

BREWERY DISTRICT COMMISSION AGENDA

Thursday, August 6, 2020

4:00 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, August 20, 2020 – Virtual Hearing via Webex
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, September 3, 2020 – Virtual Hearing via Webex
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF [STAFF APPROVALS](#) FROM THE CANCELLED JULY 2, 2020 BDC HEARING
- VII. PUBLIC FORUM
- VIII. APPROVAL OF STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF REPORT

NEW APPLICATIONS

1. [BD-20-08-001](#)

940 S. Front Street

Signcom, Inc. (Applicant)

The wall sign was approved at the June 4th BDC hearing. The main canopy sign was installed prior to review and approval.

New Wall Sign

- Install one (1) new 23 sf wall sign on the east elevation, as approved June 4, 2020.
- 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."

New Canopy Sign

- Retain the two (2) new awning signs on the east elevation, as installed prior to review and approval.
- Overall measurements of awning at main entry is 22'-0" x 5'-5". Overall signage is 42 sf on slope (Harvest + Logo) and 4 sf on front flap (Bar + Kitchen)
- Overall measurements of awning at "Silo" bar entrance is 4'-0" x 3'-0". Overall signage is 12 sf on slope (Silo at Harvest).



2. **BD-20-08-002**

831 South Pearl Street

Douglas & April Huffman (Owners)

New Fence/Gate

- Remove existing board-on-board fence and gate at end of driveway, per submitted photos.
- Install new 6' H wrought iron fence and gate, per submitted example photo.
- Wrought iron fence to be backed by a 6' cedar fence with opaque stain, to match existing natural cedar fence in rear yard.
- Fence to measure approximately 8'-6" W x 6' H. Gate measures approx. 3' W x 6' H.

3. **BD-20-08-003**

524-528 Maier Place

Signcom, Inc./Melody Ward (Applicant)

- MOVED TO STAFF APPROVAL

4. **BD-20-08-004**

724 South High Street

Mark M. Hunt (Owner)

- MOVED TO STAFF APPROVAL

5. **BD-20-08-005**

479 South Ludlow

Sam Rosenthal/Schooley Caldwell (Applicant) / 477 S. Front, LLC./Dwight McCabe (Owner)

- Repoint all masonry, as needed.
- Restore or replace windows, per color coded plans.
- Replace roof.
- Rebuild gutters and fascia to match existing profiles and materials.
- Landscape plan to be submitted for review at a future BDC hearing.

6. **BD-20-08-006**

500 South Front Street

Ron Moody/Danite Sign (Applicant) Brewery Tower, LLC. (Owner)

- MOVED TO STAFF APPROVAL

STAFF APPROVALS

(The following applicants do not need to attend.)

• **BD-20-08-008**

966 South High Street

Mark Ours/Mode Architects (Applicant) / Jefferson Avenue Center (Owner)

Approve Application #BD-20-08-008, 966 South High Street, as submitted, with all clarifications, as noted:

Storm Windows

- Install two (2) Allied storm windows over stained glass windows on the High Street facade of the +/- 1930's addition to The Good Haus, per submitted photos, drawing, and product cut sheet.
- Storm window frame color to match existing window frame as closely as possible.

- **BD-20-08-009**

420-460 West Whittier Street

Drew Ater/Hatch (Applicant) / City of Columbus (Owner)

Approve Application #BD-20-08-008, 420-460 West Whittier Street, for renewal of COA#19-6-4 (expired June 4, 2020), exactly as previously approved, for a period of one (1) year.

Site Improvements

- Remove existing chain link fencing and install new 8' high black aluminum fence and gates around the site, per submitted plans and specifications.
- Repave and resurface portions of existing access road with new asphalt paving, per submitted plans.
- Install grass pavers on the site, per submitted plans.

Replace Deteriorated/Altered/Non-Original Windows

- Remove all deteriorated/non-contributing windows on the Control House building.
- Install new fixed aluminum windows of appropriate dimension and profile and sized exactly to fit the original openings. Applicant is to submit final window selection to Historic Preservation Office staff prior to installation.

Replace Doors

- Replace existing non-contributing doors on the building with new flush steel doors, per submitted specifications.

- **BD-20-08-010**

928 South Front Street

MKS Construction Team (Applicant) / Pops Holdings, LLC. (Owner)

Approve Application #BD-20-08-010, 928 South High Street, as submitted, with all clarifications, as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the house, 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:

	Natural Slate	<input type="checkbox"/> Traditional Slate Color Palette
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
		<input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate
<input type="checkbox"/> GAF	TruSlate	<input type="checkbox"/> Mystic Grey

[] Greystone

- 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.

- **BD-20-08-003**

524-528 Maier Place

Signcom, Inc./Melody Ward (Applicant)

Approve Application #BD-20-08-003, 524-528 Maier Place, as submitted, with all clarifications, as noted:

New Wall Sign # One

- Install one (1) new 24.92 sf wall sign of halo-illuminated channel letters, per submitted drawings.
- Reverse channel aluminum letters, approximately 4” deep and mounted to fascial with 2” stand-off spacers to allow light to emit from back. Minimum of three (3) fasteners per letter.
- Remote power supply converter housed inside metal box.

New Wall Sign # Two

- Reverse channel aluminum logo approximately 4” deep and mounted to fascial with 2” stand-off spacers to allow light to emit from back.
- Remote power supply converter housed inside metal box.

Note: Two (2) wall signs for a single tenant are approved for the following reasons: This site is neither pedestrian nor auto-oriented. The façade faces the park and the river. The tenant occupies two (2) storefronts.

- **BD-20-08-004**

724 South High Street

Mark M. Hunt (Owner)

Approve Application #BD-20-08-004, 724 South High Street, as submitted, with all clarifications, as noted:

Rebuild Exterior Stairs

- Build a new, second-floor, exterior deck and stairs per the submitted photos and drawings.

Note: New exterior stairway system is replacement of an existing stairway, like-for-like.

- **BD-20-08-006**

500 South Front Street

Ron Moody/Danite Sign (Applicant) Brewery Tower, LLC. (Owner)

Approve Application #BD-20-08-006, 500 South Front Street, as submitted, with all clarifications, as noted:

New Parking Sign

- Remove existing parking sign, and install new parking sign at parking garage, per submitted drawings.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT