

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

Commissioners Present: Cynthia Hunt, Gerald Simmons, Bill Hugus, Rob Moore, Jeff Pongonis [dept. 7:32 pm]

Commissioners Absent: Dina Lopez

Historic Preservation Office Staff Present: Cristin Moody, Corrine Jones

- I. CALL TO ORDER – 6:07 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, December 27, 2018
- III. NEXT COMMISSION HEARING – Thursday, January 3, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – November 1, 2018 MOTION: Hugus/Pongonis (5-0-0) APPROVED.
- VI. PUBLIC FORUM

Brian Ross from Experience Columbus and Kori Fowler from IKE Smart City presented a proposal to install up to 10 interactive kiosks and pillars in right-of-ways on South High Street and South Front Street within the Brewery District.

Following the presentation and discussion, a motion was made, vote taken and results recorded as indicated.

Move to recommend the installation of the kiosks and pillars as submitted.

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

- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

REHEARING

1. 18-12-6

900 South High Street

Mike Davis, Kessler Sign Company (Applicant)

900 High Partners, LLC (Owner)

In the absence of the Applicant, continue Appeals Application #18-12-3, 900 South High Street, and place on the January 3, 2019 meeting agenda as a holdover.

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: Hugus/Hunt (5-0-0) CONTINUED.

NEW APPLICATIONS

2. 18-12-3

1009 South Wall Street

Keith & Shirley Torrance (Applicant/Owner)

In the absence of the Applicant, continue Application #18-12-3, 1009 South Wall Street, and place on the January 3, 2019 meeting agenda as a holdover.



Replace Windows

- Remove two (2) windows on the second and third stories on the south elevation and replace with new aluminum-clad Pella Architect Series windows to match the configuration of the existing windows.

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

3. 18-12-4

1017 South Wall Street

Infinity from Marvin (Applicant)

Brandon Estle (Owner)

In the absence of the Applicant, continue Application #18-12-3, 1009 South Wall Street, and place on the January 3, 2019 meeting agenda as a holdover.

Replace Windows

- Remove eight (8) windows on the third story and replace with new fiberglass Marvin Infinity windows, per submitted specifications.

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

CONCEPTUAL REVIEW

4. 18-12-5

966 South High Street

Mark Ours, Mode Architects (Applicant)

Columbus City Schools (Owner)

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

Commissioner Comments

- Pongonis: Conceptually, the layout for phase one is fine and is okay with the parking lot to allow for the betterment of this group of buildings. He would support waiving the parking requirement entirely as long as the later addition is sensitive to the massing of existing historic buildings on this part of High Street.
- Hunt: She has a lot of faith in the applicant based on previous projects, but would not be comfortable fully waiving parking requirements without seeing the massing and design of the future phase. She asked whether the new parcel would be split with the Maennerchor Group, as was the case with previous proposal.
- Hugus: The connection idea shown is a strong one, given the situation and inability to create a larger parcel. He likes the amount of glass shown on the addition and connector and supports waiving parking requirements for this property.

Conceptual Review

- Rehabilitate existing structure and construct a new three-story addition on the north side at the rear (east) of the site and a one-story portion in front (west side), facing High Street.

NO ACTION TAKEN.

Recommend Lot Split Application #18-12-5, 966 South High Street, as submitted.

Lot Split Recommendation

- Subdivide existing school property to create new 0.341 acre parcel with frontage along High Street, per submitted survey.

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

STAFF APPROVALS

• 18-12-1

600 South High Street

Tom Frost (Applicant)

Huntington National Bank (Owner)

Approve Application #18-12-1, 600 South High Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main 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 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.
- Replace any/all damaged metal flashing on all existing chimneys.
- 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	Slateline (dimensional)	<input type="checkbox"/> Weathered Slate
- 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.

Install New Rubber Roof

- Remove any/all membrane roofing on flat portions of the roof, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Replace flashing on all roof top curbs/units and pipes with new flashing.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Re-install any/all deteriorated and damaged roof capping from parapet wall, any required replacement capping is to match existing with sample to be submitted to Historic Preservation Office staff for approval prior to installation.

• 18-12-2

88 West Frankfort Street

Frankbank, LLC/Dave Perry (Applicant)

Jay Michael, Frankbank, LLC (Owner)

Approve Application #18-12-2, 88 West Frankfort Street, as submitted, with all clarifications noted.

Tuck Point and Repair Masonry

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick or stone of the exact same shape, dimension, and color; like-for-like.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white Portland cement formula approved by the National Park Service. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

Install New Rubber Roof

- Remove any/all roofing on the flat portion of the roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Replace any/all damaged and deteriorated metal flashing with new metal flashing of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.

Repair Box Gutters

- Examine all box gutters on the main roof and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer’s specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations, as needed to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the structure, **following HPO Staff site visit determination.**
- Install new 1-over-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Applicant is to submit final window selection to Historic Preservation Office staff prior to installation. Manufacturer and color to be selected by the owner from the following approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Kolbe	Heritage	Wood Exterior/Interior
Loewen	All Wood	Wood Exterior/Interior
WeatherShield	Primed 610	Wood Exterior/Interior
Marvin	Wood Ultimate	Wood Exterior/Interior
Sierra Pacific	All Wood	Wood Exterior/Interior
Trimline	Liberty L300	Wood Exterior/Interior
JeldWen	Siteline	Wood Exterior/Interior
Pella	Architect Series Reserve	Wood Exterior/Interior
Lincoln		Wood Exterior/Interior

- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.
- All glass is to be clear, with no decorative patterns or texture.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.

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/Hunt (4-0-0) APPROVED.

IX. OLD BUSINESS

18-12-7

650 South High Street

Yana Hotel, LLC dba Holiday Inn Express (Applicant/Owner)

Approve Application #19-1-1, 650 South High Street, as submitted, with all clarifications noted.

Temporary Banner

- Install one, 15.75 sq. ft. temporary banner sign on the west elevation, per submitted plans and specifications.
- Banner is to be installed immediately and to remain in place for a maximum of 30 days.
- Banner is to be affixed to the masonry wall with tapcon concrete anchors located in mortar joints only to, prevent damage to any bricks.

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

X. NEW BUSINESS – Dwight McCabe and Sam Rosenthal of Schooley Caldwell presented an update on the status of the Wasserstrom/Hoster Brewery site redevelopment project.

VI. ADJOURNMENT – 7:38 pm - MOTION: Hugus/Hunt (4-0-0) ADJOURNED.