

**BREWERY DISTRICT COMMISSION
MINUTES
Thursday, September 6, 2018
111 North Front Street – 2nd Floor, Conference Room**

Commissioners Present: Cynthia Hunt, Gerald Simmons, Bill Hugus, Dina Lopez

Commissioners Absent: Jeff Pongonis, Rob Moore

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:55 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, September 27, 2018
- III. NEXT COMMISSION HEARING – Thursday, October 4, 2018
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – August 2, 2018 MOTION: Hugus/Lopez (4-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. 18-7-3

1045 South High Street

Schiff Properties, Jared Schiff (Applicant)

Fred C. Altevogt (Owner)

At the request of the Applicant, this application will be moved to the October 4, 2018 meeting agenda.

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.

NO ACTION TAKEN.

2. 18-8-4

716 South High Street

Dina Cherney, Sign Glo (Applicant)

Antiques on High/Seventh Son (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 #18-8-4, 716 South High Street, as amended, with all clarifications noted.

Signage

- Install one new 3' dia. projecting sign with halo-lit logo, on the front elevation near the entrance, per submitted revised drawing and specifications.

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



CONCEPTUAL REVIEW

3. 18-9-4

755 South High Street

Maxwell McGarity/ Michael McGarity (Applicant/Owner)

Commissioners provided feedback and comments on the proposed work prior to the meeting.

Conceptual Review

- Install new 10.25' high pergola-type frame over front yard outdoor dining area, and install a fabric shade sail, per submitted plans and specifications.
- Install additional bench seating and in outdoor eating area.

NO ACTION TAKEN.

STAFF APPROVALS

• 18-9-1

51 Blenkner Street

Jerry Stauffer (Applicant)

Mulitple Condo Owners

Approve Application #18-9-1, 51 Blenkner Street, as submitted with all clarifications noted.

Exterior Painting

- Paint windows to match existing color. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- Repair and/or replace all damaged, deteriorated, and missing wood 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 window 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 and paint with appropriate exterior paint. Paint color for finish coat is to match existing.
- **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.

• 18-9-2

650 South High Street

Parker Furbee, Lusk Architecture (Applicant) Nash Patel, YNJ Management/Yana Hotel, LLC (Owner)

Approve Application #18-9-2, 650 South High Street, as submitted with all clarifications noted.

Exterior Painting

- Paint eave overhangs on the round portion of the building to match existing colors.
- Repair and/or replace all damaged, deteriorated, and missing materials, as necessary. All replacement material to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prime all new and bare surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint color for finish coat is to match existing: PT-T010L "Oyster" for the eave/soffit, and PT-3022L "Marada" for the concrete beams.
- **Any previously unpainted masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

• 18-9-3

754 South Front Street

Susan Coe (Applicant/Owner)

Approve Application #18-9-3, 754 South Front Street, as submitted with all clarifications noted.

Replace Existing Fence with New Fence

- Remove deteriorated wood privacy fence in the rear yard along the south property line.
- Install a new, six foot high (6' h), wooden fence in the rear yard, per location noted on submitted site plan. Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six foot high (6' h), wood fence with the finished side out-facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six foot high (6' h), wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six foot high (6' h), wood fence with all vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts with the finished side out-facing the neighboring properties (i. e. all stringers and posts placed on the inside).
- Fence is to be painted or stained within one (1) year. Stain/paint color for fence is to be submitted to the Historic Preservation Office staff for final review and approval.

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

IX. OLD BUSINESS –

• **18-9-3b**

754 South Front Street

Susan Coe (Applicant/Owner)

Approve Application #18-9-3b, 754 South Front Street, as submitted.

Fence

- Amend previously approved COA #18-9-3 to allow the use of shadow box style fence, to match existing adjacent fencing.

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

X. NEW BUSINESS

VI. ADJOURNMENT – 7:04 pm - MOTION: Hugus/Hunt (4-0-0) ADJOURNED.