

**BREWERY DISTRICT COMMISSION
MINUTES
Thursday, January 4, 2018
Conference Room B, 50 W. Gay Street – Ground Floor**

Commissioners Present: William Schottenstein, Gerald Simmons, Bill Hugus, Jeff Pongonis, Dina Lopez [arr. 6:08 pm]

Commissioners Absent: Cynthia Hunt

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:06 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, January 25, 2018
- III. NEXT COMMISSION HEARING – Thursday, February 1, 2018
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – December 21, 2017 - MOTION: Pongonis/Hugus (4-0-0) APPROVED
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONCEPTUAL REVIEW

1. 18-1-3

966 South High Street

966 South High Development, LLC (Applicant)

Columbus City Schools (Owner)

Following the staff report and presentation by the applicant, Commissioners present offered comments and suggestions, as summarized here:

Commissioner Comments

- Commissioner Lopez commented that it would be great to see a commercial use on the first story, to further develop the mixed-use corridor; noted that parking could be an issue with that idea. Stated that it is reasonable to say that the existing structure does not warrant preservation and would be supportive of demolition with the understanding that the replacement would be better than what is there now.
- Commissioner Simmons agreed that if it would really cost upwards of \$500 thousand to renovate the structure, the proposal would offset the historic value that the existing building might have. Confirmed that he is supportive of the direction the project is going.
- Commissioner Hugus noted that the building might have a lot of significance, but the way the lot was split off by owner, with little room for parking, it starves the site of potential in the future. It has also lost its neighborhood, so the context is gone. Stated that he would probably be in favor of demolition and replacement in concept.

Commissioner Hugus also pointed out that while he appreciates the effort to differentiate rooflines, not sure it's enough, but it is moving in the right direction. He encouraged the applicant to utilize high quality materials on the exterior. Commented that there is still a problem with it being so far forward, with the visible parking structure, and does not think the greenery will help much. He would like to see the site expanded, if at all possible. The architecture needs to be more energetic and lively; more variety of heights would be good. The



Maennerchor addition, as expressed, is trying to recreate the past too much. It needs to be more neutral, a gasket between the new building and the Maennerchor.

- Commissioner Pongonis asked if it will be possible to get 10 more feet added to the new parcel, to allow more room for the development and landscaping in front. Noted that retail would be great, but recognize the limitations on the site. He is concerned that the proposed architectural massing is out of character with the corridor. This shape may not be appropriate for this neighborhood, especially due to it being right on the lot line and with no landscape. The location is an issue; it’s going to be in your face. Would prefer to see a contemporary building here, but the lack of a setback might make a building articulation that is more historic or traditional in nature more appropriate. He has no problem with parking or unit count or building height, but thinks there is a massing problem given the proximity to the curb line. If the site were bigger, he would be supportive of the proposal, otherwise is neutral.
- Commissioner Schottenstein stated that replacing the building is a good idea and that it is more important to have a new structure that is additive to the area. That will ultimately help preserve the balance of the historic buildings in the area. He does not have a problem with the proposed building, and sees the proposal as a creative way to get 18 units on a third of an acre, with parking; having the building up on the street is good. The project would bring a lot more bodies to the area, which will make it more vibrant and be good for the neighborhood.

Following the discussion, the Chair called a member of the public wishing to speak:

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
Becky West Executive Director, Columbus Landmarks Foundation	Wanted to go on record stating that the existing building is worth saving; the structure is historic and architecturally significant. She wishes the project would incorporate the existing building, as that would benefit the project tremendously. Since we have lost so much along that corridor already, it would be good to retain one more piece of the past as we move forward with future developments.

Demolition

- Demolish existing deteriorated two-and-a-half story structure and one-story front addition.

New Construction

- Build new three-story, 18 unit residential building with parking below grade and one story side addition to the adjacent historic structure to the south, per submitted plans.

Lot Split

- Subdivide parcel per submitted site plan.

NO ACTION TAKEN.

STAFF APPROVALS

(The following applicants do not need to attend the meeting.)

• **18-1-1**

863 South High Street

James R. Denbow (Applicant)

Davina Lapczynski (Owner)

Approve Application #18-1-1, 863 South High Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all rubber membrane roofing on the lower sections of flat roof, 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. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Porch Repair

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the front porch, as necessary, including fascia, dentils, modillions, and cornice molding. 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 new and bare wooden surfaces on the porch 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 and paint with appropriate exterior paint. 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.

The Brewery District Commission hereby accepts all Staff Approval items above as listed, and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.

MOTION: Pongonis/Hugus (4-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 6:55pm - MOTION: Hugus/Pongonis (5-0-0) ADJOURNED.