

# ITALIAN VILLAGE COMMISSION MINUTES

Tuesday, January 19, 2010

6:15 p.m.

Community Training Center – 109 North Front Street - Ground Floor

**Commissioners Present:** Greg Baker, Todd Boyer, Jill Clark, David Cooke, Rex Hagerling, Jason Sudy.

**Commissioners Absent:** None.

- I. CALL TO ORDER - 6:20 p.m.
- II. NEXT COMMISSION MEETING – Tuesday, February 16, 2010
- III. NEXT ITALIAN VILLAGE COMMISSION MONTHLY BUSINESS MEETING –  
12.00 p.m., Tuesday, February 9, 2010 —109 N. Front St.—First Floor Conference Room
- IV. APPROVAL OF MINUTES – Tuesday, December 15, 2009. MOTION: Clarke/Boyer (6-0-0) APPROVED.
- V. PUBLIC FORUM
- VI. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## HOLDOVERS

### 1. 09-7-7

**24 East Lincoln Street**

**Trident Design, LLC (Applicant)**

**Wood Companies (Owner)**

Approve Application #09-7-7, 24 East Lincoln Street, as submitted with the following clarifications:

- Install signs per submitted graphic rendering.
- The overall sign height will be lowered so that the lower sign bottom is at the top of the fencing pilasters.
- No lighting is to be installed for the signage at this time. Any lighting would have to return as a future application.

MOTION: Cooke/Boyer (6-0-0) APPROVED.

### 2. 09-12-8

**77 East Russell Street**

**Ryan Gale (Applicant)/ Connie Klema (Owner)**

Approve Application #09-12-8, 77 East Russell Street, as submitted:

- Use the property for temporary valet parking only, for a period of one year, per submitted drawing.

MOTION: Sudy/Cooke (0-6-0) DENIED.

#### Reasons for Denial

- Temporary parking lots are an eyesore and their operation can be a burden on adjacent residential uses.
- “Temporary” lots tend to become a longer-term use.
- To meet the guidelines and the neighborhood standard, extensive screening, landscaping and site improvements would be needed, but this would only reinforce the use as permanent which is against the plans and intent for this site and its context in the neighborhood.
- Little detail is provided on the fencing, but the description provided does not seem in conformance with the guidelines. Any fencing would have to meet the established guideline standards.
- There might be zoning issues associated with allowing this use, even on a temporary basis. If so, this proposal does not merit varying from the residential zoning standards for the site.

- Larger-scale parking solutions for the Short North will be needed in the future without compromising the quality of the surrounding neighborhoods as suggested here.

*Following presentation by the applicant, and prior to any vote being taken, Chair Hagerling called all those wishing to speak in order of speaker slips received.*

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Steve Hurtt 157 East First Ave. Resident	Approval of any temporary parking lots in the neighborhood is the wrong idea. Previous examples of where this has happened in the area include the gravel lot on Poplar which is still a mess and a constant problem.

Commission Comment

- In addition, the Commission noted that the lot is currently being used for temporary parking without receiving a Certificate of Appropriateness, and Code Enforcement should be made aware that the Commission has not issued support for this use.

**VARIANCE RECOMMENDATIONS**

**3. 10-1-2**

**1144 North High Street**

**Jim Velio (Applicant)**

Recommend Variance Application #10-1-2, 1144 North High Street, as submitted:

Variance Recommendation Request

- CC3356.11 – Building setback from 25’ to 0’.
- CC3342.28 – Parking reduction from 34 spaces to 8 spaces (reduction of 26 spaces).
- CC3342.19 – Allow 4 stacked parking spaces.

MOTION: Cooke/Clarke (6-0-0) RECOMMEND APPROVAL.

**NEW APPLICATIONS**

**4. 10-1-3**

**1174 North High Street**

**Thomas Smith (Owner)**

Table Application #10-1-3, 1174 North High Street.

- Installation of wall mural painted with acrylic paint on masonry wall.

MOTION: Cooke/Clarke (6-0-0) TABLED.

Commission Comments

- This application is being tabled due to the upcoming collaborative effort between the Italian Village Commission, the Victorian Village Commission and the City to create unified and updated Short North Design Guidelines. As such, guidelines for the review and installation of wall murals will be one of the issues included. The Commission wants to work in the spirit of collaboration with Victorian Village to determine the best course of action for this applications and future applications for wall murals in the district. It will then be revisited.
- The Commission wants to be clear that this tabling in no way condones the action of creating a wall mural without going through the Commission review process. The applicant must not move forward with any further murals without pursuing that process.

**5. 10-1-4**

**1051 Hamlet Street**

**Urban Order Architecture (Applicant)/ Jason Slagle (Owner)**

*Following discussion with the applicant, the Italian Village Commission converted this request to conceptual review.*

Conceptual Review

- Proposed construction of frame “barn” structure (19’-6” x 30’-0”).
  - Materials to include: board & batten siding, wood windows and barn doors, and smooth fiberglass passage door.
- NO ACTION TAKEN

Commissioner Comments

- The applicant clarified that the use of board-and-batten is similar to a previously built garage that they also designed for a house on North Fourth between First and Second, if the commissioners want to take a look.
- The Commission was favorable to the proposed design.

**CONCEPTUAL REVIEW APPLICATIONS**

**6. 10-1-5**

**618 North High Street**

**Pizzuti Companies (Applicant)/ City of Columbus (Owner)**

Conceptual Review

- Proposed construction of fifteen-story, 130 room hotel with on-site restaurant and limited surface parking (*see packet for details*).

NO ACTION TAKEN

Commission Comments

- The applicant requested overall feedback from the Commission, but particularly on the issues of massing, circulation, service access, architecture, and building materials.
- The applicant indicated a clear willingness to engage in a collaborative and interrelated process between the two Commissions to achieve a successful review process.
- The applicant indicated a general program for each side of the street. On the east side of High it includes approximately 135 hotel rooms with a two-story mixed-commercial component adjacent to High St. and surface parking to the rear on the “triangle” adjacent to the freeway. On the west side of High, the current program includes 30,000 s.f. of office and a 500-space parking garage with some linear retail. They indicated that there would be some amount of underground parking on both sides.
- The concept of a boutique hotel with street level retail and associated public parking was generally supported, but with concerns about the overall plan.
- Commissioner Cooke indicated that he wants to see the plan for the entire development – both sides of the street. This was echoed by all commissioners.
- The street massing is a primary concern. Questions must be addressed as to how the front of the building will address the street from a traffic standpoint. Much concern was voiced across the Commission about the potential for a typical hotel drop-off which could significantly disrupt the pedestrian character of the street.
- The height of the hotel portion was expressed as a concern by several commissioners. The applicant was encouraged to explore the possibility of utilizing the rear triangle designated as surface parking as an opportunity to carry some of the building capacity needed to make the hotel work from a room count standpoint.
- Commissioner Sudy expressed less of a concern with the density/height, but acknowledges that the relationship of this tall structure to the existing fabric might be a design challenge. The applicant agreed to provide numerous vantage point renderings from throughout the neighborhood as this process unfolds in an effort to clearly illustrate the design results in context.
- Commissioner Sudy also expressed a willingness to see the architect “go for it” architecturally rather than try to mimic traditional styles as long as careful consideration of the street frontage is undertaken.
- Several commissioners discussed the importance of using creativity in determining vehicular access for the site from the rear parking area and the fact that that alley will serve as a more significant public right-of-way.
- Commissioner Baker expressed support for the idea of locating the higher portion to the rear in order to have a lower scale along High, but still has concerns for the height of the hotel.

- Commissioner Baker addressed the need for a linkage in approval of this project with the proposed public parking on the east side of High. This nexus between public parking and the overall development is an important component in considering the additional height proposed.
- Overall circulation and site access was reiterated as a concern by several commissioners.
- Commissioner Hagerling reiterated the concern about height, stating that 10-stories seems appropriate in his mind, but not if the building gets too massive.
- Commissioner Hagerling stated that his architectural preference is that the new structures pick up on the rhythms of the surrounding buildings including the use of vertical elements on the streetscape - the solid/void rhythms for example.
- Commissioner Hagerling would prefer a more subdued and traditional approach regardless of the architectural style.
- Commissioner Hagerling pointed out that this project is different from Ibiza in that this area is very established and the portion of the street where Ibiza is proposed was “crying for redevelopment.” Also, the resulting Ibiza building mass was heavier than he preferred.
- Commissioner Boyer was supportive of the concept and program, but worried about stretching the scale of downtown into the neighborhood. He doesn’t want a “gateway” of large buildings flanking High Street as the entrance to the Short North.
- Commissioner Boyer expressed concern over the prevalence of underutilized interior spaces on the High Street façade such as ballrooms. This might not be the type of active contributing use that is ideal for the street edge and might be better located internally.
- Commissioner Boyer agrees with “going for it” as far as it being a unique hotel, as long as the context of place is respected.
- Commissioner Clark expressed an interest that was echoed throughout the commission for a comprehensive review process for the entire project (both sides of the street). The entire commission is interested in pursuing efforts, led by staff, to jointly review aspects of this project with the Victorian Village Commission.
- Commissioner Clark stated that this project should contribute as part of the gateway to the neighborhood not “be” the gateway.
- Commissioner Clark indicated that the height and density of the project are contextual and the unique location adjacent to the freeway would play into her evaluation of the project
- The applicant asked about a process for gathering public input on the design. The commissioners explained that all IVC meetings were open to the public, but that they might also want to reach out to the Italian Village Society for further public input.
- The applicant indicated that the concepts are still in an early stage and they would take Commission remarks into consideration about the street frontage, hotel drop-off, massing, and “gateway” impacts of the development. The applicant also stated a design concern which will lead them to avoid having both sides look too similar and appear as a “development” rather than part of the organic urban fabric.
- The applicant promised to provide numerous representative view studies throughout the process to help explain the visual relationship of the proposed structures to the existing neighborhood.

*Following presentation by the applicant, Chair Hagerling called all those wishing to speak in order of speaker slips received.*

<b><u>Name, Address, Affiliation:</u></b>	<b><u>Issues/ Comments:</u></b>
Steve Hurtt 157 East First Ave. Resident	It is critical to look at both sides of the street together in reviewing the project. The pedestrian scale along High Street is the most important element and that after a certain point “it doesn’t matter how tall” the building is.

**STAFF RECOMMENDED APPLICATIONS**

**7. 10-1-6**

**750 North High Street**

**Abbot Studios, LLC (Applicant)/ Columbus Metropolitan Housing Authority (Owner)**

Approve Application #10-1-6, 750 North High Street, with all clarifications as noted:

- Installation of new 20' flagpole and associated paving per submitted siteplan and drawings.
- The proposed pavement to match surrounding pavement in finish, color and sawcuts.

MOTION: Cooke/Clarke (5-0-1) APPROVED [Hagerling].

**STAFF APPROVALS**

**• 10-1-1**

**147-149 Warren Street**

**Andrew Plunkett (Applicant/Owner)**

Approve Application #10-1-1, 147-149 Warren Street, as submitted and with all clarifications as noted.

Fence

- Install a new 6' wood privacy fence, good side out, per submitted drawing.
- Paint or solid-color stain sample to be submitted to the Historic Preservation Office staff for review and approval prior to applying any/all fence finishes.

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/Sudy (6-0-0) APPROVED.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT – 7:49 p.m. MOTION: Baker/Clark (6-0-0) ADJOURNED.**