

BREWERY DISTRICT COMMISSION MINUTES

Thursday, June 6, 2019

111 North Front Street – 2nd Floor, Hearing Room

Commissioners Present: Gerald Simmons, Bill Hugus, Dina Lopez, Rob Moore Cynthia Hunt [arr. 6:12pm]

Commissioners Absent: Jeff Pongonis

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:11 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, June 27, 2019
- III. NEXT COMMISSION HEARING – Thursday, July 11, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – May 2, 2019 MOTION: Moore/Hugus (4-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. 19-5-6

961 South High Street

Plan 4 Land (Applicant)

Michael J. & Barbara J. Ferris (Owner)

Continue Certificate of Appropriateness Application #19-5-6, 961 South High Street, as submitted.

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/Hunt (5-0-0) CONTINUED.

NEW APPLICATIONS

2. 19-6-8

967-971 South High Street

Courtney Wade, Plan 4 Land (Applicant)

Tarry Summers (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 #19-6-8, 967-971 South High Street, as submitted.

Deck and Stair

- Replace existing exterior stair and deck on the rear elevation with new reconfigured wood stairs with additional landings, per submitted plans and specifications.

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



3. **19-6-5**

746 South High Street

Justin Perkins (Applicant)

Kelley Companies (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 #19-6-5, 746 South High Street, as submitted.

Signage

- Install new 36” diameter (approximately 7 sq. ft.) round neon sign with a 10” return next to the front entrance. Color of the sign face is to be any of the colors submitted except off white.
- Sign is to be mounted on a new metal bracket affixed to the masonry façade.
- Sign is to be placed on the building so that a minimum of 10 feet of clearance is maintained between the sidewalk and the bottom of the sign and the top of the sign is no higher than 15 feet from grade. All attachments to the building are to be through mortar joints only.

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

4. **19-6-6**

740 South High Street

Luke Pierce (Applicant)

Ben 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.

Continue Certificate of Appropriateness Application #19-6-6, 740 South High Street, as submitted.

Mural

- Paint new mural on the brick masonry to occupy the full first story, north elevation, per submitted rendering.

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

5. **19-6-7**

250 Liberty Street

Donald T. Plank, Plank Law Firm (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.

Continue Certificate of Appropriateness Application #19-6-7, 250 Liberty Street, as submitted.

Satellite Dishes

- Allow installation of tenant’s satellite dishes on the building, including balcony railings, decks, stoops and in the planting beds.

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

CONCEPTUAL REVIEW

6. **19-6-9**

940 South Front Street

Laurie Gunzelman (Applicant)

JM Front Street LLC (Owner)

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

Commissioner Comments

- Commissioner Hugus recommended that the applicant send letters to the surrounding property owners to notify them of the Brewery District Commission’s hearing for variances.
- Commissioners suggested adding some screening around the patio to provide a buffer both to the neighboring residential properties as well as the parking lot.
- Commissioners did not have any issues with the proposed dumpster location or painting the brick on the existing building.

Conceptual Review

- Relocate and build new brick masonry dumpster enclosure to the southwest corner of the property.
- Install new business signage on the brick enclosure.
- Install new glass overhead garage doors in existing on the south elevation.
- Create a larger outdoor seating area/patio at the east end of the property, including covered bar area and a fire pit.
- Paint the existing unpainted brick masonry on the building white.

NO ACTION TAKEN.

NEW APPLICATION

7. 19-6-3b

895 South High Street

Urbanorder Architecture (Applicant)

Lynn Nichols (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated. Prior to the hearing, the application was divided into item 'a' for painting trim and window replacement (see Staff Approvals below), and item 'b' for the conceptual review. During the discussion, the application was divided into item 'b' for the addition, ADA ramp and window shutter, and item 'c' for painting the masonry.

19-6-3b

Move to allow staff to approve the Certificate of Appropriateness for Application #19-6-3b, 895 South High Street, based on the submitted conceptual drawings.

Rear Addition

- Construct one-story frame addition to expand existing frame addition, per submitted plans and specifications.
- Siding on new and existing frame addition to be smooth fiber cement lap siding. Windows are to be aluminum-clad wood windows from the Approved Windows List.
- Replace existing wood siding on frame addition and install new

ADA Ramp

- Install new concrete ramp with a metal handrail at the rear entrance, per submitted plans.

Shutter Window

- Install new flat panel wood shutters over one window on the south elevation.

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

19-6-3c

Approve Application #19-6-3c, 895 South High Street, as submitted.

Paint Masonry

- Paint the existing unpainted brick masonry (color not specified).

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

STAFF APPROVALS

• 19-6-1

740 South High Street

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

Approve Application #19-6-1, 740 South High Street, as submitted, with all clarifications noted.

Install Bike Racks

- Install two (2) inverted U metal bike racks, to create four bike parking spaces, at the rear of the property, per submitted site plan and specifications.

• **19-6-2**

924 South Front Street

Mark Ezell, Newman Roofing (Applicant)

Peggy Edward (Owner)

Approve Application #19-6-2, 924 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>
[] Certain Teed	(standard 3-tab)	[] Nickel Gray
- 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.

• **19-6-3a**

895 South High Street

Urbanorder Architecture (Applicant)

Lynn Nichols (Owner)

Approve Application #19-6-3a, 895 South High Street, as submitted, with all clarifications noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood soffits, brackets, doors, siding and wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with exterior paint. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the house as per City 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 model to be selected by the owner from the following approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
JeldWen	Siteline	Aluminum-Clad Wood Exterior/Wood Interior

Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
Kolbe	Ultra Series “Sterling”	Aluminum-Clad Wood Exterior/Wood Interior
Trimline	Legend Eclipse EC300	Aluminum-Clad Wood Exterior/Wood Interior
Lincoln	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Loewen	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
Weathershield	Premium Series 8109	Aluminum-Clad Wood Exterior/Wood Interior

- Replace any/all deteriorated brick mold to match existing in-kind, like-for-like.
- 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.

• **19-6-4**

420-460 West Whittier Street

Drew Ater (Applicant)

City of Columbus (Owner)

Approve Application #19-6-4, 420-460 West Whittier Street, as submitted with all clarifications noted.

Site Improvements

- Remove existing chain link fencing and install new 8’ high black aluminum fence and gates around the site, per submitted plans and specifications.
- Repave and resurface portions of existing access road with new asphalt paving, per submitted plans.
- Install grass pavers on the site, per submitted plans.

Replace Deteriorated/Altered/Non-Original Windows

- Remove all deteriorated/non-contributing windows on the Control House building.
- Install new fixed aluminum 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.

Replace Doors

- Replace existing non-contributing doors on the building with new flush steel doors, per submitted specifications.

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 (5-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 7:16pm - MOTION: Moore/Hugus (5-0-0) ADJOURNED.