

# ITALIAN VILLAGE COMMISSION MINUTES

Tuesday, April 20, 2010

Community Training Center – 109 North Front Street - Ground Floor

**Commissioners Present:** Todd Boyer, Jill Clark, Rex Hagerling, Karen Lewis (Excused 8:00pm), Jason Sudy.

**Commissioners Absent:** Greg Baker, David Cooke.

- I. CALL TO ORDER - 6:20 p.m.
- II. NEXT ITALIAN VILLAGE COMMISSION MONTHLY BUSINESS MEETING - 12:00 pm (Noon), Tuesday, May 11, 2010 - 109 N. Front St. - First Floor Conference Room.
- III. NEXT COMMISSION MEETING – Tuesday, May 18, 2010
- IV. APPROVAL OF MINUTES - Tuesday, March 16, 2010. MOTION: Boyer/Lewis (5-0-0) APPROVED.
- V. PUBLIC FORUM
- VI. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## VARIANCE RECOMMENDATIONS

### 1. 10-4-4

**772 North High Street, Suite 106**

**Donald Plank/ L'Antibes (Applicant)**

**The Wood Companies/L'Antibes (Owner/Tenant)**

Recommend Variance Application #10-4-4, 772 North High Street, as submitted:

- CC3342.06 – Aisle – a reduction in required aisle width from 20 feet to 18 feet to reflect existing conditions.
- CC3342.18(d) – Parking setback line – a reduction in the required parking lot setback from ten (10) feet to zero (0) feet to reflect the existing layout of the parking lot.
- CC3342.28 – Minimum number of parking spaces required – requesting a reduction from 16 new spaces to 0 spaces for the proposed 1,200 +/- seasonal patio and a reduction of one of the 14 existing spaces to 13 existing spaces to provide room for one (1) ADA space. Thirteen parking spaces, including one ADA space, will be provided on site.
- CC3356.11 – C-4 District Setback lines – reduction in building setback from 25 feet to zero (0) feet along Warren Street for a tent-like temporary cover supported by structures exceeding six (6) feet in height.

MOTION: Sudy/Lewis (5-0-0) RECOMMEND APPROVAL.

### Commissioner Comments

- While the overall amount of parking is less than code due to adding the outdoor patio, the site only loses 1 space during daytime use from the current configuration and this is due to the addition of a handicapped accessible space.
- Allowing parking to be addressed on a district-wide basis rather than site-by-site is consistent with the approach taken for other commercial uses along High Street.
- This meets the goal of placing structures adjacent to the right-of-way as opposed to surface parking, although this use will only be for part of the day.
- The commission recognizes the potential difficulty of access for space 10 (as labeled on the drawing) but defers to city staff and will comment further at the site plan review stage.
- The specifics of the “tent-like structure” will require review and design approval by the commission.

## NEW APPLICATIONS

### 2. 10-4-5

**772 North High Street, Suite 106**

**Urbanorder Architecture (Applicant)**

**The Wood Companies/L'Antibes (Owner/Tenant)**

Approve Application #10-4-5, 772 North High Street, as submitted with the following clarifications:

- Replace asphalt paving with new stamped concrete.
- Install metal trellis and metal fence to provide patio dining, evenings only.
- Landscape modifications in new planting areas including vining plants on trellis and screening plants around the perimeter.
- Rectangular planters to be used as a barrier between the patio and the active parking area will be movable to be stored every night after business hours in the eastern-most planting bed against the building. Commission recommends that, if the planters have wheels, they be lockable wheels to prevent movement into the patio if a car was to maneuver into them in the parking area. The design of the planters is to be approved by staff.
- All exterior patio furnishings are to be stored indoors and out of sight, every night at the conclusion of business.
- The applicant will return with a planting plan for the site.
- The concrete patio will be colored as per the sample submitted and will be saw cut into a pattern of diagonal squares.
- The structure is to be painted galvanized material in a dark charcoal color, to the satisfaction of staff.
- The applicant must return with a plan for any permanent or integrated lighting of the structure beyond basic decorative light strands, to the interpretation of staff.
- The commission recommends that, during patio operations, the applicant consider not using spaces 9 and 10 depending on the resulting vehicular accessibility to those spaces.

MOTION: Sudy/Boyer (5-0-0) APPROVED.

### Commissioner Comments

- Overall, the idea of creating the outdoor dining is acceptable, as is the use of an overhead structure to define the space.
- No concerns were cited over the choice of materials.
- Commissioners mentioned that the height and scale of the space as designed won't feel too restrictive, but would very much seem like an outdoor room.
- Commissioner Boyer stated that he feels comfortable with the design if the indicated details are followed-up through construction and that the overhead stiffeners will add a nice character to the structure.
- The commission noted the potential difficulty of maneuverability into and out of the parking spaces nearest the proposed patio during the hours of its operation. Due to the nature of the lot as a private, permit-parking area for tenants, the commission felt that this issue is operational for the building rather than a general public issue. If the lot was an open public lot, the review standard would have been considered differently.
- The applicant has made arrangements to store all of the outdoor furnishings indoors every night other than the two movable planters. This will be accomplished by utilizing space in the adjacent parking garage as well as by utilizing folding tables that can be more easily stored in the restaurant.
- The additional planting beds indicated along the perimeter of the proposed patio will be created by saw-cutting the exiting pavement. No curbing will be used, consistent with existing planting beds.
- The applicant explained that no specific covering for the structure other than plant material is proposed at this time, and will return for approval if any is contemplated in the future.

3. **10-4-6**

**101 Warren Street**

**Ken Stoffer (Applicant/Owner)**

Approve Application #10-4-6, 101 Warren Street, as submitted with the following clarifications:

- Replace the front retaining wall with a 10”– 12” tall wall constructed with concrete blocks per submitted photograph.
- Install a 30” fence on top of the retaining wall, total height of 40”-42”, either the Fortin F10s (preferred) or F5.
- Natural stone will be used as a low wall (10”-12”) base for the fence, to the satisfaction of staff.
- The overall height of the wall and fence (combined) from the sidewalk will be no greater than 36”. Installation of the fence on top of the wall or with posts through the wall will be to the satisfaction of staff.
- The Fortin F10S design shown is acceptable, although the Fortin F5 design is allowable to be used instead.

MOTION: Sudy/Clark (5-0-0) APPROVED.

Commissioner Comments

- The use of natural stone for the wall base is more historically appropriate and preferred to the use of concrete paving blocks.
- The overall fence height should be considered from the sidewalk and include the stone base.

4. **10-4-7**

**147-149 Warren Street**

**Andy Plunkett (Applicant/Owner)**

Continue Application #10-4-7, 147-149 Warren Street, at the applicant’s request:

- Install a two (2) foot tall front retaining wall per submitted photograph and cutsheet.

MOTION: Sudy/Clark (5-0-0) CONTINUED.

5. **10-4-8**

**1038-1042 North High Street**

**Michael Maloof (Applicant/Owner)**

Continue Application #10-4-8, 1038-1042 North High Street, due to the absence of the applicant:

- Remove third floor windows to keep them from falling out.
- Board up openings while exploring possibilities for repair or replacement.

MOTION: Sudy/Clark (5-0-0) CONTINUED.

Commissioner Comments

- The commission would like to see a timeline and action plan for replacement of the windows.
- The commission asks staff to highly encourage the applicant to appear at the meeting next month so that a string of continuances is not needed.

6. **10-4-9**

**1145 Summit Street**

**Brian Carr (Applicant/Owner)**

*After presentation by the Applicant and discussion by the Italian Village Commission, Application #10-4-9 was divided into items ‘a’ and ‘b’ for clarity of review and the following motions were made, votes taken, and results recorded:*

Approve Application #10-4-9a, 1145 Summit Street, as submitted with the following clarifications:

- Replacement of window #1 is allowed, pending removal of the window and further review as to proper replacement regarding the masonry opening. The applicant should provide a revised drawing which can be approved by staff, if determined appropriate to their satisfaction.

MOTION: Sudy/Clark (5-0-0) APPROVED.

Continue Application #10-4-9b, 1145 Summit Street, to allow the applicant time to submit additional information:

- Windows #3 and #4 appear to be original and repairable. The commission would like a report from staff before proceeding with a decision regarding those windows.

MOTION: Sudy/Clark (5-0-0) CONTINUED.

#### Commissioner Comments

- Window #1 seems to be a later addition to the structure based on the method of framing and the lack of a traditional header as typified with the other windows. Due to the improper exterior framing method, simply replacing the window will likely not solve the long-term problem of leakage. The window should be removed and inspected as to the method for proper replacement, likely inset into the masonry.
- Commissioner Lewis welcomes the opportunity to get rid of the stained glass which is not in keeping with the architectural character of the neighborhood.

### CONCEPTUAL REVIEW APPLICATIONS

#### 7. 10-4-10

##### **697 North Fourth Street**

##### **Kevin Lykens (Applicant/Owner)**

##### Conceptual Review

- Parking variance for Minimum Parking Spaces required.
- Discuss exterior alterations including: window & door openings, removal of ducting and other roof top items, signage, and addition of green space to create outdoor congregation areas.
- Present preliminary plans.
- Discuss temporary signage over current for sale sign.

NO ACTION TAKEN

#### Commissioner Comments

- Overall, the ideas submitted were received favorably by the commission.
- The commission is glad to see the proposed replacement of the glass block and covered windows with appropriate transparent windows. Discussion regarding the style of the upper and lower floor windows centered on whether there should be a differentiation in styles per floor. In the end, the commissioners generally agreed with the Historic Preservation Office recommendation for the window mullion style as shown in the proposed renderings.
- The proposed building entries were well liked. The manner of locating the entries by respecting the exiting openings and rhythm on the building façade was cited as a positive.
- The 4th Street entrance design is appropriate and creates a true “front door” feeling.
- The outdoor spaces were seen as appropriate in scale and location.
- Keeping some of the rooftop mechanicals to maintain the industrial character of the structure was seen as acceptable.
- Removal of the “Swiss chalet” portion of the entrance as shown was liked by the Commission.
- Improvements to the streetscape on 4th by adding street trees would be a welcome enhancement. The use of structural soil and substantial sized trees (3” caliper) of appropriate species is greatly encouraged.
- A discussion of parking allowed the applicant to detail their efforts in that regard. The Commission, and Commissioner Sudy particularly, encouraged the applicant to come up with plans for daily parking needs and well as special events. This use is unique and, as such, parking need can’t be properly judged by code standards. The commission encouraged the applicant to establish joint parking agreements with the neighboring properties with off-street parking options such as the church and Frutta Del Mondo since the peak time of use for Wonderland would likely be very complementary to their peak times. Also, parking arrangements could be considered for the streets at the Jeffery or other locations there; however, the commission would be highly resistant to approving the use/improvement of temporary parking lots as has been our consistent policy throughout the Village.
- In order to facilitate vehicular access to the site, the commission supports reopening Warren to two-way traffic and encouraged the applicant to pursue this option with the city.

**8. 10-4-11**

**286 East Fourth Avenue**

**Mark T. Tice, II (Applicant)**

**HRE Builders (Owner)**

Conceptual Review

- Construct house per submitted drawings.

NO ACTION TAKEN

Commissioner Comments

- The front-entry garage as part of the house is inappropriate – a non-starter.
- The addition of a curb cut would have to be justified.
- A site plan is needed to understand the access issues.
- The design of the house should be modified to better reflect the character of the district’s architecture. In particular, the window openings should be at the appropriate proportions, the gable as shown is too low. The house can look different from the other houses, but must be proportional to the architecture on the street.
- The commission recommends the use of an architect who is familiar with the process of working within architectural design guidelines.

**STAFF RECOMMENDED APPLICATIONS**

**9. 10-4-12**

**668 North High Street**

**David Barbour (Applicant)**

**Giannopoulos Properties (Owner)**

Approve Application #10-4-12, 668 North High Street, as submitted with the following clarifications:

- Replace existing sign per submitted drawing.
- The sign material, while a new product, appears to be appropriate for use in commercial signage. As the current sign code is unclear in this regard but is undergoing an update process, the commission is willing to allow the use of this material on a trial basis for this sign. The commission does not intend this decision to be a blanket acceptance of this material, but wants to observe the finished product over time to determine how it can work with the new sign standards for the Short North.

MOTION: Sudy/Clark (4-0-0) APPROVED.

Commissioner Comments

- Some question about the background color of the sign was brought up from the business meeting. The applicant explained that part of the selection of this signage material is to allow a very crisp white background that would not become easily stained or degraded.
- The commission discussed the use of this material and its relationship to the Short North Guideline process that is currently underway. It is the hope that all manner of typical current materials will be evaluated as to appropriateness in that process.
- Commissioner Boyer indicated a familiarity with this material, having worked with it in the past, and felt that we’d be seeing more and more applications with this in the future due to its characteristics.
- The commission agreed that, as in a very limited number of other cases such as the “internally illuminated” special signage design for U, this would be an appropriate place to try this new material and observe the results.
- Some discussion was had regarding the raised letters and how they would affix to the sign. The letters will be raised ½”, as indicated in the submitted drawings.

## NEW APPLICATION

### 10. 10-4-13

#### 1024 North High Street

**Orange Barrel Media (Applicant)**

**Briar Gate Realty Inc. (Owner)**

Approve Application #10-4-13, 1024 North High Street, as submitted with the following clarifications:

- Install a temporary banner on the south elevation of the building per the submitted graphic representation.
- Approval is granted in light of the non-profit status of the Wexner Center for the Arts and with the requirement to remove the banner and all installation hardware within one week of the scheduled closing of the show (i.e. no later than August 22, 2010) and restoration and repair of all mortar/masonry impacted by the required installation hardware.
- Approval is granted in light of the non-profit status of the Wexner Center for the Arts and with the requirement to remove the banner and all installation hardware within one week of the scheduled closing of the show – in this case by August 22, 2010 – and restoration and repair of all mortar/masonry impacted by the required installation hardware.
- If any installation hardware remains from previous banners, it should be reused if possible.

MOTION: Sudy/Clark (4-0-0) APPROVED.

#### Commissioner Comments

- The sign appears to be the same size and similar in use as a previously approved temporary sign for a Wexner Center exhibition.

## STAFF APPROVALS

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

### • 10-4-1

#### 1019 North Grant Street

**Mike Butler (Applicant/Owner)**

Approve Application #10-4-1, 1019 North Grant Street, as submitted and with all clarifications as noted.

#### Repair Wood Siding

- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications.

#### 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.

#### Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.

- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
  - It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
  - Install new, tongue and groove wooden, porch flooring.
  - Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
  - Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.
- **10-4-2**  
**1051 Hamlet Street**  
**Jason Slagle (Applicant/Owner)**  
Approve Application #10-4-2, 1051 Hamlet Street, as submitted and with all clarifications as noted.
    - Install a maximum six (6) foot tall wooden privacy fence, good side out, per submitted drawing.
  - **10-4-3**  
**826 Summit Street**  
**Raymond LaVoie (Applicant/Owner)**  
Approve Application #10-4-3, 826 Summit Street, as submitted and with all clarifications as noted.
    - Replace existing, wooden privacy fence, maximum six (6) foot tall, per submitted drawing and photograph.

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: Clark/Boyer (4-0-0) APPROVED.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT – 8:45 pm. MOTION: Clark/Boyer (4-0-0) ADJOURNED.**