

**ITALIAN VILLAGE COMMISSION
MINUTES**

Tuesday, March 17, 2015

4:00 p.m.

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

Commissioners Present: Todd Boyer, David Cooke, Ben Goodman, Rex Hagerling, Josh Lapp, Jason Sudy (arrived 4:04 p.m./agenda item #1)

Commissioners Absent: Charmaine Sutton

City Staff Present: Connie Torbeck

- I. CALL TO ORDER (4:00 p.m.).
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, April 14, 2015 – 50 W. Gay Street, 1st Floor, Conference Room A.
- III. NEXT COMMISSION MEETING – **6:00** p.m., Tuesday, April 21, 2015 – 50 W. Gay Street, 1st Floor, Conference Room B.
- IV. SWEARING IN OF STAFF
- V. APPROVAL OF MINUTES – Tuesday, February 17, 2015.
MOTION: Cooke/Goodman (5-0-0) APPROVED
- VI. 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: Lapp/Boyer (5-0-0) APPROVED
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. 15-3-15

919 North Fourth Street

Juliet Bullock Architects (Applicant)

Chad Seiber (Owner)

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 #15-3-15, 919 North Fourth Street, as submitted, with all clarifications, as noted.

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.

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

2. 15-1-13

21 Jeffrey Park/Phase I (Auden Avenue)

Juliet Bullock Architects (Applicant)

21 Jeffrey Park, 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 #15-1-13, 21 Jeffrey Park (facing north onto Auden Avenue) as submitted, with all clarifications, as noted.

New Construction/Phase I

- Construct the first eight (8) new single-family homes of a proposed twenty-four (24) unit development, per the submitted site plan and elevation drawings.
- Exterior siding to include a combination of vertical metal, horizontal cedar, and two colors of stucco, as presented at the March 17, 2015 Italian Village Commission meeting.
- Main entrance doors to be full light metal doors.
- Windows to be clear anodized aluminum.
- Overhead garage doors to be a combination of paneled and flush steel doors.
- Following eighteen (18) months of completed construction, if the far east unit has not been sold, the south elevation of that unit will be retrofitted with windows so that the wall does not remain blank.
- The vertical metal element, as presented on the façade above the first floor, between units four and five, will be eliminated and will appear only on the first floor.
- Cut sheet for exterior light fixtures to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- An overall landscape plan, including sidewalks and ramping, is to be submitted to Historic Preservation Office staff for final review and approval, prior to implementation of landscaping.

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

3. 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, Jeffrey Park Apartments/Phase IV - Waldron Street, and direct Historic Preservation Office staff to place on the April 21, 2015 Italian Village Commission agenda for further review.

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

Commissioner Comments

Jason Sudy:

- Disappointed to see that the monitor roof/clerestory windows is no longer proposed for the brick, industrial style building. Is not seeing the value of having parapet walls at either end of the building at all if nothing is behind them or connects them.
- Would want to see a sloped roof or a detailed type of cornice to reflect the industrial vernacular.
- The solutions on the garage seem right. Will need details on the light fixtures.
- Overall, the project is going in the right direction except for the roof of the brick industrial piece.

David Cooke:

- The south parapet wall on the brick industrial building will not really be visible except from I-670, so would propose, if the full clerestory can't be incorporated, to remove the stepped parapet on the south end.

- Appreciates the horizontal band course above the second floor that breaks up the mass of the brick industrial building.
- Appreciates the balcony overhangs on the contemporary pieces in the middle. Not sure about continuing the same features onto the brick building. Too many shared features could make it feel “project-like.” which is a concern.
- Appreciates the darker, earthen color of the parking garage.
- The cog/wheel mural on the garage seems appropriate. Adds an art element. Could pull the wall up a bit higher to create a screen wall for use as an interchangeable mural.
- Referred to the Italian Village East Redevelopment Plan (2000) which encourages an increase in owner-occupied housing.

Josh Lapp:

- Is less comfortable with the design of the brick industrial building without the monitor roof/clerestory. It reflected the history of the Jeffrey Mining Company. Now feels a bit massive. The four sections seem like one big building. Would like to see a height change or some differentiation of the four sections.
- Noted that some of the color that was originally proposed and made the building stand out has been lost.
- Very supportive of the art aspect of the garage. Could also add sculptural elements.
- Would also support any public art space, something that could be an identifier that is not a sign.
- Would like to see future parts of the overall Jeffrey Park development include some commercial uses.

Rex Hagerling:

- Starting to get more comfortable with the proposed building, except for the change in the roofline of the brick industrial building.
- Commissioner Cooke’s suggestion that the removal of the parapet wall on the south end may help, but the previously proposed roof had more heft. Any use of a parapet wall would need to be substantial.
- Would like to see renderings showing how this building will relate to other pieces of the Jeffrey Park Development and the existing buildings.
- Noted that the stone belt course above the second floor on the brick industrial building is helpful, but some other previously proposed details, such as soldier courses between windows, have been eliminated.
- Is okay with the more neutral tones, and would not want to see it be brightly colored.

Todd Boyer:

- Becoming more of a planar element resolves some of the previous “knuckle” connection issues.
- No further comments to add regarding the brick industrial building.
- Likes how the main entrance has been resolved. However, it is a five story building, with a six-foot door, that has the appearance of a residential rear door. Would like to see a bit stronger approach with the doors and windows on front and rear. The visitor needs to have a more clear signal of where the entrance is located.
- The exposed beams of the balconies are nice.

Ben Goodman:

- Is also disappointed at the loss of the monitor roof. The current proposal has the appearance of four boxes of the same height.
- If the monitor is going to be lost, would suggest pushing down the adjacent contemporary piece by one story to achieve a variety of rooflines.
- If this needs to be four boxes with punch-outs, it would be more appropriate to reflect an industrial building overall - buildings of varying height that reflect a more industrial composition.
- Thinks the garage should have some sort of panels attached to fit into the industrial composition.
- Would like to steer away from EIFS and brake metal and utilize quality windows and other materials, including landscaping/paving materials.

4. 15-2-13

995 North Fourth Street

Brad Parish/Architectural Alliance (Applicant)

Capitol Equities (Owner)

CONCEPTUAL REVIEW

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.

Prior to review of Application #15-2-3, Commissioner Boyer noted the need to abstain from the proceedings and exited the room.

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

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
David Betz 174 E. Fourth Ave. Self	<ul style="list-style-type: none"> • Excited about redevelopment of this site. • Is supportive of adaptive reuse of older buildings. • Thinks that landscaping in each corner of the front parking lot would be helpful. • Minimizing the standards of parking dimensions sizes and drive lane width could reduce pavement along the roadway. • Some roofline changes could be helpful.

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:

- Appreciates that the Applicants/Owners are proposing to preserve the former wagon house [of the Capital City Dairy Co.]. Does not have strong concerns about preserving the concrete block building.
- Does have strong concerns about the parking areas. The front parking lot is large in itself. To add a rear parking lot is too much. Would not be likely to support addition of a second parking lot or maintaining a parking lot that should not have been paved.
- Long-term, thinks the front paved parking area would serve better as green space or as new development rather than being preserved as a parking lot.

Jason Sudy:

- Except for the proposed reuse of the wagon house, thinks that the current proposal is going in a completely wrong direction.
- If further research reveals that the concrete block building has some historical or architectural significance, there may be an argument for preserving some parts of it.
- If the existing concrete block building were to be removed, the site of that building is where parking should be located for this square.

- This is a classic, infill block site in an urban neighborhood, with significant edges on three sides, and the Commission would like to see those edges be respected, as the previous proposal started to do. Maintaining the existing parking lot and adding a second surface lot would negatively impact the neighborhood.
- If the existing parking lot area remains, significant changes will need to be made to be code compliant.
- There are relatively small-scale, single-family homes in the rear area of the site that need to be respected.
- The design is attractive, but just not the right use of a building in this particular location.
- Would not be in favor of maintaining the existing parking lot or adding another parking lot at the rear.

David Cooke:

- Appreciates the proposed rehabilitation of the brick building.
- Is concerned that the current proposal does not address the current code and zoning violations.
- Could not approve other areas of the site before the front parking lot is addressed. The lot is paved right up to the sidewalk with no stops to prevent driving over the sidewalk.
- It is important to promote pedestrian experiences in the neighborhood.
- Referred the Applicants to the *Italian Village East Redevelopment Plan (2000)* regarding pedestrian experiences, street rhythm and surface parking lots.
- The first priority is to address the current code and zoning violation issues before any further review.

