

BREWERY DISTRICT COMMISSION MINUTES

Thursday, November 1, 2018
111 North Front Street – 2nd Floor, Hearing Room

Commissioners Present: Cynthia Hunt, Rob Moore, Gerald Simmons, Bill Hugus, Jeff Pongonis, Dina Lopez
Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:09 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, November 29, 2018
- III. NEXT COMMISSION HEARING – Thursday, December 6, 2018
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – October 4, 2018 MOTION: Pongonis/Hugus (6-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. **18-11-4**

758 South Front Street

Christopher Van Teim (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 #18-11-4, 758 South Front Street, as submitted, with all clarifications noted.

Fencing

- Install new wrought iron fencing in the front yard along the south property line, to match the existing front yard fence, per submitted site plan and fence design.

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

2. **18-11-5**

88 West Frankfort Street

Frankbank, LLC/Dave Perry (Applicant)

Jay Michael, Frankbank, LLC (Owner)

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

18-11-5a

Recommend Variance Request #18-11-5a, 88 West Frankfort Street, as submitted, with all clarifications noted.

Variance Request

- C.C. 3363.01 – To reduce maneuvering for three (3) parking spaces to 10 feet (20' required) and to allow maneuvering in the Frankfort Street parking setback.
- C.C. 3312.49 – To reduce the number of parking spaces for the two dwelling units to 3 spaces (4 parking spaces required).

MOTION: Pongonis/Hugus (6-0-0) RECOMMENDED.



18-11-5b

Approve Application #18-11-5b, 88 West Frankfort Street, as submitted, with all clarifications noted.

Building Alterations

- Infill entrance on south elevation of addition with brick, recessing infill by at least 1¼”, per submitted elevation drawing.
- Add two covered front porches on the south elevation, per submitted drawing. Both porches are to have a flat membrane roof, and all trim and structural elements are to be wood, including fascia and moldings at the cornice, 6”x6” square wood posts, railings with 2x2 balusters, paneled porch skirting and wood steps.
- Decking on porches is to be tongue and groove, wood porch decking, primed on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat with same porch floor enamel according to manufacturer's specifications for finish coat.
- All exterior wooden elements are to be primed and painted with an appropriate exterior paint. Finish color schedule is to be submitted to the Historic Preservation Office prior to application of the paint.
- Replace deteriorated entry doors with new two panel wood doors. A cut sheet for the door is to be submitted to the Historic Preservation Office prior to installation.

Landscaping

- Install new brick paver courtyard with boxwood hedge border on the south side of the property, per submitted site plan.
- Install new curb cut to allow access to the existing parking area, per submitted site plan.

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

3. 18-11-6

455 South Ludlow Street

Michael Cox, Danite Sign Co. (Applicant)

Ice House Ventures, LLC (Owner)

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

18-11-6a

Approve Application #18-11-6a, 455 South Ludlow Street, as submitted, with all clarifications noted.

Signage

- Install new twenty-nine (29) square foot internally-illuminated wall sign on the north elevation, per submitted plans and specifications.
- Install new 5.5 sq. ft. internally-illuminated wall sign wrapped around the northwest corner, for pedestrian wayfinding from the new parking deck.

MOTION: Hugus/Hunt (2-4-0) DENIED.

18-11-6b

Approve Application #18-11-6b, 455 South Ludlow Street, as amended, with all clarifications noted.

- Install new twenty-nine (29) square foot wall sign on the north elevation, per submitted revised plans and specifications. Sign is to be illuminated with an external lighting fixture. Light fixture is to be submitted to Historic Preservation Office staff for final approval, prior to installation.
- Install new 5.5 sq. ft. internally-illuminated wall sign wrapped around the northwest corner, for pedestrian wayfinding from the new parking deck.

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

CONCEPTUAL REVIEW

4. 18-11-7

1045 South High Street

Schiff Properties (Applicant)

Fred C. Altevogt (Owner)

WITHDRAWN BY THE APPLICANT.

5. 18-11-8

1036 South Front Street

Gallas Zadeh Development, LLC (Applicant)

Swiss Family Home, LLC (Owner)

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

Commissioner Comments

- Commissioner Pongonis: The site plan and parking are great. A high bar has been set for architecture with recent residential developments in the district; the materials will need to meet that precedent. He is supportive of the project and demolition if the investment is on that level and if the applicant works with Columbus Landmarks to find a way to preserve some of the history on the site.
- Commissioner Hugus: He would support demolition because the concept has so many advantages to the neighborhood over what is there. The finish design will need more variety of volumes and rooflines and he questioned the use of Hardie siding, it looks cheap. The finish materials need to be of high quality. A more contemporary approach would not be a bad idea, and traditional design would be good as well.
- Commissioner Lopez: Asked about whether the existing structure is on the Landmarks list of significant historic buildings. She does not believe the significance of this site merits the type of effort to preserve the building as other recent demolition proposals. She would support demolition because the concept for the new development would remove a parking lot on Front Street and will move the neighborhood in a good direction.
- Chair Simmons asked for clarification on whether the structure is contributing.
- Commissioner Hunt: Is also interested in the history of the singing society and concerned about the potential significance of the building. She asked if the applicant had considered keeping and incorporating the existing structure in the new development.
- Commissioner Moore: The housing units are a good thing, we need more of them, but we also need to balance the historic value of the site.

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

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
Becky West Columbus Landmarks Foundation	<p>She shared some of the history of the existing structure as well as the group who built it. It was called the Swiss House and dates to 1963. It was designed for the Swiss Helvetia, a singing society similar to Maennerchor, founded in 1890. The building was designed by architecture firm Tulley Ames Elzey & Thomas. A major fire destroyed half of the chalet in 1969, and it was rebuilt with an addition.</p> <p>“An alpine chalet smack dab in the middle of our city should be considered for its style and for its place in time –kitsch was certainly a thing in the 1960s. The Brewery District has a different development history than other neighborhoods – its uniqueness may lie in this type of funky charm. We urge creativity with redevelopment of this site – don’t overlook something that will make the project stand apart while celebrating its sense of place.”</p>

Conceptual Review

- Demolish existing structure and redevelop site with a 3 story, 42 unit apartment building.
- Variances will be required.

NO ACTION TAKEN.

STAFF APPROVALS

• **18-11-1**

503 South Front Street

Jarrold Norton (Applicant)

Shadoart Productions, Inc. (Owner)

Approve Application #18-11-1, 503 South Front Street, as submitted, with all clarifications noted.

Signage

- Reface hanging sign on the front elevation by painting existing sign and installing new vinyl graphics, per submitted drawing.

• **18-11-2**

550 South High Street

Megan Heckler, Feazel Roofing (Applicant)

Five Five OH, LLC (Owner)

Approve Application #18-11-2, 550 South High Street, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the south side shed roof, 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 metal flashing with new metal flashing, as necessary. Upon completion, all metal flashing are to be painted "Tinner's Red" or "Gray."
- Replace concrete curbs around large mechanical units with new concrete curbs, as necessary. All work is to be completed in accordance with industry standards and all applicable City Building Codes.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be GAF Timberline shingles in the "Pewter Gray" color.

• **18-11-3**

754 South Front Street

Susan Coe (Applicant)

Susan Coe / Sandy Schrimmer(Owner)

Approve Application #18-11-2, 550 South High Street, as submitted, with all clarifications noted.

Install Gate

- Install new wood gates in side yard between the two houses at 754 and 758 South Front Streets, in the same location as previously existing fence/gate, per submitted design and site plan.
- Fence is to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- Style of the new wood fence is to be 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).

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 (6-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 7:05 pm - MOTION: Pongonis/Moore (6-0-0) ADJOURNED.