

## BREWERY DISTRICT COMMISSION MINUTES

Thursday, January 3, 2019  
111 North Front Street – 2<sup>nd</sup> Floor, Hearing Room

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

- I. CALL TO ORDER – 6:05pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, January 31, 2019
- III. NEXT COMMISSION HEARING – Thursday, February 7, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – December 6, 2018 MOTION: Hunt/Hugus (6-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### HOLDOVERS

#### 1. 18-12-6 REHEARING

**900 South High Street**

**Mike Davis, Kessler Sign Company (Applicant)**

**900 High Partners, 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.*

Approve Certificate of Appropriateness Appeals Application #18-12-6, 900 South High Street, as submitted.

#### 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: Lopez/Hugus (0-6-0) DENIED.

#### Reasons for Denial:

The Appeals Application did not meet the Criteria for substantial economic hardship or unusual and compelling circumstances as outlined in City Code:

3116.15 - Criteria to determine substantial economic hardship.

The following criteria shall be used for all applicants to determine the existence of a substantial economic hardship:

- 1) Denial of a certificate will result in a substantial reduction in the economic value of the property;
- 2) Denial of a certificate will result in a substantial economic burden on the applicant because the applicant cannot reasonably maintain the property in its current form;
- 3) No reasonable alternative exists consistent with the architectural standards and guidelines for the property;
- 4) The owner has been unable to sell the property.

3116.16 - Criteria to determine unusual and compelling circumstances.

The following criteria shall be used for all applicants to determine the existence of unusual and compelling circumstances:

- (1) The property has little or no historical or architectural significance.
- (2) The property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines.
- (3) No reasonable means of saving the property from deterioration, demolition or collapse other than applicant's proposal exists.



**2. 18-12-4**

**1017 South Wall Street**

**Infinity from Marvin (Applicant)**

**Brandon Estle (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 #18-12-4, 1017 South Wall Street, as submitted with all clarifications noted.

Replace Windows

- Remove eight (8) windows on the third story and replace with new fiberglass Marvin Infinity windows, per submitted specifications.
- All replacement windows are to match the existing windows in configuration, dimensions and details exactly, including operable awning style windows below the fixed picture windows.

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

*Note: The Marvin Infinity fiberglass replacement window is to be the approved model for use in all other condo units in the Brewer's Gate community when replacement is required. Certificates of Appropriateness are to be issued by staff approval for future applications.*

**3. 18-12-3**

**1009 South Wall Street**

**Keith & Shirley Torrance (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.*

Continue Application #18-12-3, 1009 South Wall Street, and place on the February 7, 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: Pongonis/Hugus (6-0-0) CONTINUED.

**NEW APPLICATION**

**4. 19-1-1**

**755 South High Street**

**Max McGarity (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.*

Continue Application #19-1-1, 755 South High Street, and place on the February 7, 2019 meeting agenda as a holdover.

Outdoor Dining Area

- Install new 10' high pergola-type wood frame structure over front yard outdoor dining area, per submitted plans and specifications. Decorative wood beam is to be supported on four, 4x4 treated posts set in concrete footers. All wood elements are to be stained with an opaque stain in a gray color to match the front porch.
- Install additional bench seating and plantings in outdoor dining area, per submitted plan.

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

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**VI. ADJOURNMENT – 7:21 pm - MOTION: Hugus/Moore (6-0-0) ADJOURNED.**