

BREWERY DISTRICT COMMISSION MINUTES

Thursday, June 4, 2020
Virtual Hearing via Webex

Commissioners Present: Jeffrey Pongonis (Acting Chairperson), Cynthia Hunt, Dina Lopez, Daniel Mathur, Rob Moore, Gerald Simmons entered meeting at 6:22 p.m. (Agenda Item #1)

Commissioners Absent: Bill Hugus

Staff Present: Connie Torbeck, James Goodman, Kimberly Barnard, Jacquelyn Lehmann, Sarah Medwig, Robert Tobias

- I. CALL TO ORDER – 6:04 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00pm (Noon), Thursday, June 18, 2020
Virtual Hearing via Webex
- III. NEXT COMMISSION HEARING – Thursday, July 2, 2020 at 6 p.m., Virtual Hearing via Webex
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, February 6, 2020
MOTION: Hunt/Lopez (5-0-0) 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: Moore/Lopez (5-0-0) APPROVED
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. **BD-20-06-003**

940 S. Front Street

Signcom, Inc. (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-20-06-003, 940 South Front Street, as submitted.

New Wall Sign

- Install one (1) new wall sign on the east elevation, per submitted drawings.
- Sign to be 1" thick, aluminum panel with aluminum "Harvest" letters and wheat logo.
- "Pizzeria" and double lines to be pressure sensitive vinyl (PSV).
- Sign to be mounted to horizontal wood panel background, painted "White."
- 1/8" thick saw plate aluminum letters beneath sign to read "Thankful for Our Farmers – Local Tastes Better."

Note: Approval is based on condition that property be brought into compliance within 30 days. This includes removal of a canopy sign that was installed that does not match prior approved sign (fabric vs. approved metal and wood materials).

MOTION: Moore/ Hunt (6-0-0) APPROVED



2. BD-20-06-004

825 S. Front St.

Alejandro and Natalie Gonzalez (Owners)

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-20-06-004, 825 South Front Street, as submitted.

Modify Previous Approval/New Construction

- Revised drawing and materials for previously approved carriage house.
- Window openings and materials have been altered due to fire code.

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

3. BD-20-06-005

23 West Kossuth Street

Juliet Bullock Architects (Applicant) Christy Thorp (Owner)

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-20-06-005, 23 West Kossuth Street, as submitted.

Modify Rear Entrance Windows/Door

- Infill two (2) existing window openings on rear entrance porch. Patch with siding to match.
- Modify existing, single door opening to double-door opening with Marvin Integrity Ultrex sliding door.
- Build new rear entrance porch and railings, per submitted drawings

New Curb Cut & Parking Pad

- Remove existing stone curb to create new curb cut.
- Install new concrete parking pad and approach with brick paver edging, per submitted site plan.

MOTION: Moore/Hunt (6-0-0) APPROVED

4. BD-20-06-006

903-905 S. Wall Street

Denis R. King, Jr. / King Fine Homes (Applicant) 876 S. Front, LLC. (Owner)

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-20-06-006, 903-905 South Wall Street, as submitted.

Modify Previous Approval/New Construction

- Revise drawings originally approved for construction of 20 townhouses (July 7, 2016 / COA #16-7-6 / 882 S. Front Street). This is the last two-unit building of the Southern Tier project.
- Change from original approval of triple unit window to paired unit window above garage doors.
- Modify fenestration on side elevations.
- Final landscape plan to be submitted for review and approval at a future Brewery District Commission hearing.

MOTION: Simmons /Moore (6-0-0) APPROVED

STAFF APPROVALS

(The following applicants do not need to attend.)

- **BD-20-05-001**

88 West Frankfort Street

Erckman Contracting (Applicant)

Jay Michael (Owner)

Approve Application BD-20-05-001, 88 West Frankfort Street, as submitted with any/all clarifications noted:

Install New Windows (Full Frame Replacement)

- Remove all existing windows on the brick house, including non-original, non-contributing windows and deteriorated original windows.
- Remove the entire existing window to the studs/rough opening, (sashes, jambs, and brickmould).
- Install a complete new window (sashes, jambs, and flat brickmould).
- New windows to be Marvin Elevate, two-over-two, simulated-divided-lite, per the submitted window schedule (Quote # Bgdbuds/ 4-20-2020).
- New basement windows to be three-lite and two-lite, per submitted window schedule.

Install New Doors

- Remove all non-original exterior doors and deteriorated transoms, per submitted photographs.
- Install new, four-panel, wood doors (Quote #842397/4-16-2020) and new wood transoms (Quote #1120607), per submitted product cut sheets.
- Paint colors for new doors to be submitted to Historic Preservation Office staff, prior to application of paint.

- **BD-20-06-001**

682 Bank Street

Able Roof (Applicant)

Butch James (Owner)

Approve Application BD-20-06-001, 682 Bank Street, as submitted with any/all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof down to the sheathing, per submitted specifications. 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.
- Any/all ne flashing to be "Tinner's Red."

- **BD-20-06-002**

915 South High Street

Restoration Lady, LLC. (Applicant)

Phil Sheridan (Owner)

Approve Application BD-20-06-002, 915 South High Street, as submitted with any/all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all (asphalt shingles/shingle-over slate) on the (main roof/carriage house/garage), down to the sheathing. Dispose of all debris according to Columbus City Code.
- 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 on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

☐ GAF

Slateline (dimensional)

☐ Weathered Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner's Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

X.OLD BUSINESS

XI.NEW BUSINESS

XII.ADJOURNMENT

MOTION: Hunt/Lopez (6-0-0) ADJOURNED (6:43 p.m.)