

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, January 20, 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, February 10, 2015 – 50 W. Gay St. – First Floor - Conference Room A

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

IV. SWEAR IN STAFF

V. APPROVAL OF MINUTES – Tuesday, December 16, 2014.

VI. APPROVAL OF MINUTES – Special Meeting, Tuesday, January 13, 2015.

VII. PUBLIC FORUM

• 14-11-10

This application was continued from the November 18 and December 16, 2014 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.

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.

VIII. STAFF APPROVALS

IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 15-1-5

632-636 North High Street

New Victorians (Applicant)

Joe Armeni & Amelia Salerno (Owners)

An application, photographs, and product cut sheet have been submitted. HPO staff has conducted a site visit.

Install New Windows

- Remove the ten (10) existing, second-story, deteriorated, wood, twelve-over-one, double-hung sash windows.
- Install new, all wood (interior/exterior), simulated divided light, twelve-over-one, double-hung sash windows.
- All new windows to fit the existing window openings.
- Final product cut sheet/specifications to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M

2. 15-1-8

1010 North High Street

Mike Hoying/Brackett Builders, Inc. (Applicant)

Fireproof Partners, LLC. (Owner)

This application modifies the previously approved sign and bracket mounting system for the sign (COA # 14-10-12). An application and revised drawings have been submitted.

Install New Wall Sign

- Install one (1) new 107” L x 33.625” H wall sign, per the submitted drawings (Total 24.98 sq. ft.).
- New sign to consist of reverse halo lit (LED) channel letters “Wright-Patt” and “CREDIT UNION, INC.” and logo on painted, brushed aluminum cabinet, per the submitted drawing.
- The bracket mounting system is changing from the previously approved three vertical metal supports to four horizontal metal supports, per the submitted drawing.
- The bottom horizontal metal supports are to align with the adjacent horizontal mullion of the storefront window system.

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 and December 18, 2014 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 February 17, 2015 IVC meeting.

Retain Existing Patio Enclosure

- Modify the existing patio enclosure.

4. 14-12-10

1120 North High Street

Karrin Ballard (Applicant)

The Katz Interests (Owner)

This application was continued from the December 18, 2014 IVC hearing, in the absence of the Applicant. Applicant has requested to have Application # 14-12-10 removed from the agenda and from further review.

Install New Signage

- Remove the existing awning, per the submitted photograph.
- Install a new sign consisting of an empty, aged whiskey barrel, including the name and logo of the business, “BARREL – SPIRITS ON HIGH,” per the submitted photograph and rendering.
- Barrel dimensions are 34” High x 24” Wide.

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

5. 14-12-11

933 Hamlet Street

Jason Kentner (Applicant)

St. Joseph’s Montesorri School (Owner)

This application was continued from the December 18, 2014 IVC hearing, in the absence of the Applicant. An application, landscape plan, renderings, and photographs have been submitted.

Landscape Master Plan/Phase I/Outdoor Classroom Project

- Install new outdoor class room area and garden area, consisting of separate gathering spaces defined by different surface materials, per the submitted site plan.

- New surface materials include on-grade composite decking, natural stone patio, gravel, and recycled synthetic mulch.

Phase II / Conceptual

- Install new arbor/vine trellis above the stone paving, per the submitted site plan.
- Install new community garden, hardscape, and plantings, per the submitted site plan.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:55 P.M

NEW APPLICATIONS

6. 15-1-6

732-734 Kerr Street

Andrea Longshore (Applicant/Owner)

An application, railings drawing, and photographs have been submitted.

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, per the submitted drawing.

7. 15-1-7

1030 North High Street

Mike Sorboro (Applicant)

Mike Maloof (Owner)

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

Demolition

- Demolish the existing one-story, frame building. Based on a review of Sanborn Fire Insurance maps, the building was constructed sometime between 1901 and 1922, and was historically associated with auto dealerships.

Install New Pizza Stand & Landscaping

- Install a movable shipping container-style pizza trailer, per the submitted site plan.
- Stripe rear of lot for car parking, per the submitted site plan.
- Install new tables and landscaping, per the submitted site plan.
- Install new fencing to separate parking, trash, and patron seating area, per the submitted site plan, rendering, and example photos.

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

8. 15-1-9

51 East Fourth Avenue

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

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

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.

The following is from the April 2014 IVC meeting minutes:

Commissioner Comments

David Cooke:

- Concerned about the height of the proposed building. The number of steps to the front porch indicates that it is higher than typical in the neighborhood.
- Front door is not of typical Italian village vernacular, including the flanking light fixtures.
- A large double door on the garage does not meet the guidelines.
- Appreciate the completeness of the submitted materials packet.

Josh Lapp:

- The traditional style could work with modification of some materials.

Jason Sudy:

- Agrees that it seems too high out of the ground.

Rex Hagerling

- The porch needs to be integrated into the elevation and possibly into the bay window.
- The stoop and steps are up too high.
- Need to see the eave/fascia/cornice detail. The overhang needs to be deeper. Not a huge change needed.
- Everything is fixable, just need additional details for review.

Todd Boyer

- The proportion of the windows should be a bit taller and skinnier to fit the character of the neighborhood.
- Need to see more detail of the soffit/fascia area and how the windows meet the fascia.
- The doors and lighting don't seem typical to the character of the neighborhood.

NO ACTION TAKEN

9. 15-1-14

1085 Summit Street

Susan Keeney (Applicant)

Wayne Garland (Owner)

This application modifies Application # 11-8-7, issued 8-6-2011 and COA # 13-5-6, issued 5-21-2014. An application and elevation drawings have been submitted.

Modify Previous Approval/New Construction

- Due to headroom issues in the stairwell going to the third floor, modify the previously approved plans, per the submitted drawings.
- During construction, the truss height was extended 18 inches. The larger "A" and "C" windows have been increased by four inches in height to make the exterior elevations in proportion. Window width remains the same.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M

10. 15-1-10

135 Punta Alley

Juliet Bullock Architects (Applicant)

Urban Restorations (Owner)

This application modifies Application # 14-7-15, approved July 15, 2014. The variance package was recommended for approval at the November 2014 IVC meeting. An application, site plan, and elevation drawings have been submitted.

Modify Previous Approval/New Construction

- Modify the previously approved breezeway between the house and garage by removing the half-light doors in the center bays, and installing one-over-one, double-hung sash in the center bays, per the submitted elevation drawings.

11. 15-1-11

150 Detroit Avenue

Juliet Bullock Architects (Applicant)

Urban Restorations (Owner)

This application was conceptually reviewed at the April, July, September, and October 2014 IVC meetings.

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

New Construction

- Fifth conceptual review of proposed new construction, to include a two-story, two-unit residential building and a warehouse style carriage house with two residential units above, per the submitted site plan and elevation drawings.
- 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 October 2014 IVC meeting:

Commissioner Comments

Jason Sudy:

- *The changes that have been made since the last review are in the right direction.*
- *This proposal fits the scale of the street better.*
- *Appreciates the reduction in size.*
- *The carriage house is still very massive, but it has been broken down a lot better.*
- *The site plan is much improved.*

Josh Lapp:

- *Feeling good about the proposal.*
- *Did not have an issue with the density before.*
- *The parking pad is a good idea. It provides flexible space.*

Rex Hagerling:

- *The proposal is much improved from the previous conceptual review.*
- *Would prefer to see a single-family dwelling with a carriage house on this particular site.*
- *It has been greatly improved by opening up some space, so it doesn't cover the entire site.*
- *Noted that three Commissioners are not present to provide their comments.*

Ben Goodman:

- *Would like to see some articulation of a basement, such as a water table.*
- *Thinks the cornice could be scaled down a bit to fit into the streetscape better.*
- *The applicant has provided some breaks in the west elevation, as requested.*
- *Will be interested in the details of the entrances on the west and south elevations.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:25 P.M

12. 15-1-12

1172-1174 North High Street

Juliet Bullock Architects (Applicant)

Thomas C Smith (Owner)

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

New Construction/Second Story Addition

- Construct a new, two-story addition above the existing, one-story commercial building, per the submitted elevation drawings.
- Proposed brick exterior to match existing brick on side elevation as closely as possible (existing exterior brick wall includes a painted mural).
- Details to include a continuous limestone sill beneath the second story windows; a limestone stringcourse above the second story windows; metal coping at the parapet; wood, one-over-one, double-hung windows.
- Height of new construction to align with the adjacent commercial building.
- Existing glazed blocks, storefront, and awning on first floor to remain, as is.

CONCEPTUAL REVIEW

13. 15-1-13

21 Jeffrey Park

Juliet Bullock Architects (Applicant)

21 Jeffrey Park, LLC. (Owner)

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

New Construction

- First 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.
- Construction to be phased.

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

14. 14-10-19 (Multi-Family)

174 Detroit Avenue

Karrick Sherrill/Shremshock Architects (Applicant)

Detroit LLC/Lykens Companies (Owner)

This application was conceptually reviewed at the October 14 and November 18, and December 16, 2014 IVC meetings and at a special meeting on December 9th. An application, photographs, site plan, and elevation drawings have been submitted. Applicant seeks approval of exterior building alterations on the existing building and final approval or conditional approval on new construction, with material details to be resolved by a sub-committee.

Exterior Building Alteration

- Rehabilitate existing, two (2) story, brick building for use as eighteen (18) single bedroom units.
- Restore existing, bricked in window openings and install new aluminum windows.
- Remove existing front awning and concrete steps.
- Infill existing front door with exterior cladding and window unit, and relocate entrance from Detroit Avenue to Hamlet Street.
- Remove a portion of the existing roof to create an open area well with new courtyard.

Demolition

- Demolish adjacent metal storage building and loading dock.

New Construction/Multi-Family

- Build new 3.5 story wood frame building with thirteen (13) single bedroom units at location of existing metal storage building.

- Build new, partially below grade parking with thirty-one (31) spaces to serve both buildings.

The following is from the minutes of the December 9, 2014 Italian Village Commission special meeting:

Commissioner Comments

Ben Goodman:

- *Thinks that moving the garage entrance between the new construction and the existing house to the east is a good idea.*
- *Still not on board with the way the façade addresses the street and the existing warehouse building. In general, thinks it should be simplified more and reference just a few datum on the existing warehouse instead of one or none of them (roofline, entablature, etc.).*
- *Could agree with a modern approach to the new construction, even cantilevers, but thinks there are too many faces happening.*
- *Thinks that reflecting elements of the existing warehouse could be more important than presenting a house-like mass on the new building. If the house mass remains, then some sort of rhythm is needed.*
- *The rear elevation has a much simpler approach and could be a better approach for the façade.*

David Cooke:

- *Appreciates the changes in height and other elements that have been made from the previous presentation.*
- *Consider whether there is a need to connect the existing warehouse with the new construction, or if they can just be separate buildings. Let the warehouse reflect its history and the new construction read as new infill.*
- *Understands it is still being developed, but the “mail room” are appears to be the weakest piece at this point. Could it be a glass cube here?*
- *Still need more information about the materials and how they will work together.*

Rex Hagerling:

- *Appreciates the improvements from the previous submission, such as moving the garage entrance to the side and creating more space between the new construction and the existing house to the east.*
- *Has mixed feelings about the façade. It is somewhat like placing a single house in front of the rear mass. Would like to see the front piece integrated a bit more into the rear mass so it appears less like a separate house.*
- *Disconnecting the two buildings may be a solution. Or, look at moving the connections farther back from the façade.*
- *Would like more information about the windows on the east elevation. They seem a bit small.*

Charmaine Sutton:

- *In general agreement with Commissioner Cooke and Hagerling’s comments.*
- *Agrees that the front piece on the façade of the new construction does have the appearance of a contemporary piece tacked onto the warehouse piece at the rear.*
- *Is okay with connecting the existing warehouse and the new building, but agrees that there needs to be a datum line to connect the two. Perhaps steel connectors that appear to be extending from the floor levels of the warehouse. Referred to the Buggy Works as an example.*

Todd Boyer:

- *Thinks the project is going in the right direction, but right now it appears as two buildings that are trying to connect.*
- *Struggles with which piece should be the dominant piece, but ultimately thinks the existing warehouse should be “driving the boat.” The complexity of the new construction seems to diminish what is already there.*
- *Is not really supportive of the amount of units and parking, but, if it is going to be the proposed scale and mass, would not connect the two buildings in a visual way from the façade.*
- *Is okay with the design of the “attached house” piece as long as it relates more to the rest of the new construction, and is not connected with the existing warehouse building.*

NO ACTION TAKEN

15. 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 and November 18, 2014 IVC meetings.

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

New Construction

- Build new two story wood frame building for use as eight new townhomes.
- Parking to include five below grade spaces.

The following is from the November 18, 2014 IVC hearing:

Commissioner Comments

Ben Goodman:

- *Could this just be a project with two or three units with ample parking? That would be a more natural kind of density and lot coverage for the area.*
- *Thinks this proposal is too much density for this particular site.*

David Cooke:

- *Does not think it is appropriate to place as many units on this lot as there are houses on the entire rest of the block.*
- *Thinks the building is too high out of the ground.*

Rex Hagerling:

- *Has concerns about the density for this lot. Could be more comfortable with an addition to the existing industrial building on the north side of the street, but it seems like too much density proposed for this site. Especially in the context of the street, which is lined with rather small scale houses.*

Jason Sudy:

- *Consider parking four cars on a surface lot with two cars parked elsewhere. Six units could still be used with the scale being brought down.*

NO ACTION TAKEN

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

16. 14-12-18 (Conceptual Review)

848 Pearl Street

Connie Klema, Attny. (Applicant)

Wood Run Partners, LLC. (Owner)

This application was conceptually reviewed at the August 19 and December 18, 2014 IVC hearings. An application, site plan, and renderings have been submitted. Applicant seeks conditional approval.

Demolition

- Demolish the existing, 1971, single-story industrial building.

New Construction

- Construct a new, six-story, glass and brick condominium building, per the submitted renderings.
- New building to include first floor parking space.

The following is from the December 18, 2014 IVC hearing minutes:

Commissioner Comments

David Cooke:

- *Appreciates the presented information regarding the evolution of the project. Agrees that the finishes and details will make the building.*
- *Is not yet comfortable with the articulation of the first floor. Difficult at this point to understand fully how it addresses the street. Initially, it feels like it needs more of a base statement. The base is not clearly defined.*
- *Would like to have more clarity about the entrances.*

Todd Boyer:

- Still thinks that the building seems too big, but will have to see how it evolves.
- There is no real transition to High Street. As you move through the streets now, you build a transition to the scale and density of High Street. The final materials may make a difference. Would like to see more connectivity.
- The carving away on the south elevation is great.
- Will need to focus on the transition from the sidewalk into the building and from the building out to exterior spaces.
- Does not think that a terrace is always the best way to transition to exterior spaces.

Jason Sudy:

- Noted that scale is a challenge within this whole corridor. What is being proposed conceptually is neither right or wrong at this point. Seems to be on the right track with the translucency and glass walls.
- The moves that have been made to soften the corners are smart-at ground level and the upper floors.
- Would like more details regarding how the first floor entrances will work. What is visible from the street and what is not visible.
- Wonders about the value of including balconies on lower floors that look directly onto the parking garage.
- Need to consider adjacent restaurant service areas when determining the main entrances.

Josh Lapp:

- Agrees with Commissioner Cooke's comments regarding the base of the building.
- Is happy to see the provided green space/pocket park. It is an improvement to the right-of-way.
- Appreciates the possibility of including art and/or sculpture throughout the building.

Charmaine Sutton:

- Agrees with Commissioner Boyer regarding the mass of the building. Thinks the concern is more about the height than the footprint, which could be resolved with the base. Thinks it goes too far into the sidewalk.
- Likes the "mansard" effect shown at the top of the building, and thinks it could be pushed by bringing that effect down to the bottom. Perhaps a Miesian effect at the base, where one walks under a bit of the building.

Rex Hagerling:

- Reiterated that he is not in favor of building so high on the east side of Pearl Street, and is concerned about setting precedent.
- Putting mass aside, thinks it could have the potential of being a nice building, but would be reluctant to support a building of the proposed size.

NO ACTION TAKEN

17. 14-11-22 (Conceptual Review)

Jeffrey Park Apartments/Waldron Street (Phase IV)

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

This application was conceptually reviewed at the November 18, 2014 IVC meeting. An application, site plan, and renderings have been submitted. Applicant seeks conceptual review.

Construct New Apartment Building/Building "K"

- Second conceptual review for construction of a new 219 unit, five-story apartment building, as part of the overall Jeffrey Park Development.
- Development to include 156 surface parking spaces and 267 parking garage spaces within a two level parking deck to the rear (total 423 spaces).

The following is from the November 18, 2014 IVC meeting minutes:

Commissioner Comments

David Cooke:

- Will want to look closely at the use of pole lights on the parking deck.
- There needs to be a good mix of architectural styles through the overall development.

Josh Lapp:

- Thinks that the more mixed use the better.

- *An alley with parallel parking on both sides could be more appropriate than just a big open parking lot.*
Ben Goodman:
 - *Utilizing alleys, or rethinking the way alleys work in a new development would be a positive approach.*
 - *Alleys are an interesting characteristic of the neighborhood. Smaller streets could feel appropriate in a new development.*
- NO ACTION TAKEN*

STAFF APPROVALS

- **15-1-1**
632-636 North High Street
New Victorians (Applicant) **Joe Armeni & Amelia Salerno (Owner)**
Approve Application 15-1-1, 632-636 North High Street, as submitted, with all clarifications, as noted.
Install New Rubber Roof
 - Remove any/all asphalt shingles or rolled roofing on the two front sections of the flat roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
 - Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
 - Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
 - Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
 - Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.
- **15-1-3**
769-771 Summit Street
Marion Risberg (Applicant/Owner)
Approve Application 15-1-3, 769-771 Summit Street, for renewal of expired COA # 13-9-11 (Expired: September 17, 2014), exactly as previously approved, for a period of one (1) year.
 - Construct a new, one-story porch on the existing house, as per the submitted drawings and plans stamped and dated April 20, 2004.

MOTION: Cooke/Boyer (5-0-0) APPROVED
- **15-1-4**
225 East Fifth Avenue
New Victorians (Applicant/Owner)
Approve Application 15-1-4, 225 East Fifth Avenue, as submitted, with all clarifications, as noted.
Install New Doors
 - Remove the two existing, deteriorated, non-original, metal, full light, front entrance doors, per the submitted photographs.
 - Install two new, Jeld-Wen, steel, full light doors in the existing door openings, per the submitted product cut sheet/specifications.Repair & Paint Wood Trim
 - Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary; like-for-like.
 - Prepare all exterior, wooden surfaces on the storefront 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 to match existing.

- Any previously unpainted, masonry (i.e., brick walls, stone/concrete sills, etc.) is to remain unpainted.
- At such time when more than 50% of the wood storefront is to be repaired/replaced, a new application and measured drawings will be required.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT