

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, March 17, 2015

4:00 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, April 14, 2015 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – Tuesday, April 21, 2015 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, February 17, 2015.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

[Note: Due to the large volume of applications received for Italian Village Commission review the March 17th meeting is scheduled to begin at 4:00 p.m. Application review times have been indicated to assist the applicants and owners in scheduling arrival times.]

1. 15-3-15

919 North Fourth Street

Juliet Bullock Architects (Applicant)

Chad Seiber (Owner)

An application, site plan floor plans, and elevation drawings have been submitted. Demolition of a frame garage on this site was approved in 1995. Applicant seeks approval.

Construct New Garage

- Construct a new, 1.5 story, frame garage, with storage space on upper floor, per the submitted site plan and elevation drawings.
- Exterior siding to be smooth, HardiPanel, board-and-batten.
- Roof shingles to be dimensional asphalt.
- Pedestrian door on east elevation to be Thermatru, four-panel, insulated metal door.
- Overhead garage door to be 16'W x 8'H, insulated, metal, paneled door.
- Windows to be a combination of one-over-one and sliding, aluminum-clad wood sash.
- Two light fixtures above the overhead door to be gooseneck fixtures.
- Cut sheets for exterior doors, windows, and light fixtures to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

2. 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 and February 17, 2015 IVC meetings. An application, photographs, site plan, and elevation drawings have been submitted. Applicant seeks approval.

New Construction

- Construct twenty-four (24) new single-family homes, per the submitted site plan and renderings.
- Exterior siding to include a combination of vertical metal, horizontal cedar, and two colors of stucco.
- Main entrance doors to be full light metal doors.
- Overhead garage doors to be a combination of paneled and flush steel doors.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:20 P.M

3. 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 and February 17, 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 February 17, 2015 IVC meeting minutes:

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

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:35 P.M

4. 15-2-13

995 North Fourth Street

Brad Parish/Architectural Alliance (Applicant)

Capitol Equities (Owner)

CONCEPTUAL REVIEW

An application, photographs, site plan, floor plans, and renderings have been submitted.

Renovation and New Addition/Brick Building

- *Retain the existing ca. 1899 brick warehouse building and renovate for retail use.*
- *Construct new, 1,200 sq. ft. addition, per the submitted site plan and renderings.*

Renovation/Concrete Block Building

- *Renovate the existing concrete building to accommodate individual retail entrances, per the submitted renderings.*

Parking

- *Retain the existing paved parking lot along Fourth Street.*
- *Install a new paved parking lot on the south side of the buildings.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:55 P.M

5. 15-3-16

920 North High Street

Mike Fitzpatrick & Jeff Meacham (Applicants)

Emerald Light Investments, Ltd. (Owner)

NEW APPLICATION

This application modifies COA# 14-5-20a/October 21, 2014, for new construction. An application, photographs, site plan, and renderings have been submitted. Applicant seeks approval.

Addition of Grease Buggy Enclosure to Original Plans

- Construct a new grease buggy enclosure at the southeast corner of the building, per the submitted site plan and renderings.

Install Two Garage Doors

- Install one (1) new 10'W x 10'H and one (1) new 12'W x 10'H aluminum and glass overhead door to provide access to the patio area, per the submitted elevation drawing.

6. 15-3-17

NW crnr. First Ave. & Mt. Pleasant Ave. (formerly 32-36 E. First Ave.)& 921 Mt. Pleasant Ave.

Mike Fitzpatrick & Jeff Meacham (Applicants)

Emerald Light Investments, Ltd. (Owner)

CONCEPTUAL REVIEW

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

New Construction/New Townhomes

- Construct two (2) new, two-story, brick townhomes, facing onto E. First Avenue, per the submitted site plan and elevation drawings.
- Construct new four-car garage, with two (2) residential units above, per the submitted site plan.

New Addition to 921 Mt. Pleasant Avenue

- Construct a new two-car garage addition, with one (1) residential unit above, per the submitted site plan.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:15 P.M

7. 15-3-18

NE crnr. High St. & Hubbard St. (formerly 800-808 N. High St.)

Mike Fitzpatrick & Jeff Meacham (Applicants)

Emerald Light Investments, Ltd. (Owner)

CONCEPTUAL REVIEW

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

New Construction

- Construct a new mixed-use building, per the submitted site plan.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:25 P.M

8. 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)

CONCEPTUAL REVIEW

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. Applicant seeks conceptual review.

