

**BREWERY DISTRICT COMMISSION
MINUTES**

**Thursday, October 4, 2018
111 North Front Street – 2nd Floor, Hearing Room**

Commissioners Present: Cynthia Hunt, Gerald Simmons, Bill Hugus, Jeff Pongonis, Rob Moore

Commissioners Absent: Dina Lopez

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:04 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, October 25, 2018
- III. NEXT COMMISSION HEARING – Thursday, November 1, 2018
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – September 6, 2018 MOTION: Hunt/Hugus (5-0-0) 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)

Due to the absence of the Applicant at three consecutive meetings, Application #18-7-3 will be removed from future agendas.

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.

NEW APPLICATIONS

2. 18-10-5

900 South High Street

Mike Davis, Kessler Sign Company (Applicant)

900 S. High Partners, LLC (Owner)

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

Approve Application #18-10-5, 900 South High Street, as submitted, with all clarifications noted.

Signage

- Install one new 131.75” x 28.88” (26.42 sq. ft.), internally-illuminated wall sign on the railing above the storefront, per submitted drawings and specifications.

MOTION: Pongonis/Hugus (0-5-0) DENIED.



Reasons for Denial:

- The proposed sign does not meet City Code 3116.13(C): “Signs are regulated by Chapters 3375, 3377, 3379 and 3381, C.C., but shall also be in keeping with the character of the adjacent environment. Excessive size and inappropriate placement results in visual clutter and shall be avoided. A good sign should relate harmoniously to exterior building material, texture and color; express a simple, clear message; and contain a minimum number of words.”
- The proposed sign is not in keeping with the Brewery District Commission’s established precedent for signage in the district, or at this location.

3. 18-10-6

650 South High Street

Yana Hotel, LLC dba Holiday Inn Express (Applicant) Yana Hotel/Nash Patel (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 #18-10-6, 650 South High Street, as amended, with all clarifications noted.

Signage

- Replace freestanding sign with new 21’-5” x 12’-5” sign, per submitted drawing. The sign is not to exceed the total height or width of the existing freestanding sign.
- Install one new 141’-6” x 139’ wall sign on the west elevation, per submitted revised drawing. Individual letters and logo are to be halo-lit or externally illuminated and the top of the sign is to be below the roofline. Final revised plans for the wall sign are to be submitted to the Historic Preservation Office for final review by Commissioner Pongonis.

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

4. 18-10-7

88 West Frankfort Street

Dave Perry, Dave Perry Company Inc. (Applicant) Frankbank, LLC c/o Jay Michael (Owner)

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

18-10-7a

Recommend Variance Request #18-10-7a, 88 West Frankfort Street, as amended.

Variance Request

- C.C. 3363.01 – To allow a two unit dwelling in a manufacturing district.
- C.C. 3312.49 – To reduce the number of parking spaces to three for the two unit dwelling (4 spaces required), with an extension of the existing curb cut of no less than 8’.

MOTION: Pongonis/Hunt (4-1-0) RECOMMENDED [Moore opposed].

18-10-7b

Recommend Variance Request #18-10-7b, 88 West Frankfort Street, as amended.

Variance Request

- C.C. 3363.01 – To allow a two unit dwelling in a manufacturing district.
- C.C. 3312.49 – To reduce the number of parking spaces to 0 for the two unit dwelling (4 spaces required).

MOTION: Hugus/Pongonis (5-0-0) RECOMMENDED.

Conceptual Review

- Replace an existing flat roof with a new hipped roof.
- Replace existing slate roof with standing seam metal roofing.
- Remove two chimneys.
- Roof over existing box gutters and install new hanging gutters.
- Construct new two level porch on the front (south) elevation facing Frankfort Street.

NO ACTION TAKEN.

5. **18-10-8b**

824 South High Street

DaNite Sign (Applicant)

Allstate (Owner)

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

Approve Application #18-10-8b, 824 South High Street, as amended, with all clarifications noted.

Signage

- Install new window graphics on the storm door glass at the front entrance, per submitted rendering, to include the graphic as shown from where it says “Saturday by Appointment” up to the logo.
- Size of the window graphic is to be no larger than 22” x 26”.

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

STAFF APPROVALS

• **18-10-1**

929 South Front Street

Sean Zielinski (Applicant/Owner)

Approve Application #18-10-1, 929 South Front Street, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the rear one-story addition, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from the approved shingles list:

| | | |
|------------------------------|----------------------------------|--------------------------------------|
| <u>Manufacturer:</u> | <u>Style:</u> | <u>Color:</u> |
| <input type="checkbox"/> GAF | Royal Sovereign (standard 3-tab) | <input type="checkbox"/> Nickel Gray |
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

• **18-10-2**

163 Liberty Street

Brexton, LLC (Applicant)

TOW, Ltd. (Owner)

Approve Application #18-10-2, 163 Liberty Street, as submitted, with all clarifications noted.

- Renew previously approved COA #17-10-1, 163 Liberty Street, exactly as previously approved for a period of one (1) year. Expires: 9-29-18.

Approve Application #17-10-1, 163 Liberty Street, as submitted with all clarifications noted:

- *Renew previously approved COA #16-3-3, 163 Liberty Street, exactly as previously approved for a period of one (1) year. Expired: 3-3-17.*

Approve Application #16-3-3, No Address (Corner of Liberty and Short Streets), as submitted, with all clarifications, as noted:

New Construction

- *Final approval of 6-story (1 story below grade and 5 above grade), approximately 84,750-sqft self-storage facility.*
- *Final material/color selections, per the submitted materials.*

- *Mortar to be M21 Flamingo Grout.*

New Signage/North Elevation

- *Install one (1) new, wall sign at the cornice line of the projecting entrance on Liberty Street, per the submitted drawings.*
- *New sign to be internally illuminated LED, halo channel letters, “Tri-Village Self Storage,” per the submitted rendering.*
- *Install one (1) new wall sign on the brick pier on the left side of the main entrance, per the submitted rendering.*

New Signage/Southeast Elevation

- *Install one (1) new wall sign on the brick pier on the left side of the rear entrance. Sign is to match the submitted rendering for the street entry wall sign.*

New Signage/Northeast Elevation

- *Install one (1) new monument sign, per the submitted rendering.*

MOTION: Nestinger /Schottenstein (4-0-1[Pongonis]) APPROVED.

- **18-10-8a**

824 South High Street

DaNite Sign (Applicant)

Allstate (Owner)

An application has been submitted with photographs and rendering.

Signage

- *Install new graphic on existing walls sign on front elevation, per submitted rendering and specifications.*

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 (5-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 7:26 pm - MOTION: Hugus/Hunt (5-0-0) ADJOURNED.