

BREWERY DISTRICT COMMISSION MINUTES

Thursday, July 11, 2019
111 North Front Street – Room 205 (OSS)

Commissioners Present: Cynthia Hunt, Gerald Simmons, Jeff Pongonis, Dina Lopez

Commissioners Absent: Rob Moore

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:09 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, July 25, 2019
- III. NEXT COMMISSION HEARING – Thursday, August 1, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – June 6, 2019 MOTION: Pongonis/Hunt (4-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. BD-19-7-005

400 West Whittier Street

Dan Kaderly (Applicant)

Columbus & Franklin County Metro Parks (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 #BD-19-7-005, 400 West Whittier Street, as submitted.

Replace Restroom Facilities

- Remove split rail screening fence and three (3) plastic port-a-johns on the site.
- Excavate and install two below grade concrete storage tanks.
- Install two (2) new precast concrete vaulted restrooms in the same location, per submitted plans and specifications.

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

HOLDOVERS

2. 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 Certificate of Appropriateness Application #19-5-6, 961 South High Street and place on the August 1, 2019 meeting agenda as a holdover.

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 fenceline below the existing sign. Plant five (5) Dark Green Arborvitae to screen televisions from the public right-of-way.
- MOTION: Pongonis/Hunt (4-0-0) CONTINUED.

3. **19-6-6**

740 South High Street
Luke Pierce (Applicant)
Mural

Ben Kelley (Owner)

- Paint new mural on the brick masonry to occupy the full first story, north elevation, per submitted rendering.
- NO ACTION TAKEN.

4. **19-6-7**

250 Liberty Street
Donald T. Plank, Plank Law Firm (Applicant)

Liberty Place LLC (Owner)

Continue Application #19-6-7, 250 Liberty Street, and place on the August 1, 2019 meeting agenda as a holdover.
Satellite Dishes

- Allow installation of individual tenant’s satellite dishes on the building, including balcony railings, decks, stoops and in the planting beds.
- MOTION: Hunt/Pongonis (4-0-0) CONTINUED.

NEW APPLICATION

5. **BD-19-7-008**

940 South Front Street
Laurie Gunzelman (Applicant)

JM Front Street LLC (Owner)

Following the staff report, presentation by the applicant, the Chair called on members of the public wishing to comment on the proposal:

<u>Name, Address, Affiliation:</u>	<u>Issues/Comments:</u>
John Morrison Neighboring Property Owner	He is concerned about loss of parking spaces on the site, hours of operation, and security in the area, as there have been past break-ins on neighboring streets.
Elaine Kessler Neighboring Property Owner	She likes the trees, but does not like the business hours. She is concerned about noise, bringing more riff raff and more crime into the neighborhood. She is worried about what will happen to the corner, which was previously never loud, and she would like to see a good restaurant go in there, but also concerned about parking.

Following the ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated. Approve Certificate of Appropriateness Application #BD-19-7-008, 940 South Front Street, as amended, with all clarifications noted, with final material details to be submitted for review by a subcommittee of the Commission.

Relocate Dumpster

- Move existing dumpster to the southwest corner of the property and build a six foot (6’) high painted brick masonry enclosure with solid wood gates on the east side. Wood gates are to be painted or stained.

Install Overhead Doors

- Remove aluminum windows from two (2) openings on the south elevation, remove masonry below windows and install full height overhead glass doors in both openings, per submitted plans. A cut sheet for the overhead garage doors is to be submitted to the Historic Preservation Office prior to installation.

Patio Addition

- Add approximately 1800 sq. ft. uncovered patio area to the existing covered outdoor seating area at the east end of the property along with a covered bar connected to the existing patio roof, per submitted plans.
- Install new 3 ft. high black metal fence, trees and other plantings around the new patio, per submitted plan.
- Install fire pit within patio area.
- Covered bar is to be a frame structure with wood slats on the sides and a corrugated metal shed roof.

Paint Masonry

- Paint the unpainted brick on the existing non-historic building with appropriate exterior paint according to the manufacturer’s specifications. Finish color is to be Sherwin Williams “Site White” (SW 7070) or similar.

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

STAFF APPROVALS

• **19-7-1**

600 South High Street

Cynthia Hayes (Applicant)

Huntington Bank (Owner)

Approve Application #19-7-1, 600 South High Street, as submitted, with all clarifications noted.

Move Night Deposit

- Remove night deposit box from existing location on the south elevation, per submitted plans and specifications.
- Repair opening in masonry wall by infilling with new brick and mortar to match existing in color, texture and tooling; tooth in new brick to create a seamless appearance.
- Install night deposit box in new location within the existing faux window opening on the south elevation.

• **19-7-2**

1025 South High Street

Able Roof (Applicant)

Betty Thurn (Owner)

Approve Application #19-7-2, 1025 South High Street, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the garage 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.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from the approved shingles list:

Manufacturer:

Style:

Color:

[] 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.”

• **19-7-3**

966 South High Street

CJ Andrews, Mode Architects (Applicant)

Veridian Dynamics LLC (Owner)

Approve Application #19-7-3, 966 South High Street, as submitted, with all clarifications noted.

Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood soffit, fascia, trim and frieze boards on all elevations of the structure, as necessary, with new wood of exact same profile and dimension; like-for-like.
- Prepare all exterior wooden surfaces for painting using the appropriate hand tools.

- Prime all bare and new wood with the appropriate exterior primer according to manufacturer’s specifications and paint with an exterior paint according to the manufacturer’s specifications. Finish color is to match existing, or if a new color is chosen, paint chips for the proposed color are to be submitted to the Historic Preservation Office staff for final review and approval.
- **19-7-4**
551 South Front Street
Ron Miller, Superior Roof Systems LLC (Applicant) Elford Land Co. (Owner)
Approve Application #19-7-4, 551 South Front Street, as submitted, with all clarifications noted.
Install New Membrane Roof
 - Remove any/all deteriorated or damaged membrane roofing 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 E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
 - Re-install all clay tile capping on 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: Pongonis/Hunt (4-0-0) APPROVED.

IX. OLD BUSINESS

- X. NEW BUSINESS** – P&G Wood-fired Grill is a new restaurant moving into the Columbus Brewing Company’s old building on Short Street. Their permit is being held up due to the fact that the existing patio was never approved. The Commission indicated they are okay with the existing patio remaining in place and with staff approving it.

VI. ADJOURNMENT – 7:12 pm - MOTION: Lopez/Hunt (4-0-0) ADJOURNED.