

BREWERY DISTRICT COMMISSION MINUTES

Thursday, September 5, 2019
111 North Front Street – 2nd Floor, Hearing Room

Commissioners Present: Gerald Simmons, Jeff Pongonis, Dina Lopez, Rob Moore, Cynthia Hunt [arr. 6:10 pm], Daniel Mathur

Commissioners Absent: Bill Hugus

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:06 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, September 26, 2019
- III. NEXT COMMISSION HEARING – Thursday, October 3, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – August 1, 2019 MOTION: Pongonis/Lopez (6-0-0) APPROVED.
- 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)

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 #BD-19-8-005, 525 Short Street, as submitted.

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.

MOTION: Pongonis/Lopez (6-0-0) APPROVED.

CONTINUED APPLICATION

2. **19-5-6**

961 South High Street

Plan 4 Land (Applicant)

Michael J. & Barbara J. Ferris (Owner)

In the absence of the Applicant, continue Application #19-5-6, 961 South High Street, and place on the October 3, 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 fence line below the existing sign. Plant five (5) Dark Green Arborvitae to screen televisions from the public right-of-way.
- MOTION: Lopez/Moore (6-0-0) CONTINUED.

NEW APPLICATIONS

3. BD-19-9-006

966 South High Street

Jefferson Center for Learning and the Arts (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.

Recommend Rezoning Request #BD-19-9-006, 966 South High Street, as submitted.

Rezoning Request

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

MOTION: Pongonis/Hunt (6-0-0) RECOMMENDED.

4. BD-19-9-004b

966 South High Street

Mode Architects (Applicant)

Jefferson Avenue Center (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 #BD-19-9-004b, 966 South High Street, as submitted.

Dumpster Enclosure

- Construct new dumpster enclosure at the northeast corner of the property, per submitted plans and specifications.
- Screening enclosure is to be vertical board-on-board, six foot high (6' h), wood fence with the finished side out (i.e. all stringers and posts placed on the inside).
- Enclosure 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.

New Door

- Install hollow metal door on the existing structure, south elevation, to access the adjacent lower level roof, per submitted plans.

Bicycle Parking

- Relocate bike parking, per submitted site plan.

MOTION: Mathur/Hunt (6-0-0) APPROVED.

5. BD-19-9-007

825 South Front Street

Alejandro and Natalie Gonzalez (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.

BD-19-9-007b

Recommend Variance Request #BD-19-8-007b, 825 South Front Street, as submitted.

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.
- MOTION: Pongonis/Moore (6-0-0) RECOMMENDED.

BD-19-9-007a

Approve Certificate of Appropriateness Application #BD-19-9-007a, 825 South Front Street, as amended, with all clarifications noted.

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, exposure and profile to match the rear addition on the house; gutters are to be ogee style aluminum gutters with corrugated metal downspouts. Foundation is to be concrete.
- Windows are to be 2-over-2 Pella Architect Series Reserve all wood or aluminum-wood windows with simulated divided lights.
- Doors are to be aluminum-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 flush metal overhead 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.

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

6. BD-19-9-008

768-772 South Front Street

Stavroy Real Estate LLC (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 #BD-19-9-008, 768-772 South Front Street, as submitted.

Remove Skylights

- Remove deteriorated skylights on the connector roof and install new sheathing over openings.

Install New Rubber Roof

- Remove any/all roofing on the flat portion of the center connector 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.
- 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.

Replace Roof

- Remove deteriorated asphalt shingle roof on the center connector between the two historic structures. Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Remove deteriorated board and batten siding on the rear vertical wall of the center connector.
- Install new a new standing seam metal on sloped connector roof and on rear connector wall, per submitted sample. Snap on metal seams shall be 1" in height. All clips shall be fastened through the deck to the roof purlins. Color to be dark gray. Manufacturer specification for the metal roof system is to be submitted to the Historic Preservation Office prior to installation.

Replace Entrance

- 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.
- Remove non-original doors on the rear entrance (east elevation) and replace with one set of double doors to match
- New doors are to be full light aluminum or aluminum-clad wood 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

Remove Trees

- Remove two trees in the front yard due to their roots causing foundation damage on the historic structures.
- MOTION: Hunt/Moore (6-0-0) APPROVED.

STAFF APPROVALS

- **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 Exterior Door

- Make any/all necessary repairs to the existing, contributing, wooden door in the original front entrance on the west elevation, per industry standards.
- Any new wood to be of exact same profile and dimension as the original door panels, stiles, and rails; like-for-like. Cut sheets for any new exterior hardware is to be submitted to the Historic Preservation Office prior to installation.
- Paint/stain color to match existing, or if new color is chosen, paint/stain chips are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

Replace Door

- Remove existing deteriorated wood door on the secondary entrance on the west elevation and replace with new solid wood door to match the existing in design and details and to fit in the existing opening exactly.
- Wood door is 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.

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: Lopez/Pongonis (5-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 7:21 pm - MOTION: Hunt/Lopez (6-0-0) ADJOURNED.