Rex Hagerling:

- In general agreement with comments of fellow Commissioners.
- Not only the Italian Village Guidelines, but the Urban Commercial Overlay addresses the inappropriate use of large surface parking lots in front of a building.
- Thinks that a good part of the concrete block building could be demolished, but does think that the west wall is an interesting historical artifact. Thinks the concrete block building could be built out toward the sidewalk. Perhaps the west wall could be an interesting element of a parking area.
- Appreciates that the brick building is to be preserved and likes the proposal for that building.

Ben Goodman:

- Agrees that the parking lot needs to be remediated to improve the streetscape.
- Is not opposed to the style or repurposing of the existing concrete block building. Sometimes working with what is existing can be a good solution.
- Not necessarily on board with automatic demolition of the existing concrete block building. Could see the existing building being built out toward Fourth Street.
- For future development, imagine how townhomes could be facing Third Avenue, Punta or Hamlet as a more full, quality development.

NO ACTION TAKEN

5. 15-3-16

920 North High Street

Mike Fitzpatrick & Jeff Meacham (Applicants)

Emerald Light Investments, Ltd. (Owner)

Prior to review of Application #15-3-16, Commissioner Hagerling noted the need to abstain from the proceedings and exited the room. Commissioner Sudy acted as Chairperson. Commissioner Boyer returned to the table.

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

Approve Application #15-3-16, 920 North High Street, as submitted, with all clarifications, as noted.

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.
- The new pedestrian door on the west elevation is to be visually integrated into the design of the new overhead door.

- 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.

Landscaping and Signage

- Landscaping plan for the area around the tower and grease buggy and the area along East First Avenue, is to return for review and approval at a future Italian Village Commission meeting.
- Any/all new signage is to return for review and approval at a future Italian Village Commission meeting.

Note: COA # 15-3-6 modifies COA# 14-5-20a/October 21, 2014, for new construction.

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

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)

Tom Hilt (Owner)

CONCEPTUAL REVIEW

Prior to review of Application #15-3-17, Commissioner Hagerling returned and resumed the role of Chairperson.

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.

Following the 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:

- Has no issues regarding the First Avenue elevation.
- Would like to see the curb cuts and asphalt reduced.
- Appreciates that the overall sidewalk will be improved along Mt. Pleasant Avenue.

Jason Sudy:

- The curb cut on Mt. Pleasant is very large and is close to an alley.
- Based on Sanborn maps, the figuration of buildings seems historically appropriate, and makes sense for a modern development pattern, but there needs to be more green space.
- May not be able to attain all of the program desired.
- The use of a different paving material may be helpful.

Rex Hagerling:

- Would not be in favor of a building here that is not pulled back to the setback of the adjacent building. Sanborns show that the original house on the lot lined up with the adjacent building.
- The elevations look nice, but the site plan will need to be resolved first.
- Also has concerns about the line along Mt. Pleasant Avenue.

David Cooke:

- Agrees that the setback needs to be moved back from First Avenue, so as not to block the adjacent house and change the rhythm of the streets.
- Would like to see renderings/photos in context with the neighboring buildings.

Ben Goodman:

- Thinks that pulling the west unit back from First Avenue could be helpful.
- The amount of curb cut is too much.
- May need to scale back the number of residential units.
- The appropriate porches could add a lot of value to the project and to the streetscape.

Todd Boyer:

- No additional comments.

NO ACTION TAKEN

7. 15-3-18

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

Mike Fitzpatrick & Jeff Meacham (Applicants)

Liu Kuie Lung, LLC. (Owner)

CONCEPTUAL REVIEW

New Construction

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

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

Jason Sudy:

- The curb cut needs to be on Pearl Alley rather than Hubbard Avenue.
- The treatment of the first story along Hubbard Avenue will be important.
- Is comfortable with the height of a new building being comparable with the Hub, Parkside on Pearl, and nearby buildings on the west side of High Street.
- Some details of parking plan will be helpful.
- Will be losing a very heavily used parking lot, so will need to be replaced somehow.

Josh Lapp:

- Thinks the parking issues can be worked out.
- Thinks an interesting, signature building is appropriate for this lot.
- Personally, would prefer not to see traditional at this site.
- Losing the curb cut on High Street will be a big positive.

David Cooke:

- Thinks this smaller site warrants a smaller building, 4-5 stories maximum.
- The Hub, across Hubbard Avenue, has a lot of shop windows that draw people down the street, eastward. Would like to see retail along Hubbard on the south side of Hubbard Avenue also in order to promote the pedestrian streetscape. Does not think parked cars or a garage should be the streetscape along Hubbard Avenue.

Todd Boyer:

- Agrees that the curb cut should be along Pearl Alley.
- Thinks that 4-5 stories should be the maximum for this site. Five stories may be even too much.
- Does not think that design elements of the Hub should be repeated on this site.
- Does not think balconies would be appropriate on a building on a narrow building on this site.

Ben Goodman:

- Thinks that height can depend on whether the space will be daytime use or nighttime use. Would not want to see more parking stress created for the neighborhood.
- Could see five stories if the building is mostly office space rather than residential.
- Agrees that curb cuts should not be on Hubbard Avenue. The quality of space between High Street and Pearl Alley needs to be considered.
- Pearl Alley already has some nice features. Would like to see the alley promoted as a more quality urban space.
- Does not have specific ideas about what the architecture should be. The site line along Hubbard looking east is an interesting opportunity.

Rex Hagerling

- In general agreement with comments of fellow commissioners.
- Does not think a building on this site should be as high at the Hub.

- The parking variances may be challenging.
 - Is open to the architectural style and period of the building. Will be looking at the quality of design and materials.
- NO ACTION TAKEN

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**

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.

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>
David Betz 174 E. Fourth Ave. Self	<ul style="list-style-type: none"> • Has concerns about the scale of the proposed building at this corner. Thinks it is out of scale with the neighborhood. • The parking variance required will be huge. • Likes the proposed architecture.

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

Jason Sudy:

- Thinks the siting of the building is in the right direction, in context with the Burwell Court building.
- Based on previous discussions, thinks the curb cut on Summit Street makes a lot of sense in this particular location.
- The step back on Summit blends the building back into the neighborhood. Thinks the setback on Fifth is also sufficient.
- Need more specific information about the grade change on Fifth Avenue. Need details about the transition from the houses to the west.
- Need to be cognizant of how the streetscape looks on all sides.
- This project will set the tone for development on the other corners of this intersection.

Josh Lapp:

- Likes the idea of an outdoor space, but it needs to be an inviting space. Will be interested in how the pedestrian areas are dealt with regarding grade changes.
- Likes the proposed architecture. Could the mansard roof be something more contemporary?
- Pleased to see the massing broken up and the continuation of commercial along Fifth Avenue to provide walkable retail spaces for all the new residences coming up in the area.

David Cooke:

- Pleased to see the changes that have been made, and appreciates the amount of work put into breaking up the massing.
- Just as “the Cap” separates downtown from the Short North, thinks that this project can provide a new, north entrance into the village – giving it a portal. It feels like the right corner to do something like this. It can set the area off as unique and different.
- This building will not cast shadows into and block sun from residential areas.

- Sees the Burwell Station building as being successful, but it seems to be diminished by the “bridge.” Consider moving, lowering, or setting the bridge back, so the Station is more of a stand-alone building.
- Thinks the height needs to be brought down a story or two. Does not think the two-story mansard roof is appropriate.
- Thinks the height at the west edge along Fifth Avenue needs to step down further to better address the existing neighboring houses.
- Will need to see details of the rear elevations.

Rex Hagerling:

- Likes that the design really gives the appearance of separate buildings, not one big building.
- Overall, likes where the elevations are going.
- Does have concerns about the overall height. Would like to see it come down a bit.

Todd Boyer:

- Is comfortable with the mass and height.
- The mansard roof is a challenge, but thinks it can be worked out. How it is there to create the overall height is the issue.
- Likes how it has the appearance of separate buildings that have been built up over the years. Is concerned that this could be a time period on an island, since it is unknown how two other corners at this intersection will be developed.
- Street level details will be important. There needs to be a little relief, canopies, or some other features.
- The transition, drive-through piece will need to be worked out.

Ben Goodman:

- Is in general agreement with most comments of fellow commissioners.
- Thinks some details could be eliminated and still be very successful. Agrees that the architecture should not make it an island in time.
- Not opposed to the mansard roof, in itself. But, as a two story addition to everything else, it may be a problem.
- So many good things going on overall, that maybe some of the structures could be simplified.
- Has some concerns about overall height. Some pieces could be less prominent in height and aesthetic.
- Will be interested to see how the cast iron storefront will be executed.
- Thinks it is most appropriate to continue to develop without balconies.

NO ACTION TAKEN

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)

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

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
David Betz 174 E. Fourth Ave. Self	Mr. Betz briefly stated that the project has come a long way, and he likes the current proposal.

