

## BREWERY DISTRICT COMMISSION MINUTES

Thursday, February 7, 2019

111 North Front Street – 2<sup>nd</sup> 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 – 6:00 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, February 28, 2019
- III. NEXT COMMISSION HEARING – Thursday, March 7, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – January 3, 2019 MOTION: Hugus/Hunt (5-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATION

#### 1. 19-2-2

##### 519 South High Street

**Drake Bobay (Applicant)**

**High + Wall, Ltd./Smith Tandy Group (Owner)**

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

Approve Application #19-2-2, 519 South High Street, as submitted, with all clarifications noted.

##### Awning and Signage

- Install new 28' long red canvas awning across storefront, per submitted plans and specifications. Awning is to have the same height, shape and projection as the neighboring storefront awning.
- Awning is to have an 8'-10<sup>7</sup>/<sub>8</sub>" long (6.69 sq. ft.) sign on the valence, composed of Komacel lettering on an aluminum backer panel.

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

### HOLDOVERS

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



**3. 19-1-1**

**755 South High Street**

**Max McGarity (Applicant/Owner)**

At the request of the Applicant, continue Application #19-1-1, 755 South High Street, and place on the March 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 (5-0-0) CONTINUED.

**VARIANCE RECOMMENDATION**

**4. 19-2-3**

**740 South High Street**

**Frankfurt, LLC c/o Dave Perry (Applicant)**

**Frankfort, LLC/Ben Kelley & Michael Kelley (Owner)**

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

Recommend Variance Request #19-2-3, 740 South High Street, as submitted.

Variance Recommendation

- C.C. 3312.49(B)(C) – to reduce the number of automobile parking spaces to 0 (24 required), as part of converting ground floor retail area to restaurant.

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

**NEW APPLICATIONS**

**5. 19-2-1b**

**829 South Front Street**

**Patrick Lynch (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.*

**19-2-1b**

Approve Application #19-2-1b, 829 South Front Street, as submitted.

New Garage

- Construct new 25' x 20' two car detached garage at the rear of the property, per submitted plans and specifications.
- Garage is to have asphalt shingle roof from the Approved Shingles List, Hardie Panel vertical siding with Hardie trim.
- Windows are to be Marvin Contemporary aluminum-clad awning windows.
- The service door is to be a Marvin aluminum-clad door; garage door to be a Pella traditional 16' wide double overhead garage door.
- Garage is to have an operable, flat aluminum awning on the east side (facing the yard).

Rehabilitation

- Renovate existing one story commercial building and change into a single family residence.
- Remove existing, deteriorated concrete block wall on the west elevation and rebuild as a frame wall with Hardie Panel vertical siding with Hardie trim, per submitted plans and specifications. Siding and trim are to be painted an "Iron Gray" color.
- Install new Marvin aluminum-clad windows and sliding patio doors on the new rear wall in sizes and configurations as shown on the elevation drawing. Install an operable flat aluminum awning above the three sliding patio doors.

- Remove the existing double, fixed sash windows in the two window openings on the east (front) elevation, and replace with new 1 or 4 light SDL aluminum-clad Marvin Ultimate casement windows to fit in the existing openings exactly.
- Remove the existing, non-original half light door on the main entrance and replace with new aluminum-clad, full light Marvin door.
- Remove fabric awning over front entrance and repair masonry, as necessary.

Landscaping

- Install new paved parking pad west of the new garage, per submitted site plan.

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

**19-2-1c**

Recommend Variance Request #19-2-1c, 829 South Front Street, as submitted.

Variance Recommendation

- C.C. 3363.01 – To allow residential use in the M (Manufacturing) district.

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

**6. 19-2-4**

**250 Liberty Street**

**Donald T. Plank, Plank Law Firm, LPA (Applicant)      Liberty Place, 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.*

**19-2-4a**

Approve Application #19-2-4a, 250 Liberty Street, as submitted.

Signage

- Install one 216 sq. ft. banner sign on the north elevation. Banner is approved as a temporary sign on the condition that it is replaced with a new permanent sign by the end of the calendar year.
- Install one 24 sq. ft. ground sign for the Leasing Center on the south side of the property (facing Liberty Street).
- Install on 24 sq. ft. ground sign for the Liberty Place Apartments at the southwest corner of the property (corner of Short and Liberty Streets).

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

**19-2-4b**

Recommend Variance & Special Permit Request #19-2-4b, 250 Liberty Street, as submitted.

Variance Request

- C.C. 3375.15(B) – To allow a temporary banner to be displayed for 11 months, until December 31, 2019 (30 days allowed).
- C.C. 3375.15(C) – To allow a 216 sq. ft. banner (16 sq. ft. allowed).
- C.C. 3377.17(A) – To allow one permanent ground sign to sit 8' from the right-of-way and one permanent ground sign to sit 2' from the right-of-way (15' sign setback required).

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

**7. 19-2-5**

**707 South Front Street**

**SHYFT Collective (Applicant)      Ohio Poultry Association (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 #19-2-5, 707 South Front Street, as submitted.

Signage

- Install one new 44 sq. ft., halo lit, pin mounted wall sign on the east (front) elevation, per submitted plans.
- Install one new 7.87 sq. ft., halo lit, pin mounted logo above the rear entry door on the west elevation.
- Install one new 11.94 sq. ft. non-illuminated, pin mounted vertical sign on the west elevation.

Canopy

- Remove existing non-original, non-contributing dome awning over the front entrance and install a new, flat, extruded aluminum canopy in the same location, per submitted plans and specifications.
- Replace two light fixtures adjacent to the front door with new light fixture.

Replace Doors

- Remove existing hollow metal door on the west elevation and replace with new full light steel door, to fit in the existing opening, per submitted specifications.
- Remove existing overhead garage doors on the west elevation and replace with new anodized black aluminum and glass overhead doors to fit in the existing rough openings.
- Remove one overhead door on the west elevation and replace with new solid steel overhead door, painted to match the wall color.

Replace Windows

- Remove existing infill in one window opening on the south elevation; if original window is in the opening, repair as necessary. If no window exists in the opening, install a new metal window to fit the original rough opening and to match the existing adjacent windows. **A cut sheet for the replacement window is to be submitted to the Historic Preservation Office prior to installation.**
- Enclose small square opening on south elevation with concrete block to match the existing wall material.

Patio

- Install black aluminum fencing around a 336 sq. ft. portion of the rear parking lot to create a patio enclosure.
- Remove existing wood fencing in the rear and remove mechanical equipment within the enclosure.

Paint Masonry

- Paint previously painted concrete block and stucco exterior. Finish colors are to be Sherwin Williams “Iron Ore” (SW 7069) for the body and “Tricorn Black” (SW 6258) for the coping and window sills.

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

8. **19-2-6**

**1006 South High Street**

**DaNite Sign Company (Applicant)**

**McDonalds Realestate Co. (Owner)**

In the absence of the Applicant, continue Application #19-2-6, 1006 South High Street, and place on the March 7, 2019 meeting agenda as a holdover.

Signage

- Remove two (2) existing drive-thru menu boards and replace with two new menu boards.
- Install two (2) new preview boards in the drive-thru(?).

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

**STAFF APPROVAL**

• **19-2-1a**

**829 South Front Street**

**Patrick Lynch (Applicant/Owner)**

Approve Application #19-2-1a, 829 South Front Street, as submitted with all clarifications noted

Install New Privacy Fence

- Install new wood privacy fence in rear yard, along the north and south property lines, 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 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).

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 (5-0-0) APPROVED.

**IX.** OLD BUSINESS

**X.** NEW BUSINESS

**VI.** ADJOURNMENT – 7:15 pm - MOTION: Moore/Hugus (5-0-0) ADJOURNED.