

## BREWERY DISTRICT COMMISSION MINUTES

Thursday, December 5, 2019  
111 North Front Street – 2<sup>nd</sup> Floor, Hearing Room

**Commissioners Present:** Bill Hugus, Dina Lopez, Daniel Mathur, Rob Moore, Gerald Simmons,

**Commissioners Absent:** Cynthia Hunt, Jeff Pongonis,

**Staff Present:**

- I. CALL TO ORDER – 6:04 pm
- I. NEXT MONTHLY BUSINESS MEETING – 12:00pm (Noon) Thursday, December 26, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- II. NEXT COMMISSION HEARING – Thursday, January 2, 2020 at 4pm. 111 N Front St., 2<sup>nd</sup> Floor, Room 204.
- III. SWEAR IN STAFF
- IV. APPROVAL OF MEETING MINUTES – November 7, 2019
- V. PUBLIC FORUM
- VI. STAFF APPROVALS
- VII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### CONTINUED APPLICATIONS

1. **BD-19-11-006**

**550 South High Street**

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

Continue application #BD-19-11-006, 550 South High Street, to allow the applicant time to redesign signage.

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: Moore -CONTINUED.

Commissioner Comments:

- This is an internally lit sign by the Commissions definition. Code Enforcement has perused those signs which have been internally lit without approval.
- Suggested that a halo letter sign would be more appropriate alternative in keeping with a similar look.

### NEW APPLICATIONS

2. **BD-19-12-002**

**585 S Front St.**

**Moore Signs –Steve Moore (Applicant)/ Grange Mutual Casualty Co. (Owner)**

Approve Application #BD-19-12-002, 585 S Front St., as submitted, with all clarifications noted:



- Exterior wall sign with reverse channel letters on fabricated dimensional back panel.
- Sign to be mounted on north elevation.

MOTION: Hugus -APPROVED.

**3. BD-19-12-003**

**768-772 S. Front Street**

**Stavroy Real Estate Holdings, LLC**

*Following the presentation by the Applicants, Application #BD-19-12-003 was divided into Items 'a' and 'b' for clarity of action.*

**BD-19-12-003a**

Approve Application #BD-19-12-003a, 768-772 S. Front Street, as submitted, with all clarifications noted.

- Request to enclose one (1) square-shaped window opening on the rear/east elevation:  
Option #2 – Cover window opening with wood paneling as a wood shuttering amended during the hearing, to be painted “Black.”
- Revised drawings to be submitted to HPO staff prior to issuance of Certificate of Appropriateness.

MOTION: Hugus APPROVED.

**BD-19-12-003b**

Continue application #BD-19-12-013b, 768-772 S. Front Street,

- Request to retain the existing, BP “Everst 42” dimensional, asphalt roofing shingles, as installed prior to review and approval.

MOTION: Hugus CONTINUED.

Commissioner Comments:

- Guidelines say slate should be replaced with asphalt shingles that matches the color of the original slate.
- Examples are all lacking metal ridge rolls leading to the deduction that the roofs are not approved.
- Commission suggests putting a shingle from the approved list. The list can be found on the Brewery District Commission’s website under the guidelines tab. Staff will also provide the list to the applicant.
- Metal ridge rolls will need to be installed on the ridges when it is approved.

**CONCEPTUAL REVIEW**

**4. BD-19-12-004**

**142 W Whittier St.**

**Zimmer Development Company LLC (Applicant)/ CSX Transportation Inc. (Owner)**

Conceptual Review:

- Conceptual discussion of proposed multiphase infill project including preliminary zoning text.

NO ACTION TAKEN.

**STAFF APPROVALS**

• **BD-19-12-001**

**768-772 South Front Street**

**Carol Meyer, Pella Windows & Doors (Applicant)**

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

Approve Application #BD-19-12-001, 768-772 South Front Street, as submitted, with all clarifications noted.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the structure, with the exception of one, square, 34.25 x 34.25 window on the rear elevation, which is to remain in place until further review by the Brewery District Commission.
- Install new, 1-over-1, double-hung windows of appropriate dimension and profile and sized exactly to fit the existing openings. Manufacturer and model to be the following from the approved windows list:  

<u>Manufacturer:</u>	<u>Series/Model:</u>	<u>Material:</u>
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
- Install new flat brick mold trim to match the dimensions and profile of the existing, original brick mold trim on the existing historic window openings on the rear windows.
- All glass is to be clear, with no decorative patterns or texture.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.

Install Doors

- Remove existing, deteriorated, non-original doors at the front and rear entrances.
- Install four (4) new full light doors on the front entrance and two (2) new full light doors on the rear entrance.
- New doors are to be Pella Architect Series Reserve aluminum-clad wood doors, with no grid between the glass or simulated divided lights.

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.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**VI. ADJOURNMENT – pm - MOTION: ( -0-0) ADJOURNED.**