

BREWERY DISTRICT COMMISSION MINUTES

Tuesday, July 8, 2014 6:15 p.m.
Conference Room B, 50 W. Gay Street – Ground Floor

Commissioners Present: Bill Hugus, Peter Nestinger, Gerald Simmons, Jeff Pongonis, William Schottenstein (6:20pm).

Commissioners Absent: Forrest Gibson, Cynthia Hunt.

Historic Preservation Office Staff Present: James Goodman.

- I. CALL TO ORDER – 6:17 pm
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, July 31, 2014.
- III. NEXT COMMISSION HEARING – Thursday, August 7, 2014.
- IV. APPROVAL OF MEETING MINUTES – June 5, 2014. MOTION: Hugus/Pongonis (4-0-0) APPROVED.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. 14-7-4

681 & 685 South Front Street

Michael J. Sikora III (Applicant)

Columbus Real Estate Building, LLC (Owner)

Approve Application #14-7-4, 681 & 685 South Front Street, as submitted with the following clarifications:

- Install new light fixtures on the rear of each building (2 total).
- New fixtures to be a standard gooseneck design.
- Revised information to be submitted to HPO Staff for final review and approval prior to issuance of a certificate.

MOTION: Hugus/Pongonis (5-0-0) APPROVED.

2. 14-7-5

967 South High Street

Jed Johnson (Applicant)

G-Real Estate, LLC (Owner)

Approve application #14-7-5, 967 South High Street, as submitted with the following clarifications:

- Remove tree stumps.
- Pave lot with either concrete or black top for parking.
- Install fence on south property line of lot.
- Install new plantings per submitted siteplan.
- The planting area is to include a 36”-tall taxis/evergreen hedge.
- Revised information to be submitted to HPO Staff for final review and approval prior to issuance of a certificate.

MOTION: Pongonis/Hugus (5-0-0) APPROVED.

CONCEPTUAL REVIEW APPLICATIONS

3. 14-7-6

373 Maier Place

City Properties, Inc. (Owner)

Conceptual Review

- Renovation of existing warehouse/office space
- Update façade and site for office use.

- Remove existing canopy and overhead doors; replace with windows and new accessible entrances.

Commissioner Comments

- Commissioners indicated continued support for the proposed improvements and the new phased design of the plan maintaining/improving a portion of the existing loading dock bays.
- As previously discussed, a landscape plan will be needed and should include trees, fencing, and low plantings that will soften the parking lot, but not obstruct visibility of the lot.
- A signage package should be developed for future tenants to ensure a cohesive signage for the building over time.
- The applicant should develop and submit construction plans, landscaping, and signage for review and approval at an upcoming Brewery District Commission meeting.

NO ACTION TAKEN

STAFF APPROVED APPLICATIONS

- **14-7-1**

779 South Wall Street

John & Paul Martin (Owners)

Approve Application #14-7-1, 779 South Wall Street, as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new asphalt shingle roof per submitted specifications; shingle to be GAF “Slateline” dimensional shingle, color to be “English Gray Slate”.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, 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 3-tab shingles; shingle to be GAF “Slateline” dimensional shingle, color to be “English Gray Slate”.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- 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.

- **14-7-2**

111 Liberty Street

DaNite Sign Company (Applicant)

Elford Loand Company (Owner)

Approve Application #14-7-2, 111 Liberty Street, as submitted with any/all clarifications noted:

- Remove existing wall sign.
- Install new wall sign with updated logo per submitted drawing.

- **14-7-3**

32 West Hoster Street

Cindy Slone (Applicant)

Margaret Slone (Owner)

Approve Application #14-7-3, 32 West Hoster Street, as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof.
- Install new asphalt shingle roof; shingle to be either CertainTeed or GAF standard 3-tab, color to be “Nickel Gray”.

- Install metal ridge roll; color to be “Gray”.
- Paint building as needed to match existing.
- Repair slate on cupola as needed to match existing and install weather vane.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, 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 3-tab shingles. Shingle to be either CertainTeed or GAF standard 3-tab, color to be “Nickel Gray”.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- 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.

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the cupola with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

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/Pongonis (4-0-0) APPROVED.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT – 7:06 pm - MOTION: Hugus/Pongonis (5-0-0) ADJOURNED.