

BREWERY DISTRICT COMMISSION MINUTES

Thursday October 2, 2014 6:15 p.m.

Conference Room B, 50 W. Gay Street – Ground Floor

Commissioners Present: Forrest Gibson, Bill Hugus, Peter Nestinger, Jeff Pongonis, William Schottenstein.

Commissioners Absent: Gerald Simmons.

Historic Preservation Office Staff Present: James Goodman.

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

NEW APPLICATIONS

1. 14-10-5

757 South High Street

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

Continue application #14-10-5, 757 South High Street, to allow the applicant time to submit revised information:

- 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.
- MOTION: Gibson/Pongonis (5-0-0) CONTINUED.

Commissioner Comments

- The size of the Aveda branding comparatively is too large, should not utilize internal illumination.
- Questioned why Aveda is on the pole-mount.
- Asked if there was a way to fit both Aveda/Nurtur.
- