

**BREWERY DISTRICT COMMISSION
MINUTES
Thursday, July 5, 2018
111 North Front Street – 2nd Floor, Conference Room 205**

Commissioners Present: Cynthia Hunt, Gerald Simmons, Jeff Pongonis [arr. 6:10 pm), Dina Lopez, Rob Moore

Commissioners Absent: Bill Hugus

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:08 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, July 26, 2018
- III. NEXT COMMISSION HEARING – Thursday, August 2, 2018
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – June 7, 2018 MOTION: (3-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. 18-7-3

1045 South High Street

Schiff Properties, Jared Schiff (Applicant)

Fred C. Altevogt (Owner)

Continue Application #18-7-3, 1045 South High Street, and place on the August 2, 2018 meeting agenda as a holdover.

Demolition

- Demolish contributing, historic three-story building on the site.

New Construction

- Construct a new, one story drive-thru restaurant on the site, per submitted plans.

MOTION: Moore/Hunt (4-0-0) CONTINUED.

2. 18-7-4

95 Liberty Street

Carl Seiley (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #18-7-4, 95 Liberty Street, as submitted, with all clarifications noted.

Patio

- Remove existing curved stone wall in front of the business facing Liberty Street.
- Install new, 6' high, straight, painted brick wall along the sidewalk with a gate at the northwest corner of the property, per submitted plans and specifications,
- Install new concrete paver patio surface, composite wood wall and benches, fire, water and planter features.



- Install a new operable shade system over the patio with canvas shades suspended from cables and supported by black I-beams.
- Replace existing awning on the building and reposition existing wall sign, per submitted plans and specifications.

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

3. 18-7-1b

825 South Front Street

Bello Giardino Landscaping (Applicant)

Alejandro Gonzalez (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #18-7-1b, 825 South Front Street, as submitted, with all clarifications noted.

Rear Steps

- Install two (2) new, 16' long, cut limestone steps at rear entrance, per submitted plans and specifications.

Retaining Wall

- Remove existing railroad ties in front yard and install new, 6" high, two course, Indiana limestone retaining wall around front planting bed, per submitted landscape plan.

MOTION: Lopez/Moore (5-0-0) APPROVED.

4. 18-7-6

445 South Ludlow Street

Bri Bailey (Applicant)

Ice House Ventures, LLC (Owner)

In the absence of the applicant, continue Application #18-7-6, 445 South Ludlow Street, and place on the August 2, 2018 meeting agenda as a holdover.

Signage

- Install two (2) new, 9.25 sq. ft., internally-illuminated wall signs on north and east elevations, per submitted plans and specifications.
- Signs are to be composed of white plexiglass faced letters with internal white LEDs and are to be mounted on the masonry walls. Mounting fasteners to be placed in mortar joints only.

MOTION: Moore/Hunt (5-0-0) CONTINUED.

CONCEPTUAL REVIEW

5. 18-7-5

81 Liberty Street

Beneprop, LLC (Applicant)

81 Liberty, LLC (Owner)

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

Commissioner Comments

- Commissioners noted that they are not happy with the fact that the current property owner has not come forward with development proposals for the site since receiving approval for demolition, and that no other, more appropriate use for the site has been presented.
- Most Commissioners present expressed a reluctance to approve a parking lot here, and do not want to set a precedent of approving a new parking lot on a primary street. While they would like to see something else happen on the site, they also see the need for parking and do not see a better option for this parcel on the table, so are not fully opposed.
- They discussed several issues with the proposed plan related to traffic circulation, the curb cut on Liberty Street, the proposed grade/slope and number of spaces to be provided. They would like to see access from the rear only, if possible, and would like to see the landscaping detail for final review.
- Commissioners encouraged the applicant to have the proposal reviewed by other City departments first, before returning for final review. Other City regulations may prevent the plan to be built as shown.

Following the presentation by the applicant, the acting Chair called all members of the public wishing to comment:

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
Neighboring property owner	Pointed out a number of issues with the site and how he would like to see it improved. He agreed with the applicant that there is a lack of parking in the neighborhood and supports the proposal.

Parking Lot

- Install new curb cut on Liberty Street and asphalt paved parking lot on the currently vacant property, per submitted site plan and specifications.
 - Install new concrete curbs, apron, and new planting strips on the north end.
 - Install new site lighting on poles to light the parking lot.
- NO ACTION TAKEN.

STAFF APPROVALS

• **18-7-1a**

825 South Front Street

Bello Giardino Landscaping (Applicant)

Alejandro Gonzalez (Owner)

Approve Application #18-7-1a, 825 South Front Street, as submitted, with all clarifications noted.

Landscaping

- Install new bluestone patio at grade and bluestone stepping stones in rear yard,
- Install new landscape plantings in front planting bed, rear yard and side yard, per submitted landscape plan.
- New trees, bushes, shrubs, and flowers are to be planted in accordance with applicable landscaping industry standards for height, spacing and light requirements.

• **18-7-2**

978 South Front Street

Cherie M. Hardgrove (Applicant/Owner)

Approve Application #18-7-5, 978 South Front Street, as submitted, with all clarifications noted.

Exterior Wood Trim 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.
- Paint trim with an exterior paint; finish color is to be Benjamin Moore “Dellwood Sand” (1019).

Repaint Previously Painted Masonry

- Prepare all previously painted stone lintels, and sills on east and west elevations for repainting using the appropriate hand tools.
- Power wash all previously painted stone lintels, and sills if necessary (pressure is not to exceed 300 lb./p.s.i. and a broad fan tip is to be used).
- Repaint all previously painted lintels, and sills; finish color is to be Benjamin Moore “Dellwood Sand” (1019).
Paint color on masonry is to match the existing, original stone/masonry lintel, and sill color as closely as possible and color samples to be submitted to the Historic Preservation Office staff for final review and approval prior to applying finish coats.

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: Hunt/Lopez (4-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 7:03 pm - MOTION: Lopez/Hunt (4-0-0) ADJOURNED.