

**DRAFT
BREWERY DISTRICT COMMISSION
MINUTES**

**Thursday, June 7, 2018
111 North Front Street – 2nd Floor, Hearing Room**

Commissioners Present: Cynthia Hunt, William Schottenstein [arr. 6:10pm], Gerald Simmons, Bill Hugus [dep. 6:50 pm], Jeff Pongonis, Dina Lopez

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:03 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, June 28, 2018
- III. NEXT COMMISSION HEARING – Thursday, July 5, 2018
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – May 3, 2018 MOTION: Hunt/Hugus (6-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS - None
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATION

1. 18-6-1

747 South Front Street

George Hobbs Faerber (Applicant/Owner)

Approve Application #18-6-1, 747 South Front Street, as submitted.

- Renew COA #09-10-6, exactly as previously approved for a period of one year. Expired: October 1, 2010.
Approve Application #09-10-6, 747 South Front Street, as submitted and with all clarifications as indicated.
 - *Replace all existing, non-original, non-contributing aluminum windows with new wood windows by Marvin.*
 - *Install new concrete or asphalt drive per industry standards and all applicable Columbus Building Codes.*
Final driveway specifications to be reviewed and approved by the Historic Preservation Office staff prior to installation.
 - *Install brick patio per submitted plan.*
 - *Remove sections of existing chain-link fence.*
 - *Install new wrought iron fence in front and rear yards as indicated. Fence height and style to match the existing fence of the neighboring property to the north.*

MOTION: Pongonis/Gibson (5-0-0) APPROVED.

MOTION: Hugus/Lopez (6-0-0) APPROVED.

HOLDOVER

2. 18-3-2b

966 South High Street

966 South High Development, LLC (Applicant)

Withdrawn by the applicant.

Columbus City Schools (Owner)



CONCEPTUAL REVIEW

3. 18-6-2

1045 South High Street

Schiff Properties, Jared Schiff (Applicant)

Fred C. Altevogt (Owner)

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

Commissioner Comments

- Commissioner Lopez noted that she will need to see that an attempt has been made to consider options for preserving the existing structure, to show that the applicant has performed due diligence. It is important that the Commission is consistent with all applicants.
- Commissioner Hugus disagreed with the notion that it is not economically feasible to rehab the building to create a productive use on the site. He stated that he believes this is a contributing structure. There have been other buildings in the district just like this that were preserved and converted to residential use; those units are in high demand now.
- Chairman Simmons indicated that while he recognizes the value of historic structures and the preservation focus of the Commission, he is not sworn to preserve buildings that cannot be used. He asked for clarification on the report from Mr. Lewis, which disagrees with the earlier letter from the construction company. The projected costs are significantly different. He stated that his vote will come down to the feasibility of getting the existing building into a condition that it can be reused and still maintain its historic nature.
- Commissioner Hunt seconded Commissioner Lopez’s comments regarding the applicant’s need to show that they have explored all the options. She would still like to see evidence that more has been considered than just the costs to renovate, that other design options have been studied that take into consideration the site and surrounding historic buildings. Unequivocally, this is a historically significant building that contributes to the district. She is looking for ideas on how it can be reused in a way that is interesting, exciting and adds to the character of the neighborhood.
- Commissioner Pongonis agreed that it is an historic and contributing structure. Over time, some of the fabric of the neighborhood may have deteriorated, but the fabric has not been deteriorated entirely and this building is an important part of it. This location is the south gateway into two historic neighborhoods, an important part of the district.
- Commissioner Schottenstein noted that the costs could be significant, but the Commission has not been presented with enough information yet.
- Commissioner Moore commented that the Commission’s decision on this will be trading off the choice of demolishing and building this or seeing what would happen otherwise. It is up to others to put forth an alternative to the applicant’s proposal.

Conceptual Review

- Demolish existing contributing building and construct a new drive-thru restaurant on the site.
- Variances will be required.

Following the discussion, the Chair called all members of the public wishing to comment:

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
Nancy Kotting German Village Society	She stated that the criteria for demolition cannot be met by this application and therefore it should be denied. She read a statement from the German Village Society indicating they have been in discussion with another potential developer for the property who would preserve the existing building and noted that the building has not been on the market for sale.

<p>Susan Keeney Columbus Landmarks</p>	<p>This proposal is an example of the suburbanization of the urban core and the drive thru restaurant would not contribute to the neighborhood. Asked the board to not allow the request and to encourage reuse of the historic building to protect the unique character of the district.</p>
<p>Matt Leasure</p>	<p>The proposed drive thru restaurant is not appropriate for this site. A proposal to demolish a contributing building should only be considered as a last resort, after every option to save the building has been exhausted. This building is still open to the public every day and is not deteriorated beyond the point of reuse.</p>
<p>Becky West Columbus Landmarks</p>	<p>This building is one hundred percent worthy of preservation and is highly adaptable and reusable. It is on the 2018 Most Endangered List because it is so significant. There are a number of possibilities if it were to go on the open market.</p>
<p>Malcolm Cochran</p>	<p>This is the gateway to the Marion Village, German Village and the Brewery District. It is not the site for a fast food restaurant, maybe a high end restaurant. This area already has the character of a freeway interchange and this will add another piece to that.</p>
<p>Beth Urban</p>	<p>She owns property across the street and spent untold amounts to convert it to residential use years ago. There is no reason this building cannot also be reused. Replacing it with a drive thru will completely change the character of the neighborhood and alter the historic fabric. She asked the board to continue viewing the neighborhood as residential.</p>
<p>Sarah Marsom Young Ohio Preservationists</p>	<p>The property has not lost its integrity enough to qualify for demolition. A drive thru restaurant would limit the future potential uses for the site and would negatively impact the quality of life for pedestrians and residents in the neighborhood.</p>

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 7:07pm - MOTION: Pongonis/Lopez (6-0-0) ADJOURNED.