

BREWERY DISTRICT COMMISSION MINUTES

Thursday, February 6, 2020
111 North Front Street – 2nd Floor, Room 204

Commissioners Present: Bill Hugus Cynthia Hunt, Daniel Mathur, Rob Moore, Jeffrey Pongonis, Gerald Simmons (Chairperson)

Commissioners Absent: Dina Lopez

Staff Present: None

- I.** CALL TO ORDER – 6:05 p.m.
- II.** NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00pm (Noon), Thursday, February 27, 2020 – 111 N. Front Street (Michael B. Coleman Government Center), 3rd Floor, Room 313.
- III.** NEXT COMMISSION HEARING – Thursday, March 5, 2020 at 6 p.m., 111 N Front Street (Michael B. Coleman Government Center), 2nd Floor, Room 204.
- IV.** SWEAR IN STAFF
- V.** INTRODUCTION OF COMMISSIONERS PRESENT
- VI.** APPROVAL OF MINUTES – Thursday, January 2, 2020
MOTION: Pongonis/Mathur (6-0-0) APPROVED
- VII.** PUBLIC FORUM
- VIII.** STAFF APPROVALS - The Brewery District Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Pongonis/Mathur (6-0-0) APPROVED
- IX.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMENDATION

1. BD-20-01-003

250 Liberty Street

Oliver Holtsberry/DaNiteSign (Applicant)

Following presentation by the Applicant, and additional discussion and review, the following motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application #BD-20-01-003, 250 Liberty Street, as modified, with all clarifications noted:

New Wall Sign

- Install new externally illuminated wall sign on brick façade of Liberty Place Apartments, per the submitted rendering; Sign to be 10'W x 10'H (100 sf).
- Cabinet to be fabricated aluminum angle with black ACM (aluminum composite material) face panels.
- Graphics to be cut white vinyl.
- External illumination to be three (3) LED gooseneck light fixtures.
- Revised drawing to be submitted to Historic Preservation Office staff for final review and approval.



- Sign to replace existing temporary banner.

Note: The larger sign is approved for this specific building and in this specific location, facing onto the I-70 Corridor.

MOTION: Pongonis/Mathur (6-0-0) APPROVED

2. BD-20-02-004

940 South Front Street

The Jones Studio (Applicant)

Following presentation by the Applicant, and additional discussion and review, the following motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application #BD-20-02-004, 940 South Front Street, as submitted, with all clarifications noted:

Install New Canopies

- Install new timber frame canopy with standing-seam-metal roof at the west entry, per submitted drawings.
- Install new flat metal canopy roof with supporting metal tie-rods and turnbuckles at eastern entrance.
- All signage and exterior lighting to be submitted separately at a future BDC hearing.

Note: Approval is based on this building currently not being a contributing building.

MOTION: Pongonis/Mathur (6-0-0) APPROVED

3. BD-20-02-005

1091 South High Street

Michael Sheu (Applicant)

Exterior Remodel

- Remove existing awning and signage.
- Install new “wood look” signage, per submitted renderings.
- Awning/signage material to be Metal Aluminum System or Plastic Composite.
- Remove existing, exterior, half brick on foam board.
- Install new metal TABS panel system with new half brick.
- Install new exterior lighting package.
- Existing “Helios” tower structure on southeast front corner of building to be cut down level with rest of roof.

Following presentation by the Applicant, Chairperson Simmons opened the discussion and Commission members offered comments to the applicants:

Commissioner Comments

- The Commission would love the BP canopy to change, but cannot require it.
- The free-standing building (Duchess) is moving in the right direction.
- Commission support removing the Helios towers.
- Consider a more subtle contrast for the mortar color.
- Next application should include a materials sample board.

NO ACTION TAKEN

4. BD-19-12-003b

768-772 S. Front Street

Stavroy Real Estate Holdings, LLC

In the absence of, and at the request of the Applicant, Continue Application # BD-19-12-003b, 768-772 S. Front Street, and direct Historic Preservation Office staff to place on the March 5, 2020 Brewery District Commission agenda.

MOTION: Hugus/Hunt (6-0-0) CONTINUED

STAFF APPROVALS

(The following applicants do not need to attend.)

X. OLD BUSINESS

• BD-20-02-003

1059 South High Street

Scott Schiff/Schiff Properties (Applicant) 1059 S. High LLC/Schiff Properties (Owner)

Application #BD-20-02-003 was added to the agenda by the Commission during the February 6, 2020 BDC hearing. Following presentation by the representative of the Applicant, and additional discussion and review, the following motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application #BD-20-02-003, 1059 South High Street, with all clarifications, as noted.

Exterior Materials

- Existing brick at base of building to remain, as is.
- Exterior cladding above base to be new, thin brick on the facade and on the north elevation up to (east of) the main entrance. New brick to match existing brick at base of building in unit size, texture, and mortar joint profile. Sample board for thin brick to be submitted, along with detail photos of the existing brick, to Historic Preservation Office staff for final review and approval, prior to installation.
- EIFS cladding to be on all elevations of the raised parapet area, on the north elevation behind (west of) the main entrance, on the south elevation behind (west of) the drive-up window, and on the rear elevation.
- Exterior cladding on the south elevation to be Nichiha up to (east of) the drive-up window.
- Renderings showing the placement of new thin brick, Nichiha, and EIFS to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Painting of all existing and new brick is not approved at this time. Applicant is to submit a new application, paint color chips, and renderings for review of paint scheme at a future Brewery District Commission hearing. Preferred colors to be two shades of gray.

Patio Railing

- Remove existing metal railings at front patio area, and install new metal railings, with wood cap, per the submitted renderings.
- Any/all new signage and exterior lighting to be submitted with a new application, for review and approval at a future Brewery District Commission hearing.

MOTION: Moore/Hugus (5-0-0) APPROVED

XI. NEW BUSINESS

VI. ADJOURNMENT – MOTION: Hunt/ (5-0-0) ADJOURNED (7:10 p.m.)