

ITALIAN VILLAGE COMMISSION MINUTES

Tuesday, August 17, 2010

Community Training Center – 109 North Front Street - Ground Floor

Commissioners Present: Greg Baker, Todd Boyer, Jill Clark, Rex Hagerling, Karen Lewis, Jason Sudy, David Cooke
Commissioners Absent:

- I. CALL TO ORDER - 6:16 p.m.
- II. NEXT ITALIAN VILLAGE COMMISSION MONTHLY BUSINESS MEETING - 12:00 pm (Noon), Tuesday, September 14, 2010 - 109 N. Front St. - First Floor Conference Room.
- III. NEXT COMMISSION MEETING – Tuesday, September 21, 2010
- IV. APPROVAL OF TUESDAY, July 27, 2010 SPECIAL MONTHLY MEETING MINUTES
MOTION: *Cooke/Clark (6-0-1) Sudy abstained* APPROVED.
- V. PUBLIC FORUM
- VI. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. 10-8-5a

52 Brickel Street

James Cowan (Applicant/Owner)

Approve Application # 10-8-5a, 52 Brickel Street, as submitted with the following clarifications:

- Spot tuck-point as needed, paint as needed to match existing.
- Install concrete drive/apron.
- Install planting bed.
- Install below grade tile.
- The planting bed, concrete drive and service walk are to be installed as per “option B” as submitted.
- The applicant will submit a planting/landscape plan for the planting bed, to the satisfaction of staff.

MOTION: Sudy/Baker (7-0-0) APPROVED

Commissioner Comments

- “Option B” is preferred as it seems a more urban approach than the other option shown.
- The basic repairs of tuck-pointing and painting are fine.
- A concrete apron in this location is appropriate as an access to an existing garage door on a commercial structure off an alley.
- Below-grade tile is appropriate.

10-8-5b

52 Brickel Street

James Cowan (Applicant/Owner)

Conceptual Review

- Install mural
- The applicant must submit any mural design concepts to the commission for review.
- The commission directs staff to continue working with the applicant to direct the process for the mural. The application will be considered tabled until the applicant provides appropriate review materials to the commission.

NO ACTION TAKEN

Commissioner Comments

- This location is appropriate for a mural based on the following factors: the building is already painted, it is commercial in nature, it is tucked into an unobtrusive location yet visible for those traversing the alley (similar to the Mona Lisa mural), and appropriate mural locations away from High Street should be considered as those on future Short North development sites are likely to be partially or entirely covered as development continues.

[NOTE: The Applicant is required to submit a new application to the Historic Preservation Office staff for placement on a future Italian Village Commission meeting agenda for further conceptual review or final approval.]

2. 10-8-6

248 Detroit Avenue

Scott Macke (Applicant/Owner)

Approve Application # 10-8-6, 248 Detroit Avenue, as submitted with the following clarifications:

- Exterior renovations to house per submitted specifications; including, remove unapproved HardiPlank siding on a portion of the structure, install new Dutch lap wood siding to match existing, re-install existing windows in existing openings, re-build window trim, install new true divided light wood casement windows in second floor porch.
- Install new porch on first floor.
- Remove existing retaining wall and build new sandstone dryfit wall.
- Remove existing pine trees and Japanese maples.
- Install new 6' treated wood fence at north and east sides of property.
- Install new, half-light doors with two transoms in existing openings.
- The fence on the east elevation shall be set back further from the front lot line to just in front of the southernmost basement window.
- A light fixture should be used with a design "truer" to the age of the structure, to the satisfaction of staff.
- New doors will be half-light or 4 panel and will be solid wood or fiberglass painted to appear as wood, to the satisfaction of staff..

MOTION: Cooke/Clark (7-0-0) APPROVED

Commissioner Comments

- Concerns were raised over the applicant's preference to place new siding over the existing. The commission determined that using the overlay approach was appropriate in this instance due to the following issues: there is significant deterioration of the existing siding, much of the original siding is missing, removal could compromise structural integrity, the applicant has proposed a high-quality wood siding at a proper reveal, and the applicant has agreed to reset all windows and trim to establish the proper offsets and shadowlines from the face of the new siding.
- The detailing on the new sleeping porch is well done.
- The location of the fence on the east elevation is too far to the front of the house.

3. 10-8-7a

27-29 East Second Avenue

Tony McCleery (Applicant/Owner)

After presentation by the Applicant and discussion by the Italian Village Commission, Application #10-8-7 was divided into items 'a' and 'b' for clarity of review and the following motions were made, votes taken, and results recorded:

Approve Application # 10-8-7a, 27-29 East Second Avenue.

- Demo existing black top, gravel, brick area and finish with new concrete/gravel.
- Patio and driveway access.
- Pour/repair concrete pad on side yards (3' x 8' each).

MOTION: Cooke/Boyer (0-7-0) DENIED

Reason for Denial

- Work is not in accordance with Italian Village Guidelines (refer to page 15 Site Work and Landscape guidelines).

- Exterior work requires the review and approval of a Certificate of Appropriateness prior to the start of work.

Commissioner Comments

- Although there is uncertainty regarding the actions of the applicant with regard to property access and adjacent ownership, the commission is clear to acknowledge that there is an existing violation based on construction of a concrete pad and driveway access without IVC review and approval.
- The applicant provided a deed indicating a “public right-of-way” of 8’ from the rear property line on his parcel and the adjacent parcel. There is uncertainty amongst the commissioners as to the legal interpretation of “public right-of-way” on a private deed. In particular, what is the legal right of a property owner within that designated area and what is their presumed access to such an area on the parcel of a different owner.? Is there any reason that this designation would interfere with typical setback requirements from adjacent property lines or structures? The commission requests that the staff request legal interpretation from the city attorney on these questions.
- The need to resolve those issues comes due to the additional impacts of this application on what appears to be another individual’s property. The commission also requests that the staff work with the adjacent property owner (Mr. Frye) to determine if any applications are needed to deal with changes to that lot including the fencing and bollard.
- Mr. Frye submitted comments via an e-mail to staff objecting to the concrete drive.
- Neighbor Tania Oberyszyn spoke and complained of adverse impacts of the drive and rear pad to her fence and lot grading.
- Primary concerns for the requested application items were the following: the concrete creates too much impervious rear lot coverage, the driveway access is dangerous due to poor site visibility entering/exiting the alley, and the installation appears to have adversely impacted the grades of the adjacent properties and is not well-integrated.
- Rear vehicular access to all properties is not assumed in this historic district.
- If this had come in for review and if the access is even possible, the commission would have liked to explore the potential for different materials with the applicant that would have been more pervious, softer and might have better integrated into the surrounding context.

10-8-7b

27-29 East Second Avenue

Tony McCleery (Applicant/Owner)

Conceptual Review

The applicant also asked for conceptual review on the proposed changes to the structure. The commission noted the following for the record:

- The commission prefers square posts on the porch, should be better detailed to ensure the proper thickness and a proper capital trim.
- The proportions of the doors shown look “out of whack.” The applicant indicated that the drawings were of the existing historic doors that he wants to refinish. The commission requested photos of the doors and further information. In addition, accurate drawings for any other doors will be needed. The commission would prefer a door without rosettes for any replacement doors used.
- The side elevations must be fixed to reflect the arched side window openings accurately.
- The notes describing the removal of a concrete side stair and replacement with a concrete walk are misleading with a reference to 4” CMU and must be fixed.

NO ACTION TAKEN

[NOTE: The Applicant is required to submit a new application to the Historic Preservation Office staff for placement on a future Italian Village Commission meeting agenda for further conceptual review or final approval.]

STAFF RECOMMENDED APPLICATIONS

4. 10-8-8

685 Kerr Street

Andrea Livi (Applicant Owner)

Approve Application # 10-8-8, 685 Kerr Street, as submitted with the following clarifications:

- Radon mitigation
- The radon device will be located on the westernmost point it can function of the north façade.
- It will be painted to match the existing house trim color.

MOTION: Cooke/Boyer (7-0-0) APPROVED

Commissioner Comments

- Radon detectors, like other modern elements, must be located and detailed to be as unobtrusive as possible.
- Locations with low visibility from adjacent properties are preferred.

5. 10-8-9

1198 North High Street

Maureen Koeppen (Applicant)/Make and Fred Maloof (Owner)

Approve Application # 10-8-9, 1198 North High Street, as submitted with the following clarifications:

- Install new signage.
- This approval is for one 2'x4' projecting sign as submitted.
- The sign be installed at a similar height to other projecting signs on the street with the bottom clearance to the satisfaction of staff.

MOTION: Cooke/Sudy (7-0-0) APPROVED

Commissioner Comments

- The application reviewed is only for signage. There was a mention of an awning in an e-mail communication provided by staff, but no additional information was provided to the commission.

6. 10-8-10

164 East Second Avenue

Colin and Amy Adams (Applicant/Owner)

Approve Application # 10-8-10, 164 East Second Avenue, as submitted with the following clarifications:

- Replace front door with a four-panel, fiberglass door.

MOTION: Clark/Baker (7-0-0) APPROVED

7. 10-8-11

825 North Fourth Street

Capital City Awning – Jennifer Little (Applicant)/Kramer Place Condominiums LLC (Owner)

Approve Application # 10-8-11, 825 North Fourth Street, as submitted with the following clarifications:

- Install four awnings to upper floor.
- Material to be TriVantage, Sunbrella “Oyster” color.
- Frames to be aluminum.
- Awning support structures will be cantilevered from the building with no support poles or other elements extending downward and will be painted to match the awnings, to the satisfaction of staff.
- The awning design is as submitted with no edge flaps.

MOTION: Cooke/Lewis (7-0-0) APPROVED

Commissioner Comments

- The suggested awnings are in keeping with the architecture of the building.

STAFF APPROVALS

(The following applicants do not need to attend the hearing)

- **10-8-1**

164 East Second Avenue

Colin & Amy Adams (Applicants/Owners)

Approve Application #10-8-1, 164 East Second Avenue, as submitted and with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Colors to be: Body – Sherwin Williams "Escapade Gold" (SW6403), trim – Sherwin Williams "Dover White" (SW6385), Windows and doors – Sherwin Williams (SW6174).
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• 10-8-2

674 North Pearl Alley

Stelios Giannopoulos (Applicant)

Giannopoulos Properties (Owner)

Approve Application #10-8-2, 674 North Pearl Alley, as submitted and with all clarifications noted:

Exterior Brick/Masonry Restoration

Paint Removal

- Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x 2') section in the least visible location possible to determine if complete removal will not result in damage to the brick facing.
- **Patch test to be approved by the Historic Preservation Office staff prior to proceeding with the complete job. [Note: If approval is not granted, applicant to submit a new paint schedule for review and approval by the H. P. O. staff in consultation with the I. V. C.]**
- Following the application of the approved cleaning solution, all elevations which have been treated are to be rinsed with water in accordance with the manufacturer's recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings" <http://www.nps.gov/hps/tps/briefs/brief01.htm>).

Spot Tuck Point

- Upon completion of paint removal as specified, check all mortar joints on all elevations for soundness. All sound mortar to remain in place. Use hand tools to remove any/all loose mortar to a depth of 3/4", moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")

Repair Stone Foundation

- Remove all non-original, non-contributing, stucco parging from the original stone foundation on all elevations using the appropriate hand tools per industry standards and best preservation practices so as to not damage the original, contributing stone foundation.
- Replace any/all missing, deteriorated, or damaged limestone with new or used limestone to match existing as closely as possible; like-for-like.
- Tuck point as necessary (*see Spot Tuck Point specifications*).