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

- New construction to include a four-to-five-story, mixed use building and a three-story, mixed use building.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:40 P.M

9. 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, and February 17, 2015 IVC meetings. An application, photographs, site plan, and revised renderings have been submitted. Applicant seeks conditional approval.

New Construction

- Construct a new, two-story, four unit, wood frame townhome building with detached, four space garage.

The following is from the February 17, 2015 IVC hearing:

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

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:50 P.M

10. 15-3-19

1086 North Fourth Street

Tim Lai Architect (Applicant)

Lykens Properties (Owner)

CONCEPTUAL REVIEW

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

New Construction

- Construct six new buildings, per the submitted site plan and renderings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15 P.M

STAFF RECOMMENDATIONS

11. 15-3-6

1158 Say Avenue

Kevin Lykens (Applicant)

LS Development Systems, LLC. (Owner)

An application and photographs have been submitted. Staff has conducted a site visit. Removal of the exterior asphalt siding was previously approved.

Window Replacement

- Remove all windows, jambs, and casings (combination of original, non-original, and deteriorated wood windows).
- Install new, Marvin, all-wood (interior/exterior), one-over-one, double-hung sash windows. Window cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Size of new window sash to match the size of the original window sash openings. All exterior trim elements to match the original profile and dimension as determined by any/all existing, original trim. All trim to project 1/2" to 3/4" above the surface of the wood siding.

12. 15-3-10

30 Warren Street & 770 Pearl Alley

Jason Rowland (Applicant)

Casa di Citta, LLC (Owner)

An application and photographs have been submitted.

Window Repair

- Make any/all repairs to the existing, second story, wood, one-over-one sash windows. Replace any/all rails and stiles, as necessary with new wood of exact same dimension, design, and profile; like-for-like.
- Install new glass where missing and/or broken.
- Re-install original, operable hardware. Where damaged or missing, install new hardware to match original as closely as possible.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be "black" to match existing.

Window Replacement

- Remove the two (2) existing, deteriorated, wood, six-over-six, double-hung sash on the rear elevation.
- Install new, all wood (interior/exterior), six-over-six, double-hung sash windows to match the existing window openings.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

13. 15-3-7

834 Hamlet Street

Kristin Boggs (Applicant/Owner)

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

New Rear Addition

- Build a new, one-story, rear addition, per the submitted drawings.
- Exterior cladding to be fiber cement siding with vertical grain, to match the house siding as closely as possible.
- Corner boards to be 1" x 4".
- Paired windows to be Jeld-Wen, aluminum-clad wood, single-hung sash.
- Existing rear door to be moved to the new addition. Install one new wood step.
- Light fixture to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Roof shingles to match existing on house.
- Existing concrete slab to remain under porch.
- Install new aluminum gutters and downspouts, per the submitted drawing.

Install New Windows

- Remove the two, existing, one-over-one, double-hung windows on the second floor of the rear elevation.
- Install new, all-wood (interior/exterior) Jeld-Wen windows, as previously approved (COA# 11-10-12/December 20, 2011).

HOLDOVERS

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

14. 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 and February 17, 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 and Modify Existing Patio Enclosure

- Modify the existing patio enclosure, per the submitted drawings.

15. 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 and continued from the February 17 meeting. Applicant has requested to be continued to the April 21, 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.

16. 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).

17. 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 6:45 P.M

VARIANCE RECOMMENDATIONS

18. 15-3-8

1031 North Fourth Street

Lauren Culley (Applicant)

Carol Guiler (Owner)

An application, site plan, statement of hardship, and photographs have been submitted.

Recommendation for Parking Variance

- The three existing parking spaces on the west side of the building will be eliminated for construction of a new patio for outdoor seating.
- The proposed additional seating requires an addition of six new parking spaces.
- 3312.49 - Requesting a reduction of required additional parking spaces from six (6) to zero (0).

NEW APPLICATIONS

19. 15-3-9

1031 North Fourth Street

Lauren Culley (Applicant)

Carol Guiler (Owner)

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

Install New Patio and Fence

- Construct a new 810 sq. ft. patio, per the submitted site plan.
- Remove existing fence and install new fence, per the submitted site plan and example photographs.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M

20. 15-3-11

1178 North High Street

Hish Five Carry Out (Applicant)

Dashen, Ltd. (Owner)

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

Install New Storefront

- Remove the existing wood storefront and install a new aluminum storefront with double doors, set into the existing opening.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 P.M

21. 15-3-12

858 North High Street

Isabella Grayfer (Applicant/Owner)

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

Install New Wall Sign and Panels

- Remove existing signage and horizontal metal bands from the storefront.
- Install new wall sign and panels, per the submitted renderings.

Install New Projecting Sign

- Install new projecting sign, per the submitted renderings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M

22. 15-3-13

1059 Say Avenue

Jim Saltz (Applicant)

Chris Perry (Owner)

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

Build New Addition

- Construct a new, two-story addition, to include a single-car garage and master suite, per the submitted drawings.
- Siding to be vertical board-and-batten.
- Windows to be aluminum-clad wood, one-over-one, double-hung sash.
- Single garage door to have the appearance of two doors, per the submitted drawing.

Exterior Alterations

- Modify COA # 14-12-12a for alterations to the south elevation of the existing dwelling, as follows: 1) Increase the height of the two first floor windows on the south elevation to match the height of the second floor windows.

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

23. 15-3-14

783 Summit Street

Peter & Ingrid Navarro (Applicant/Owner)

New construction was approved August 20, 2013 (COA# 13-6-12). An application, section drawings, and elevation drawings have been submitted.

Modify Previous Approval for New Construction

- Modify COA # 13-6-12, per the submitted drawings.
- Reduce three story dwelling to two story dwelling.
- Remove dormers and third story windows on house and garage.
- Enclose first floor rear porch area.

- Change location of one garage doorway.

STAFF APPROVALS

- **15-3-1**

950 Mt. Pleasant Avenue

Albert R. Stepp (Applicant/Owner)

Approve Application 15-3-1, 950 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted.

Install New Privacy Fence

- Remove the existing, deteriorated, wood, shadow-box fence privacy fence, and install a new six-foot high (6' H), wood privacy fence along the north property line in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-foot high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- New gates to be located at front and rear, per the submitted site plan.

- **15-3-2**

680-694 North High Street

John Wood/The Wood Companies (Applicant/Owner)

Approve Application 15-3-2, 680-694 North High Street, as submitted, with all clarifications, as noted.

Remove Awnings

- Remove the three existing canvas awnings at the entrances of 680-694 North High Street.
- Installation of new awnings for any of the entrances of the individual business will require review and approval by the Italian Village Commission.

- **15-3-3**

1110 Summit Street

Anthony Woodford (Applicant)

ALW Trust (Owner)

Approve Application 15-3-3, 1110 Summit Street, as submitted, with all clarifications, as noted.

Eave Soffit & Fascia Repair/Front Porch

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia, as needed, with new wood of exact same profile and dimension; like-for-like.
- Prime all new and bare wood, and paint to match existing trim color.

Repair/Replace Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Install New Wood or Concrete Steps

- Remove the deteriorated, wood front porch steps, and dispose of all debris in accordance with Columbus City Code.
- Install new wood or concrete steps in the same location with the appropriate rise and run.

- All work to be in accordance with industry standards and all applicable City Building Codes.

- **15-3-4**

115 East Fifth Avenue

Lehner Signs for Taggart Real Estate (Applicant)

Burwell Investments, LLC. (Owner)

Approve Application 15-3-4, 115 East Fifth Avenue, as submitted, with all clarifications, as noted.

Install Temporary Sign

- Install one (1) new double-faced construction sign, with one face toward Fifth Avenue and one face toward Summit Street.
- Each section of the new sign to measure 4' x 8', per the submitted drawing.
- Sign to be installed securely into the ground on posts, yet moveable if necessary.
- New temporary sign to be removed prior to the start of construction for the Burwell Heights building.

- **15-3-5**

1173 Say Avenue

Kevin Lykens (Applicant)

LS Development Systems, LLC. (Owner)

Approve Application 15-3-5, 1173 Say Avenue, as submitted, with all clarifications, as noted.

Install New Rubber Roof/Garage

- Remove any/all asphalt shingles or rolled roofing on the attached garage 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.

Repair/Replace Wood Trim

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house and garage, 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 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 chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

Window Repair

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Roof Repair

- Replace any/all missing, damaged, and deteriorated slate on the main roof of the house with new or used slate of exact same color and profile and in accordance with all applicable City Code and industry standards.
- Replace any/all missing, damaged, and deteriorated asphalt shingles on the main roof of the house with new asphalt shingles of exact same color and profile and in accordance with all applicable City Code and industry standards.

Stucco Repair and Painting

- Use hand tools to remove any/all loose material from cracked or missing areas of stucco. Apply new stucco mix, as needed, to match the texture of the existing stucco. Paint to match existing color.
- 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 house and garage 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.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT