

## BREWERY DISTRICT COMMISSION AGENDA

Thursday, November 7, 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, November 26, 2019
- III. NEXT COMMISSION MEETING – Thursday, December 5, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – October 3, 2019
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

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

#### 1. **BD-19-11-004**

**966 South High Street**

**CJ Andrews (Applicant)**

**Jefferson Avenue Center (Owner)**

*An application has been submitted with a landscape plan and fence details.*

#### Install Fence

- Install new four foot (4') high decorative black metal fencing on the east and west sides of the parking area and rear of the property, connecting to previously approved chain link fence at the rear of the property, per submitted plan and fence details.

#### Landscaping

- Install new concrete pavement and decorative concrete, per submitted landscape plan.
- Install new lawn, ground cover, shrubs and shade trees, per submitted landscape plan.

### CONTINUED APPLICATIONS

#### 2. **BD-19-10-005**

**23 West Kossuth Street**

**Christy Thorpe (Applicant/Owner)**

*An application has been submitted with a photograph and rendering. The application was continued at the October 3, 2019 meeting due to the absence of the Applicant. The Applicant has subsequently modified the request to include*

#### Install Awning

- Install new black fabric awning over the front entrance, per submitted plans.
- Awning is to be mounted on a black metal frame, above the stone lintel, with open ends.



## NEW APPLICATIONS

### 3. **BD-19-11-005**

**503 South Front Street**

**David Rectenwald (Applicant)**

**503 South Front Street LP (Owner)**

*An application has been submitted with photographs and material specifications.*

Remove and Install New Asphalt Shingle Roof

- Amend previously approved COA #BD-19-11-002 to change the approved asphalt shingles for replacement on the sloped portions of the main roof and on two of the four gabled roof monitors.
- New shingle is to be Roof Guard Plus Architectural Shingles in the “Forged Iron” color, per submitted sample.

### 4. **BD-19-11-006**

**550 South High Street**

**Five Five Oh, LLC (Applicant/Owner)**

*An application has been submitted with photographs and sign renderings.*

Signage

- Install new, 36” x 30”, internally-illuminated projecting sign mounted on the front of the building in the same location as previous sign.
- Sign is to have two black aluminum faces with coped-out graphics (no acrylic faces).

### 5. **BD-19-11-007**

**900 South High Street**

**April Koenig, Kessler Sign Company (Applicant)**

**900 High Partners LLC (Owner)**

*An application has been submitted with photographs and sign rendering.*

Signage

- Approve previously installed 28<sup>7/8</sup>” x 131<sup>3/4</sup>” sign on the second story balcony railing above the storefront.
- Existing internal lighting to be disconnected and four gooseneck fixtures are to be installed above the sign to illuminate the face.

### 6. **BD-19-11-008**

**768-772 South Front Street**

**Stavroy Real Estate Holdings, LLC (Applicant)**

**Brandon Shroy and Jeffrey Stavroff (Owner)**

*An application has been submitted with*

Paint Brick Masonry

- Paint unpainted all areas of brick masonry on the structure, including deteriorated and damaged historic brick, as well as non-historic brick veneer, with ... [manufacturer] breathable paint.
- Finish color is to be \_\_\_\_\_.

## STAFF APPROVALS

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

### • **BD-19-11-001**

**31-41 West Frankfort Street**

**Hidden Creek Landscaping Inc. (Applicant)**

**31/41 West Frankfort Street Condominium (Owner)**

Approve Application #BD-19-11-001, 31-41 West Frankfort Street, as submitted, with all clarifications noted:

Landscaping

- Replace 342 sq. ft. section of concrete at the west end of the existing concrete driveway at the rear of the condominium structure with new bluestone paver patio and stepping stones, per submitted plans and specifications.
- Install new plantings along the south edge of the driveway and the north edge of the patio, per submitted landscape plan.

• **BD-19-11-002**

**503 South Front Street**

**Alexandra Morman, Able Roof (Applicant)**

**Shadowart Productions Inc.(Owner)**

Approve Application #BD-19-11-002, 503 South Front Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all membrane roofing on the flat portion of the main roof, 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.
- Repair or replace all metal flashing, pitch pockets, transition metal, and curbs 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.
- 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 gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the sloped portions of 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 with new metal flashing, as necessary.
- 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:

[ ] Owens Corning

(standard 3-tab)

[ ] Estate 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.”
- Re-install metal roof capping on gables; any required replacement capping is to match existing.
- Replace any missing or damaged finials with new finials that match the existing original finials exactly, in kind, like-for-like. Photographs or drawings of replacement finials are to be submitted to the Historic Preservation Office for final approval prior to installation.

• **BD-19-11-003**

**882 South Front Street**

**876 S. Front St. (Applicant/Owner)**

Approve Application #BD-19-11-003, 882 South Front Street, as submitted, with all clarifications noted:

- Renew expired COA #18-8-3, 882 South Front Street, exactly as previously approved, for a period of one year. This is the second renewal. Expired: 7-26-19.  
*Approve Application #18-8-3, 882 South Front Street, as submitted, with all clarifications noted.*
  - *Renew COA #16-7-6, 882 South Front Street, exactly as previously approved, for a period of one year. Expired: 7-7-17.*  
*Approve application #16-7-6, 882 S. Front St., as submitted with the following clarifications:*
    - *Demolish existing non-historic industrial buildings.*

- *Construction of 20 townhouses per submitted site plan and drawings.*
- *Final landscaping plan to be submitted for review and approval at a future Brewery District Commission hearing.*

*MOTION: Pongonis/Hunt (6-0-0) APPROVED.*

- IX.** OLD BUSINESS
- X.** NEW BUSINESS
- XI.** ADJOURNMENT