Repair Chimney

- Remove all non-original, non-contributing stucco parging from the existing chimney.
- Replace any/all missing, deteriorated, or damaged brick with new or used brick to match existing as closely as possible; like-for-like.
- Tuck point as necessary (*see Spot Tuck Point specifications*).

Wood Siding and Trim Repair

- Repair and/or replace any/all damaged, deteriorated and missing wood siding and trim as necessary with new wood of exact same profile and dimension; like-for-like.
- Applicant to submit style and dimension for proposed siding treatment on the rear (i.e. south) wood-frame addition to the Historic Preservation Office staff for review and approval in consultation with the Italian Village Commission if not to be like-for-like repair in all elevations.

Exterior Painting

- Prepare all exterior wooden surfaces for painting using the appropriate hand tools. Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards. All replacement wood to be of same profile and dimension as the original; like-for-like.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Owner has the option of selecting one (1) of the following appropriate painting methods:
 - a) paint all wood trim, windows, doors, etc. the exact same color as currently exists on the wood trim *or,*
 - b) submit a new paint schedule to the Historic Preservation Office staff for final review and approval.

Replace Main Entry Door

- Remove the non-original, non-contributing main entry door and dispose of all debris per Columbus City Code.
- Intall new, wood door selected from the Italian Village Guidelines appropriate door styles (p. 35) per industry standards and all applicable Columbus Building Codes.

Repair Main Entry Storm Door

- Repair and retain existing, contributing, wood storm door per industry standards and preservation best practices.

• **10-8-3**

714 N. High Street

Judy Basso (Applicant)

Wood's High Street, Ltd. (Owner)

Approve Application #10-8-3, 714 North High Street, as submitted and with all clarifications noted:

Restore/Repaint Existing Mural

- Restore/Repaint the previously approved wall mural rendition of 'American Gothic' by Grant Wood (C. of A. #02-5-6) in the exact same location of the building located at 714 N. High Street (i. e. the Lincoln Street side).
- The mural to be painted with a clear graffiti-proof protective coating and maintained by The Wood Companies.
- As temporary graphics, the mural can be painted over if it is necessary to do so in the future.
- [Note: Resolution of any/all copyright issues surrounding the use of this painting are the responsibility of the property owner.]

• **10-8-4**

1109 Say Avenue

John Markgraf (Applicant/Owner)

Approve Application #10-8-4, 1109 Say Avenue, as submitted and with all clarifications noted:

- Paint house: main body to be Sherwin Williams "Downing Sand" (SW 2822), Trim to be Sherwin Williams "Classical White" (SW 2829) and Accents to be Sherwin Williams "Rockwood Jade" (SW2812)..

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.

- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
 - Glaze and caulk as necessary.
 - Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
 - **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
 - **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
 - Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.
- **10-8-12**
147-149 Warren Street
Andrew Plunkett (Applicant/Owner)
Approve Application #10-8-12, 147-149 Warren Street, as submitted and with all clarifications noted:
Exterior Repairs
 - Tuckpoint around house and foundation. Mortar to match.
 - Replace approximately 200 bricks, like for like.
 - Replace broken foundation vent.
 - Replace wooden lintels in basement with galvanized steel lintels.
 - Rebuild wall where brick is damaged.
 - Apply and install two rain caps on chimneys.Spot Tuck Point-(partial)
 - Check all mortar joints on exterior walls and foundation for soundness. All sound mortar to remain in place.
 - Use hand tools to remove any/all loose mortar to a depth of 3/4".
 - Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).Repair Masonry Wall
 - Remove any/all damaged material and replace with like-for-like materials as indicated by checked box. Replacement brick to match existing in size, color, and shape. Mortar to match existing mortar in color, texture, hardness, and joint profile. The height, thickness, and length of the masonry wall is to remain the same following the completion of all repairs.

The Italian Village Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Cooke/Clark (7-0-0) APPROVED.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT - 8:27 PM

MOTION: Clark/Sudy (7-0-0) APPROVED