

BREWERY DISTRICT COMMISSION REVISED AGENDA

Thursday, March 5, 2020

6:00 p.m.

111 North Front Street – 2nd 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, at least three (3) business days prior to the meeting to request accommodation.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Thursday, March 26, 2020 – 111 North Front Street, 3rd Floor, Room 313
- III. NEXT COMMISSION HEARING – 6:00 p.m., Thursday, April 2, 2020 – 111 N. Front St., 2nd Floor, Room 204
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, February 6, 2020
- VII. PUBLIC FORUM
- VIII. APPROVAL OF STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. **BD-19-12-003b**

768-772 S. Front Street

Stavroy Real Estate Holdings, LLC

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

The following is taken from the December 2019 Minutes:

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.

NEW APPLICATIONS

2. **BD-20-03-002**

150 West Sycamore Street

CR Architecture & Design –Kate Papin (Applicant)

- Proposed alterations to the façade.
- Windows south of the main entrance would be altered and replaced with a 4' wide single swing door.
- Windows north of the main entrance would be altered and replaced with a 9' ½" wide sliding glass door.



3. BD-20-03-003

895 South High Street

Urbanorder Architecture (Applicant)

- Remove aluminum siding, door, and window at the existing first floor frame addition.
- Add new window at the south elevation and replace siding with new cement board siding.
- Expand existing window opening on the west elevation and replace with a new door and transom to provide an accessible entrance.
- Add new accessible ADA ramp to new stoop at the proposed addition. Ramp is to be concrete over split faced block foundation with a metal railing.
- Replace second floor frame infill with new windows and cement board siding on the south elevation.
- Replace existing windows with new aluminum clad wood windows.
- Replace concrete block porch post bases with wood at existing side porch
- Paint all existing soffits, brackets, doors, trim, and siding.

4. BD-20-03-004

477 South Front Street –Hoster Brewery/Wasserstrom Building

Sam Rosenthal (Applicant)

East Block Proposed Work

- No work is currently proposed for the Wasserstrom addition in this application. (see sheet D09)
- Replace all of the roofing with a combination of EPDM on the low-sloped roofs and asphalt shingles from the approved list for the steep-sloped roofs. (see sheet D09)
- Removal of the existing, non-historic loading dock roof along the south façade of the building. The removal is needed to facilitate masonry restoration. A new roof may be proposed for a future phase. (see sheets D09, P15, and photos in packet)
- Removal of brick and other temporary infill in historic openings. The openings will have a combination of restored / replicated wood windows (colored blue on the elevations) or new custom aluminum windows with profiles, colors, configurations to match the originals per the Secretary of the Interior's Standards. (see sheets P11 – P15)
- Creation of new window openings (color purple) on the west façade of Building H and the south and west facades of Building E. (see sheets P13-15)
- Cleaning all of the masonry and repointing where hatched green. A few areas on the east and west facades that are in worse condition are having small portions of the wall patched / resented (hatched orange). There are also some cracks that are being repaired (purple hatch). (see sheets P11 – P15)
- On the north elevation, a portion of the north façade needs to be rebuilt. That portion of the wall was originally an interior party wall between buildings and was a very soft brick. It had been painted / parged in the past which trapped water causing more deterioration. The outer wythe of brick has been removed (as approved by the structural engineer) and will be replaced with a brick that matches the color, shape and texture but is intended to be an exterior brick. (see sheet P12)
- Removal of the light green paint from the exterior of building G. Historic photos show that the building was not originally painted. (see sheets P13 & P15)

West Block Proposed Work

- Replace all of the roofing with a new EPDM roof on the low-sloped roofs. (see sheet P08)
- Removal of brick and other temporary infill in historic openings. The openings will have a combination of restored / replicated wood windows (colored blue on the elevations) or new custom aluminum windows with profiles, colors, configurations to match the originals per the Secretary of the Interior's Standards. (see sheets P09 – P12)
- Cleaning all of the masonry and repointing where hatched green. A few areas on the west façade that is in worse condition are having small portions of the wall patched / resented (hatched orange). (see sheets P09 – P12)

5. BD-20-03-005

1059 S High Street

John Libnoch / CCS Construction (Applicant)

Scott Schiff (Owner)

Rebuilding of the façade parapets, installation of brick and Nichiha cladding, and new patio railings were approved January/February 2020.

Exterior Brick & Paint Colors

- Approval of brick size, texture, per submitted photos.
- Paint existing brick at base of building. Paint new brick to be installed above existing.

Metal Canopy and Doors / Cladding / Light Fixtures

- Install new prefabricated metal canopy with tiebacks.
- Install new aluminum storefront doors.
- Install EIFS cladding on the new parapets, per submitted drawings.
- Install new exterior light fixtures.

STAFF APPROVALS

(The following applicants do not need to attend.)

• BD-20-03-001

500 South Front Street

James Testaguzza/Roof Management, LLC. (Applicant)

Approve Application BD-20-03-001, 500 South Front Street, as submitted with any/all clarifications noted:

Install New Standing-Seam-Metal Roof

- Remove all cement shingle material, felt underlayment, flashings, and edge metals on the sloped areas of the roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any deteriorated sheathing, as needed.
- Install new underlayment and standing-seam-metal roofing, per the submitted specifications. Color to be “Slate Grey.”
- Install new perimeter edge metal, per submitted specifications.

Install New Rubber Roof

- Remove any/all existing membrane on flat areas of roof, as needed.
- 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 existing gutters and downspouts, per submitted specifications.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT