

BREWERY DISTRICT COMMISSION AGENDA

Thursday October 2, 2014 6:15 p.m.
Conference Room B, 50 W. Gay Street – Ground Floor

Applicants or their representatives must attend this hearing. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. If you have any questions please call the City's Historic Preservation Office at **645-8620**.

A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Historic Preservation Office is made aware of this need at least forty-eight (48) hours prior to the scheduled hearing time. To schedule an interpreter, please call 645-8620 or TDD 645-3293.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, October 30, 2014.
- III. NEXT COMMISSION HEARING – Thursday, October 2, 2014.
- IV. APPROVAL OF MEETING MINUTES – September 4, 2014.
- V. PUBLIC FORUM
- VI. SWEAR IN STAFF
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. 14-10-5

757 South High Street

DKD Studio (Applicant) RCR Investments, LLC (Owner)

An application, drawings, and photos have been submitted.

- Reface existing 6' x 6' pylon sign.
- Install new 1'-8" x 8'-6" internally illuminated letter sign on east elevation.
- Install new 15'-4" x 4' internally illuminated letter sign/cabinet on east elevation.

2. 14-10-6

966 South High Street

Hardlines Design Company (Applicant) Columbus City Schools (Owner)

An application and photos have been submitted.

- Construct new wall next to existing east wall of structure to encapsulate the building.
- Wall needed due to condition of existing wall revealed following the demolition of the rear addition.

3. 14-10-7

373 Maier Place

City Properties, Inc. (Owner)

An application, siteplan, drawings, and photos have been submitted.

- 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.
- Landscape front of building.

The following is taken from the July 2014 Brewery District Commission meeting minutes:

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

4. 14-10-8

514 South High Street

Mode Architects (Applicant)

Dream Weaver Alive, LLC (Owner)

An application, siteplan, drawings, and photos have been submitted.

- Remove existing chiller and replace with new ground mounted roof top units and screening.
- Construct new elevator tower and dumpster enclosure.
- Modify existing storefront and entry location along High Street.
- Install new awnings and canopy.
- Modify rear stair roof to incorporate patio/balcony off of proposed banquet hall.
- Change existing parking lot traffic to one-way to help with clearances and traffic flow.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• 14-10-1

21 West Kossuth Street

Able Roofing (Applicant)

Christina Metsika (Owner)

Approve application #14-10-1, 21 West Kossuth Street, as submitted with any clarifications noted:

- Repair rear porch as needed to match existing.
- Re-roof rear porch shed roof with shingle from Approved Shingle List.

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. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

CertainTeed

GAF

Certain Teed

GAF

Owens Corning

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

(standard 3-tab)

Color:

Stonegate Gray

English Gray Slate

Weathered Slate

Nickel Gray

Nickel Gray

Estate Gray

[] Tamko

(standard 3-tab)

[] Antique Slate

• **14-10-2**

12 Poplar Street (#308)

APCO Industries (Applicant)

Thomas Fisher (Owner)

Approve application #14-10-2, 12 Poplar Street (#308), as submitted with any clarifications noted:

- Remove existing deteriorated window and entry door with transom.
- Install new Marvin wood window and Marvin wood door & transom to match existing and per submitted specifications.
- All work to be painted “Black” to match existing.

Replace Deteriorated/ Non-Original Windows

- Replace one (1) deteriorated/non-original, non-contributing window per City Staff determination.
- Install new, 4-OVER-4, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

• **14-10-3**

747 South Front Street

George Farber (Owner)

Approve application #14-10-3, 747 South Front Street, as submitted with any clarifications noted:

- Replace on rear addition wood siding to match existing.
- Extend siding to surround concrete block addition.
- All new wood siding and casings to be painted to match existing.

Repair/Replace Wood Siding

- Repair/replace all wood siding and trim as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer’s specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for review and final approval in consultation with the Brewery District Commission.

• **14-10-4**

14-20 West Frederick Street

Glen A. Robbins (Owner)

Approve application #14-10-4, 14-20 West Frederick Street, as submitted with any clarifications noted:

- Remove existing asphalt shingle roof.
- Install new CertainTeed standard 3Tab asphalt shingle roof; color to be “Nickel Gray”.
- Install new metal ridge roll to be painted “Gray”.

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 CertainTeed standard 3Tab asphalt shingle roof; 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.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT