

BREWERY DISTRICT COMMISSION MINUTES

Thursday, May 2, 2019

111 North Front Street – 2nd Floor, Hearing Room

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

Commissioners Absent: Cynthia Hunt, Dina Lopez

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:06 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, May 30, 2019
- III. NEXT COMMISSION HEARING – Thursday, June 6, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – April 4, 2019 MOTION: Pongonis/Hugus (4-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 19-5-3

585 South Front Street

Derick Stadge, Shyft Collective (Applicant)

Grange Insurance (Owner)

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

Approve Certificate of Appropriateness Application #19-5-3, 585 South Front Street, as submitted.

Renovation

- Replace existing awnings over the first story windows on the south and east elevations with new black canvas awnings mounted on the same metal frames.
 - Remove non-original wood paneling at the base of the first story windows on the south and east elevations to expose original full storefront windows.
 - Remove projecting and wall signage for Claddagh on the south and east elevation.
 - Remove external mechanical equipment, supports and louvered vent on the north elevation and infill openings with new brick to match existing brick wall as closely as possible.
 - Remove non-original doors and reinstall original aluminum storefront doors on the south elevation main entrance.
- MOTION: Pongonis/Hugus (4-0-0) APPROVED.

2. 19-5-4

423 Short Street (aka 515 Short Street)

Bud Braughton, City of Columbus (Applicant)

City of Columbus (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 Application #19-5-4, 423 Short Street, as submitted.



Install Charging Stations

- Install three (3) dual port EV charging stations for 6 existing parking spaces in the City employee parking lot, per submitted plans and specifications.
- Install additional electrical service lateral from existing pole near the site to a new control center enclosing an electrical panel and communications gateway.
- Install new underground conduit between control center and charging stations and the Knox Box.

MOTION: Pongonis/Moore (4-0-0) APPROVED.

HOLDOVER

3. 19-2-6

1006 South High Street

DaNite Sign Company (Applicant)

McDonalds Realestate Co. (Owner)

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

Divide Application #19-2-6, 1006 South High Street into item ‘a’ for the two (2) drive-thru menu boards and item ‘b’ for the two (2) new preview boards.

MOTION: Moore/Pongonis (4-0-0) APPROVED.

19-2-6a

Approve Certificate of Appropriateness Application #19-2-6a, 1006 South High Street, as submitted.

Signage

- Remove two (2) existing drive-thru menu boards and replace with two new menu boards, per submitted plans and specifications.

MOTION: Moore/Pongonis (4-0-0) APPROVED.

19-2-6b

Approve Certificate of Appropriateness Application #19-2-6b, 1006 South High Street, as submitted.

Drive-Thru Preview Boards

- Install two (2) new preview boards in the drive-thru, per submitted plans and specifications.

MOTION: Moore/Pongonis (1-3-0) DENIED [Pongonis, Hugus, Moore opposed].

NEW APPLICATIONS

4. 19-5-7

492 South High Street

Schott Ventures Ltd. (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 Certificate of Appropriateness Application #19-5-7, 492 South High Street, as submitted.

Replace Dumpster Enclosure

- Remove existing wood dumpster enclosure and replace with a brick masonry enclosure, per submitted plans and specifications.
- New enclosure will be 6’-8” high with a slightly smaller footprint than existing, with oversized 8” brick and a precast concrete cap.
- Brick is to be a Belden thru-wall unit in “Commodore Full Range Velour” color and texture, per submitted specifications.
- Gates are to be black metal with horizontal slats, per submitted photograph. A cut sheet for the new gates is to be submitted to the Historic Preservation Office for final approval prior to installation.

MOTION: Pongonis/Moore (4-0-0) APPROVED.

5. **19-5-5**

707 South Front Street

Eron Ranft, Brexton Construction (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 Application #19-5-5, 707 South Front Street, as submitted.

Replace Windows

- Remove five (5) deteriorated 20 light steel windows on the north, west and south elevations.
- Replace with new aluminum storefront windows to fit in the existing openings exactly, per submitted specifications. All new windows are to have simulated divided lights with grids permanently affixed to the interior and exterior of the glass and with a spacer between the panes; configuration is to match existing windows and the faux muntins are to match the existing steel muntins in dimension and profile as closely as possible.
- Window color is to be black, to match existing.
- One window on the south elevation is to be shortened to accommodate interior restroom requirements; an elevation drawing of the wall showing the modified window opening is to be submitted to Historic Preservation Office staff prior to issuance of the Certificate of Appropriateness.

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

6. **19-5-2**

966 South High Street

Mark Ours, Mode Architecture (Applicant)

Columbus City Schools/Veridian Dynamics 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.

19-5-2b

Approve Certificate of Appropriateness Application #19-5-2b, 966 South High Street & 40 Stewart Avenue, as submitted.

Parking/Playground

- Remove four (4) existing parking spaces south of Frederick Street.
- Relocate and renovate playground equipment on school property to the east.
- Install new twelve foot (12' h) vinyl-coated chain link fence along the property line, per submitted site plan. The chain link fence is approved in this case due to the site conditions and being adjacent the school playground.

MOTION: Pongonis/Moore (4-0-0) APPROVED.

19-5-2c

Recommend Variance Request #19-5-2c, 966 South High Street, as submitted.

Variance Recommendation

- C.C. 3312.49 – To reduce the number of required parking spaces on the site to 11 (129 required).
- C.C. 3312.53 – To reduce the number of off street loading spaces to 0 (1 required).

MOTION: Hugus/Moore (4-0-0) RECOMMENDED.

19-5-2d

Approve Certificate of Appropriateness Application #19-5-2d, 966 South High Street, as submitted, with all clarifications noted.

Addition

- Construct three-story stair and elevator tower addition on north side of existing two-and-a-half story structure, per submitted plans and specifications.
- Exterior materials are to include glass curtain wall, brick masonry with a vertical textured brick element, and metal coping, fascia and panels. Finish color of the metal fascia is to be submitted to the Historic Preservation Office prior to installation.

- Construct new one-story lobby addition on the northwest corner of the existing structure with aluminum storefront windows and doors, per submitted plans.
- The final brick selection for the elevator tower is to be submitted to the Historic Preservation Office staff for approval prior to installation.

Renovation

- Install three coat stucco system over existing concrete block wall on the east elevation of the existing structure.
- Stucco is to be painted with an appropriate exterior paint per manufacturer's specifications. A paint chip for the finish color is to be submitted the Historic Preservation Office prior to application of the paint.
- Service door on the elevator tower is to be a hollow metal door.
- Install new cast in place concrete stair and areawell below grade on the east elevation and install new aluminum storefront windows and door at the basement level, per submitted plans and specifications.

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

7. 19-5-6

961 South High Street

Plan 4 Land (Applicant)

Michael J. & Barbara J. Ferris (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 #19-5-6, 961 South High Street, and place on the June 6, 2019 meeting agenda as a holdover.

Outdoor Dining Area

- Install two (2) flat screen televisions in the outdoor dining area facing South High Street, per submitted plans and specifications.
- Install two (2), 3' high wood planter boxes in the outdoor dining area, with three (3) dwarf Alberta Pine trees planted in each box.

MOTION: Hugus/Pongonis (4-0-0) CONTINUED.

8. 19-5-8

631 South High Street

Stanley W. Young, Litech Lighting Management Services, Inc (Applicant) Clare Acquisitions, 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 Application #19-5-8, 492 South High Street, as amended, with all clarifications noted.

Signage

- Replace manually changed gas price signage with new, 40" x 72¹⁵/₁₆" changeable LED sign.

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

STAFF APPROVALS

• 19-5-1

885 South Front Street

Muth & Company Roofing (Applicant)

Jimmie Kissel (Owner)

Approve Application #19-5-1, 885 South Front 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"/> English Gray 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.

- **19-5-2a**

966 South High Street

Mark Ours, Mode Architecture (Applicant)

Veridian Dynamics LLC (Owner)

Approve Application #19-5-2a, 966 South High Street, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and lower sloped portions of 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 selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <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 Membrane Roof

- Remove any/all membrane roofing on flat roof sections of the building 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.
- Install new TPO membrane roof 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.

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/Pongonis (4-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

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