Sixth Street, and Auden Avenue will all be important.
- Generally likes the three frontages. Has some concerns about the interior units, but understands that the site plan is limited to the already installed utilities.
- Will eventually need details on the street trees.
- Would feel comfortable with approving the first eight units of the development when the required drawings, materials, cut sheets, etc are submitted.

David Cooke:

- Will need to see the rear elevation drawings with garages.
- Consider the type of pavers that allow grass to grow through them.

Ben Goodman:

- Will be interested in the paving. Focusing on creative materials could mitigate the unusual layout of the development and help it to fit into the community better.
- Appreciates the attention to how the windows work in the elevations.
- Likes the modern approach and the varied materials. Not too concerned about the colors, but wonders if some setbacks and angles could be allowed to create shadow lines to create contrast rather than harsh color changes.
- Wonders if there are too many planes. Would like to see it reigned back so some material blocks meet the ground or the entrances are more anchored. In general, the planes and colors don't currently emphasize the entrances.

Todd Boyer:

- Agrees with Commissioner Goodman's comment regarding materials/contrasts.
- The quality of the material on the larger pieces, if it stays cedar, does enough to connect with adjacent pieces. Changing the material to EIFS would change that.

Rex Hagerling:

- Would like to have a better idea of the proposed materials and additional elevations. There are some nice juxtapositions.
- Would like more details on the entrances and how the building meets the ground.

Rex Hagerling:

- No additional comments, but likes where it is going.

NO ACTION TAKEN

20. 15-2-12

200 East Fourth Avenue

Andrew Losinske (Applicant)

Trembly Realty (Owner)

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.

Following presentation by the Applicant, Chairperson Hagerling opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Jason Sudy:

- Would want to see the seating and activity kept inside as much as possible to keep the noise down.
- To mitigate effects on the adjacent dwelling, would not want to see any additional openings on the west elevation.
- Encourages the applicant to look at the current parking study and discuss parking issues with neighboring businesses. Need to look into parking options.
- The building is a commercial use now. A bar would be more intrusive, a restaurant less so.

Josh Lapp:

- Being directly across from Seventh Son and being a commercial building, does not think that a restaurant bar would be inappropriate for this site.
- Would be very happy to see this building rehabbed.

David Cooke:

- Sees this as similar to the Fox & the Snow bakery renovation, but also thinks it could be residential use. Would not oppose the project, but does not want to encourage businesses moving farther into the neighborhood. It would be preferable if the building faced onto Fourth Street.

- Would discourage any outdoor seating or activity.

Ben Goodman:

- Does not have an issue with a bar/restaurant at this site, but thinks that parking will be an issue. Encourages the Applicant to go forward with the parking variance application.

NO ACTION TAKEN

21. 15-2-13

995 North Fourth Street

Brad Parish/Architectural Alliance (Applicant)

Capitol Equities (Owner)

Prior to review of Application #15-2-13, Commissioner Boyer noted the need to abstain from the proceedings and exited the room.

Demolition

- Demolish the existing ca. 1899 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.

Following the presentation of the staff report, Chairman Hagerling called all those wishing to speak in order of speaker slip received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Dru Simmons 177 Punta Alley Self	Mr Simmons read a statement with 13 signatures, noting that while they understand that the property will eventually be redeveloped, they believe the redevelopment should not allow for the demolition of the ca. 1899 brick building associated with the Capitol Dairy. <i>(Petition on file at Preservation Office)</i>

Following the public speaker, and presentation by the applicants, Chairperson Hagerling opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Josh Lapp:

- Could support the demolition of the ca. 1954 concrete block building, but would not support the demolition of the ca. 1899 brick building.
- As part of a larger development, thinks that the brick building could be an asset to the development and to the neighborhood.
- Could be supportive of the rest of the development, but need to resolve the issue of the brick building first.
- Very excited about seeing the lot redeveloped.

David Cooke:

- Would not support the demolition of the ca. 1899 brick building.
- Would not want to see the view of the brick building blocked from Fourth Street.
- Will need to see a full elevation with streetscapes to understand the relationship of the proposed building to existing adjacent buildings.
- Is not in favor of a three story mass along Third Avenue. Potentially three stories along Fourth Street, but not blocking the historic brick building.

Jason Sudy:

- Could not support the demolition of the ca. 1899 brick building.

- It is a very large site to work with, upon the removal of the concrete block building, and thinks the reuse of the brick building could somehow be accommodated within the site.
- Some pieces of the concrete block building seem to be earlier than 1954, but there can be an argument made for its demolition.
- The current site plan respects two of the streets (Third Ave and Fourth St) but Hamlet and Punta will need to be treated without somewhat equal attention.
- There is an opportunity to be very creative with this site. It is an exciting, signature site for new development because so much is starting to happen in this area.

Ben Goodman:

- Doesn't think that massive asphalt parking lots fit well into the community. A development that would promote the idea of a through alley would be a good thing for the fabric of the neighborhood. It could also serve as a service corridor.
- A rhythm of residences along each of the street/alley frontages would fit into the neighborhood.
- Understands that it will be a challenge, but could create a unique opportunity.
- Fourth Street is becoming a bit more commercial than Third Avenue, so thinks there could be an opportunity for commercial on Fourth Street.

Rex Hagerling:

- No additional comments.
- Generally, does not have any issues with demolishing the concrete block section.

NO ACTION TAKEN

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)

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.

XI. OLD BUSINESS

XII. NEW BUSINESS

- Addition of Two New Items to the Staff Approval List

The Italian Village Commission supports and approves the addition of the following staff approval specifications for addition to the Staff Approval List:

MOTION: Sudy/Goodman (6-0-0) APPROVED

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.

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
 - Nominations for Chair, Vice-Chair, and Treasurer for the year 2015.
 - Chair – Jason Sudy nominated by Ben Goodman – Commissioner Sudy declined

- Chair – Rex Hagerling nominated by Jason Sudy
- Vice-Chair – Jason Sudy nominated by Rex Hagerling
- Treasurer – David Cooke nominated by

ALL NOMINATIONS APPROVED BY UNANIMOUS VOTE

XIII. ADJOURNMENT

MOTION:

Lapp/Cooke (6-0-0) ADJOURNED