

BREWERY DISTRICT COMMISSION MINUTES

Thursday, November 7, 2019
111 North Front Street – 2nd Floor, Hearing Room

Commissioners Present: Cynthia Hunt, Gerald Simmons, Bill Hugus, Dina Lopez, Daniel Mathur

Commissioners Absent: Rob Moore, Jeff Pongonis

Historic Preservation Office Staff Present: Cristin Moody

- I. CALL TO ORDER – 6:00 pm
- II. NEXT MONTHLY BUSINESS MEETING – **Tuesday**, November 26, 2019
- III. NEXT COMMISSION HEARING – Thursday, December 5, 2019
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – October 3, 2019 MOTION: Hugus/Hunt (5-0-0) APPROVED.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATION

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

966 South High Street

CJ Andrews (Applicant)

Jefferson Avenue Center (Owner)

Approve Application #BD-19-11-004, 966 South High Street, as submitted with all clarifications noted.

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. The decorative concrete pavement is to be used along the north side of the new addition.
- Install new lawn, ground cover, shrubs and shade trees, per submitted landscape plan.

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

CONTINUED APPLICATIONS

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

23 West Kossuth Street

Christy Thorpe (Applicant/Owner)

Following the staff report, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #BD-19-10-005, 23 West Kossuth Street, as submitted, with all clarifications noted.

Install Awning

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

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



NEW APPLICATIONS

3. BD-19-11-005

503 South Front Street

David Rectenwald (Applicant)

503 South Front Street LP (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 Application #BD-19-11-005, 503 South Front Street, as submitted, with all clarifications noted.

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.

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

Reasons for Denial:

C.C. 3116.11(6) Standards for Alteration

Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures.

4. BD-19-11-006

550 South High Street

Five Five Oh, LLC (Applicant/Owner)

In the absence of the Applicant, continue Application #BD-19-11-006, 550 South High Street and place on the December 5, 2019 meeting agenda.

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).

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

5. BD-19-11-007

900 South High Street

April Koenig, Kessler Sign Company (Applicant)

900 High Partners LLC (Owner)

In the absence of the Applicant, continue Application #BD-19-11-007, 900 South High Street and place on the December 5, 2019 meeting agenda.

Signage

- Approve previously installed 28^{7/8}” x 131^{3/4}” 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.

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

6. BD-19-11-008

768-772 South Front Street

Stavroy Real Estate Holdings, LLC (Applicant)

Brandon Shroy and Jeffrey Stavroff (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 Application #BD-19-11-008, 768-772 South Front Street, as submitted, with all clarifications noted.

Paint Brick Masonry

- 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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> 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.

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 – 7:07pm - MOTION: Hunt/Lopez (5-0-0) ADJOURNED.