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

Based on the revised drawings submitted for the March 17, 2015 Italian Village Commission meeting, the Commission grants conditional approval of Application #14-10-20, No Address (formerly 1066-1068 Hamlet/SE

Corner of Detroit and Hamlet), for the construction of a new, two-story, four unit, wood frame townhome building with detached, four space garage, in regard to the following items, and with all clarifications, as noted.:

- Site plan, footprint, use, scale, height, massing, density, and parking.
- The Commission encourages the Applicant to consider a change in plane between the frame section and the glass/porch section along Hamlet Street.
- The Commission encourages the Applicant to consider a change in height between the frame section and the glass/porch section.

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

MOTION: Lapp/Sudy (6-0-0) CONDITIONAL APPROVAL GRANTED

10. 15-3-19

1086 North Fourth Street

Tim Lai Architect (Applicant)

1086 North Fourth Street LS LLC (Owner)

CONCEPTUAL REVIEW

New Construction

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

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>
David Betz 174 E. Fourth Ave. Self	<ul style="list-style-type: none"> • Thinks the proposed project is fitting well with the East Neighborhood Plan • Needs to be a connection to the alley to not have all traffic coming out onto Fourth Ave. • Need to be careful with how much contemporary design is mixed with the Budd Dairy building. • Would like to see the sandstone lintels or other details saved from the Durable Slate building. • Light fixtures at the top of the building should be retained. • Loves the green space.

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

David Cooke:

- In support of a mixed-use project which fits in with the Italian Village East Redevelopment Plan.
- Appreciates the goal of not building a single massive building on the site.
- Is concerned that the combined buildings currently would have the appearance of a single developer project.
- Has concerns about demolishing the Durable Slate building. Several examples of similar buildings in Italian Village (e.g. Fox in the Snow) have been rehabbed and work really well. Not in favor of removing buildings that have the potential for being something unique in order to build something uniform.
- Is not supportive of the proposed curved sidewalk line, which is not original to the character of the neighborhood. In support of green space, but would not add an arch to the street.
- The buildings seem too compatible. Building 1 and 6 bookend the project and make it look more like a single project, other than the Budd Dairy Building.

Josh Lapp:

- Could support the demolition of the Durable Slate building. Would like to see the details of the façade saved and incorporated into a new building behind it. Thinks it could be a nice contemporary contrast with that historical element. Thinks the historical element could be an attraction for residents.
- Thinks there should be a diversity of architecture among the buildings so it does not have the appearance of a single large project.
- Supports the mixed use. Is a bit more concerned with the form than the function, but thinks the Fourth Street streetscape should have some retail use, or the appearance of retail.
- Not sure about the arc along the entire front sidewalk. Green space may make the most sense just in front of the Dairy and a two adjacent buildings with deeper setbacks.
- Supports the use of whimsical art, i.e., cows.

Rex Hagerling:

- Thinks that at least the façade of the 1949 piece of the Durable Slate building should be retained. Would not oppose demolishing much of the rest of it (white concrete block).
- Completely opposed to demolishing the one story warehouse buildings behind Budd Dairy. These buildings are the essence of what the Commission is charged with maintaining. This is a really fantastic opportunity to do a really incredible adaptive use.
- Would like to see the project start with the two historic building elements and go from there.

Jason Sudy:

- Overall, this project will have a huge impact on the Fourth Street corridor.
- Would like to have more information about the original Durable Slate building and additions, and how reusing the front façade could work. Also interested in seeing the rest of the façade brought up to Fourth Street, where there has been a long term parking lot.
- Needs to think more about the use or demolition of the Budd Dairy warehouse buildings. Applicant should look into the possibilities of utilizing some of them for interior parking.
- The general approach is smart from a siting perspective.
- Has concerns about a lot of parking on a first story, as with Building 6.
- Thinks Buildings 1 and 6 should be different from the other buildings in some manner. Not necessarily traditional, maybe just an associated vernacular.

Todd Boyer:

- Needs a better understanding of the public/private goals of the project. The sameness of the architecture still gives the buildings the appearance of a one developer project.
- Is very opposed to demolishing the Budd Dairy warehouse buildings. There is also a big opportunity to do something with the Durable Slate building.
- Would not want to see the slate wiped clean to try to recreate a community and interesting spaces that are already there. We could never get that back.
- The redevelopment of the main building of the Budd Dairy will be easy. The warehouses will be more difficult but will be the more successful piece.
- Does not think that all of the pieces of the development need to respond just to the Budd Dairy. Thinks there is a grander context that the buildings need to respond to.

Ben Goodman:

- Appreciates the logic, principles, and history materials presented by the Applicants.
- Thinks that the setback ideas area great. Just need to remove the reference to an arc and eliminate the curved sidewalks.
- Is a proponent of alleys, and would want to see the alley connection maintained.
- Has some concerns about demolition of the warehouse spaces of the Budd Dairy. Not sure they couldn't be torn down, but there is potential there.
- Thinks it may be a good approach to start with Buildings 2, 3, and 5 before approaching 1, 4, and 6.
- Agrees that more diversity, especially with Buildings 1 and 6 would be good as a pedestrian and as a motorist.
- Thinks that the pattern of Building 1 and 6 may be too frenetic for facing onto Fourth Street.

NO ACTION TAKEN

STAFF RECOMMENDATIONS

11. 15-3-6

1158 Say Avenue

Kevin Lykens (Applicant)

LS Development Systems, LLC. (Owner)

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 #15-3-6, 1158 Say Avenue, as submitted, with all clarifications, as noted.

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.

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

12. 15-3-10

30 Warren Street & 770 Pearl Alley

Jason Rowland (Applicant)

Casa di Citta, LLC (Owner)

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 #15-3-10, 30 Warren Street & 770 Pearl Alley, as submitted, with all clarifications, as noted.

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.

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

13. 15-3-7

834 Hamlet Street

Kristin Boggs (Applicant/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 #15-3-7, 834 Hamlet Street, as submitted, with all clarifications, as noted.

New Rear Addition

- Build a new, one-story, rear addition.

- Exterior cladding to be vertical board-and-batten
- 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.
- Revised drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness. Revised drawings to include the following: 1) board-and-batten siding; 2) Width of windows reduced to be in scale with existing windows.

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).

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

HOLDOVERS

14. 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.

Approve Application #14-11-20, 1167 Mt. Pleasant Avenue, with all clarifications, as noted.

Retain and Modify Existing Patio Enclosure

- Modify the existing patio enclosure, that was installed prior to review and approval.
- 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.
- Revised drawings to reflect details and materials as discussed at the March 17, 2015 Italian Village Commission, including, 1) Cultured stone veneer and cementitious siding are not appropriate materials; 2) Metal framing with glass infill and glass overhead garage doors reflect the original auto-oriented use of the gas station building, and should be incorporated into the final design of the enclosure.

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

15. 15-1-9

51 East Fourth Avenue

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

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

At the request of, and in the absence of the Applicant, continue Application # 15-1-9, 51 East Fourth Avenue, for construction of a new single-family dwelling, and direct Historic Preservation Office staff to place on the April 21, 2015 Italian Village Commission agenda for further review.

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

16. 15-1-6

732-734 Kerr Street

Andrea Longshore (Applicant/Owner)

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

Continue Application # 15-1-6, 732-734 Kerr Street, 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 April 21, 2015 Italian Village Commission agenda for further review.

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

17. 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, a motion was made, vote taken, and results recorded as indicated.

In the absence of the Applicant, continue Application # 15-2-4, 1017 North Sixth Street, for installation of a new retaining wall, and direct Historic Preservation Office staff to place on the April 21, 2015 Italian Village Commission agenda for further review.

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

VARIANCE RECOMMENDATIONS

18. 15-3-8

1031 North Fourth Street

Lauren Culley (Applicant)

Carol Guiler (Owner)

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

Upon review of Application #15-3-8, 1031 North Fourth Street, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

- The three (3) existing parking spaces on the west side of the building will be eliminated to provide space 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).

Reasons for an Affirmative Recommendation:

- 1) Removal of the existing three parking spaces on the west side of the building is an improvement to the parking area circulation.
- 2) The café will retain ample parking upon removal of the three (3) parking spaces.

MOTION: Cooke/Boyer (6-0-0) APPROVAL RECOMMENDED

NEW APPLICATIONS

19. 15-3-9

1031 North Fourth Street

Lauren Culley (Applicant)

Carol Guiler (Owner)

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 #15-3-9, 1031 North Fourth Street, as submitted, with all clarifications, as noted.

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.
- Any additional patio improvements to return to the Italian Village Commission for review and approval.

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

20. 15-3-11

1178 North High Street

High Five Carry Out (Applicant)

Dashen, Ltd. (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 #15-3-11, 1178 North High Street, as submitted, with all clarifications, as noted.

Install New Door

- Remove the existing deteriorated, wood, front entrance door, and install a new, wood front entrance door, to match the existing in size and profile, like-for-like.
- New door to be painted, with paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Cut sheet for new door to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

Repair Storefront Windows

- Remove the existing broken glass from the inset entrance section of the storefront, and install new double insulated glass, to match the existing openings.
- New wood trim/mullions at corners to match the dimension and profile of the existing wood trim.
- Revised drawing to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

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

21. 15-3-12

858 North High Street

Isabella Grayfer (Applicant/Owner)

Following the presentation by the Applicant, Application #15-3-12 was divided into Items 'a', 'b', and 'c' for clarity of action. Motions were made, votes taken, and results recorded as indicated.

15-3-12a

Approve Application #15-3-12a, 858 North High Street, as submitted, with all clarifications, as noted.

Install New Wall Sign and Panels

- Remove existing signage and horizontal metal panels/canopy from the storefront.
- Install one (1) new wall sign, horizontal panels/canopy, and down-lit, metal column covers, per the renderings, material samples/colors submitted at the March 17, 2015 Italian Village Commission meeting.
- Internally lit push-through acrylic letters on the wall sign to read "ROCHE BOBOIS."

Note: Illuminated, push-through letters are being approved in this specific instance based on the design and scale of the letters.

Note: The horizontal metal panels and column covers are being approved on this specific building for the following reasons: 1) No original materials remain on the existing three (3) storefronts; 2) Original materials of the sign band area are missing and/or deteriorated; 3) This system replaces a similar system that was approved by the Italian Village Commission in 2000.

Install New Projecting Sign

- Install one (1) new, non-illuminated projecting sign, per the renderings submitted at the March 17, 2015 Italian Village Commission meeting.
- No window or door signage is approved at this time.

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

15-3-12b

Following discussion with the Applicants, the request for the installation of new awnings was withdrawn by the Applicants.

NO ACTION TAKEN

15-3-12c

Approve Application #15-3-12b, 858 North High Street, as submitted, with all clarifications, as noted.

Install New Up-Lighting

- Install four (4) new light fixtures to provide up-lighting above the first floor storefront.

MOTION: Cooke/Sudy (3-3 [Cooke/Boyer/Lapp – nay] -0) DENIED

Reasons for Denial:

- There is no historical precedent for up-lighting on High Street storefront buildings.

22. 15-3-13

1059 Say Avenue

Jim Saltz (Applicant)

Chris Perry (Owner)

Following the presentation by the Applicant, Application #15-3-13 was divided into Items ‘a’ and ‘b’ for clarity of action. Motions were made, votes taken, and results recorded as indicated.

15-3-13a

Approve Application #15-3-13a, 1059 Say Avenue, as submitted, with all clarifications, as noted.

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.

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

15-3-13b

Build New Addition

Approve Application #15-3-13b, 1059 Say Avenue, as submitted, with all clarifications, as noted.

- Construct a new, two-story addition, to include a single-car garage and second floor 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.
- 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.
- Revised site plan to reflect the removal of a portion of the existing concrete driveway/parking pad on the south side of the house.
- Note: An attached garage is being approved at this specific site for the following reasons: 1) Based on the limitations of the site, an attached garage, accessed from an alley, with the proposed visual separation from the house is appropriate; 2) A portion of the existing concrete driveway/parking pad on the south side of the house.

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

23. 15-3-14

783 Summit Street

Peter & Ingrid Navarro (Applicant/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 #15-3-14, 783 Summit Street, as submitted, with all clarifications, as noted.

Modify Previous Approval for New Construction

- Modify COA # 13-6-12, for new construction (approved August 2013), 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 to include two pedestrian doors on the east elevation.
- 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.
- Revised drawings to reflect details and materials as discussed at the March 17, 2015 Italian Village Commission, including, 1) Transom window to be included above the west elevation double doors of the dwelling; Gutters to be half-rounds; 3) Window trim and corner boards to be 1" x 4"; 4) Poured concrete foundation to be 12-16" below siding; 5) Add cornice returns at the eaves.

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

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.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

MOTION: Sudy/Lapp (6-0-0) ADJOURNED (8:27 p.m.)