

**BREWERY DISTRICT COMMISSION  
AGENDA  
Thursday, September 5, 2019  
6:00 p.m.  
111 North Front Street – 2<sup>nd</sup> Floor, Hearing Room**

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email [zdjones@columbus.gov](mailto:zdjones@columbus.gov), at least three (3) business days prior to the meeting to request accommodation.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, September 26, 2019
- III. NEXT COMMISSION MEETING – Thursday, October 3, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – August 1, 2019
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**STAFF RECOMMENDATIONS**

**1. BD-19-9-005**

**525 Short Street**

**Matt Rootes (Applicant)**

**ROI Realty (Owner)**

*An application has been submitted with a sign drawing and photographs.*

Signage

- Install one new 10' dia. sign, mounted on the existing sign bracket on the roof, per submitted plans and specifications.
- Sign face is to be aluminum with cut vinyl graphics and two halo-lit channel letters.

**CONTINUED APPLICATION**

**2. 19-5-6**

**961 South High Street**

**Plan 4 Land (Applicant)**

**Michael J. & Barbara J. Ferris (Owner)**

*An application has been submitted with plans and photographs. The application was reviewed and continued at the July 11, 2019 meeting and continued without review at the applicant's request at the August 1, 2019 meeting.*

Outdoor Dining Area

- Install two (2) flat screen televisions in the outdoor dining area facing the outdoor patio seating area, per submitted plans and specifications. Televisions are to be mounted to existing sign post.
- Remove brick pavers to reveal existing planting strip along the front fence line below the existing sign. Plant five (5) Dark Green Arborvitae to screen televisions from the public right-of-way.



## NEW APPLICATIONS

### 3. **BD-19-9-006**

#### **966 South High Street**

#### **Jefferson Center for Learning and the Arts (Applicant/Owner)**

*An application has been submitted with the rezoning application.*

#### Rezoning Request

- Rezone parcel from C-4, regional scale commercial district to CPD, commercial planned development district, to accommodate proposed redevelopment of the site.

### 4. **BD-19-9-004b**

#### **966 South High Street**

#### **Mode Architect (Applicant)**

#### **Jefferson Avenue Center (Owner)**

*An application has been submitted with plans and photographs. The new stair tower and renovations to the existing structure have been previously approved.*

#### Dumpster Enclosure

- Construct new dumpster enclosure at the northeast corner of the property, per submitted plans and specifications.

#### New Door

- Add hollow metal door to south elevation on addition, per submitted plans.

#### Bicycle Parking

- Relocate bike parking, per submitted site plan.

### 5. **BD-19-9-007**

#### **825 South Front Street**

#### **Alejandro and Natalie Gonzalez (Applicant/Owner)**

*An application has been submitted with plans and photographs. The project has been conceptually reviewed at the April 4, 2019 meeting.*

#### Variance Request

- C.C. 3363.01 – To allow a single family dwelling and a new carriage house with a residential unit in the M-manufacturing district.
- C.C. 3312.25 – To allow maneuvering over parking spaces, with two (2) stacked parking spaces within the new garage.
- C.C. 3312.27 – To allow a six foot (6') parking setback line for the two stacked parking spaces in the garage (25' parking setback line required).
- C.C. 3312.29 – To allow one stacked parking space behind one code-compliant parking space.
- C.C. 3312.49 – To allow two parking spaces on the parcel for the two single unit dwellings. (two spaces per unit required.)
- C.C. 3363.24(F) – To allow 0' building setback on South Front Street and 6' building setback on Bank Street.

#### Garage

- Construct new, detached, two-story, 650 sq. ft., two car garage with one dwelling unit in the second story, per submitted plans and specifications.
- Roof is to be asphalt shingle from the Approved Shingles List, with a metal ridge roll; siding is to be smooth, \_\_\_\_\_” Boral lap siding and trim; gutters are to be ogee style aluminum gutters with corrugated metal downspouts. Foundation is to be \_\_\_\_\_.
- Windows are to be 2-over-2 Pella Architect Series Reserve all wood windows with simulated divided lights.
- Doors are to be vinyl clad wood or fiberglass three quarter light doors. A cut sheet for the doors is to be submitted to the Historic Preservation Office for final approval prior to installation.
- The garage door is to be a metal roll up door. A cut sheet for the garage door is to be submitted to the Historic Preservation Office prior to installation.

- Exterior stairs and deck to second story dwelling entrance to be treated wood. All wood components are to be stained within one year; finish stain color is to be submitted to the Historic Preservation Office.
- Install one new set of concrete service steps in the rear yard, adjacent to garage, per submitted plans.
- Install new 13' wide concrete apron and driveway at Bank Street.

New Shutters

- Add new painted wood shutters on four (4) windows on the front (east) elevation of the existing house.

**6. BD-19-9-008**

**768-772 South Front Street**

**Stavroy Real Estate LLC (Applicant/Owner)**

*An application has been submitted with plans. This project was conceptually reviewed at the August 1, 2019 meeting.*

Renovation

- Replace deteriorated asphalt shingle roof on the center connector between the two historic structures with new standing seam metal roofing system.
- Remove the non-original, non-contributing façade on the connector, west elevation, and install two sets of double doors, recessed from the front walls of the historic structures, per submitted plans.
- Doors are to be full light \_\_\_\_\_ doors with transom windows above. Cut sheet for the doors and windows are to be submitted to the Historic Preservation Office for final approval prior to installation.

**STAFF APPROVALS**

*(The following applicants do not need to attend.)*

• **BD-19-9-001**

**707 South Front Street**

**Jim Chakeres, Ohio Poultry Association (Applicant/Owner)**

Approve Application #BD-19-9-001, 707 South Front Street, as submitted, with all clarifications noted.

Remove Existing Sidewalks and Re-install

- Remove damaged and deteriorated, brick public sidewalk, and set aside any intact brick pavers. Dispose of all debris and unsalvageable bricks in accordance with Columbus City Code.
- Level ground to create a flat even surface and relay sidewalk over compacted sand base, using existing brick pavers, in the exact same location and of the exact same dimension and herringbone pattern as existing. Any damaged or deteriorated brick pavers to be replaced with new brick pavers to match existing in color, size and texture as closely as possible.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Replace Concrete Pad

- Replace existing, deteriorated concrete pad at the rear of the building with new concrete, per submitted site plan.
- Install new brick paver at rear entrance; pavers are to match the material previously approved for the rear patio.

Install New Screening Fence

- Install new 6' high wood privacy fence at the southwest corner of the parking lot to screen trash receptacle, per submitted 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).

Landscaping

- Remove overgrown/deteriorated/dead shrubs in front of the building.
- Install new bushes and other plantings as shown in the submitted landscape plan.

• **BD-19-9-002**

**740 South High Street**

**Signcom, Inc. (Applicant)**

**Frankfurt, LLC (Owner)**

Approve Application #BD-19-9-002, 740 South High Street, as submitted, with all clarifications noted.

Replace Sign Face

- Remove sign faces on existing, double-sided, internally-illuminated projecting sign on the northwest corner of the building.
- Install new sign faces on both sides, per submitted drawings and specifications.

• **BD-19-9-003a**

**23 West Kossuth Street**

**Christy Thorp (Applicant/Owner)**

Approve Application #BD-19-9-003A, 23 West Kossuth Street, as submitted, with all clarifications noted.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated window sashes on the house with new 1-over-1, double-hung sash packs of appropriate dimension and profile and sized exactly to fit in the original jambs, glass area of all windows and sashes to remain consistent with the original windows. Manufacturer and model to be the following from the approved windows list:

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior

- All replacement sashes in window openings with existing rounded arch sashes or transoms are to match the shape and glass area of the existing arched sashes exactly.
- Replace any/all deteriorated brick mold with new wood brick mold 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; finish color to match existing, or if new color is chosen a paint chip is to be submitted to the Historic Preservation Office prior to painting.
- All glass is to be clear, with no decorative patterns or texture.
- All aluminum surfaces are to be smooth, without texture.
- Any sashes with muntins are to be replaced with simulated divided lite sash, with faux muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.

Install New Doors

- Remove deteriorated, damaged front door and replace with new, solid core door in existing door jamb.
- New door is to be either a four panel wood door or half-light wood door with two panels on the lower half, per submitted specifications. Set on 1½ pair 3½" x 3½" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides. Paint/stain 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/stain.

Install New Gutters

- Remove the existing ogee gutter and corrugated down spouts in the main roof and dispose of all debris according to Columbus City Code.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary.
- Prime and finish coat all wood fascia prior to the installation of all new gutters and down spouts; color to match the existing trim color.

- Install new, 6", ogee metal gutters and new corrugated, metal down spouts of the appropriate dimension. Finish color to match the existing trim color.
- 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.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the house, 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 Existing Fence with New Fence

- Remove chain link fence in the rear yard.
- Replace with a new, six foot high (6' h), wooden fence in the rear yard in the same location as the chain link fence. Style of the new wood fence is to be 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), to match the adjacent wood privacy fencing.
- Fence is to be painted or stained within one (1) year. Stain/paint color for fence is to be submitted to the Historic Preservation Office staff for final review and approval.

• **BD-19-9-004a**

**966 South High Street**

**Mode Architect (Applicant)**

**Jefferson Avenue Center (Owner)**

Approve Application #BD-19-9-004a, 966 South High Street, as submitted with all clarifications noted.

Repair Door

- Repair/restore existing wood door at the front entrance on the west elevation.

Replace Door

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IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT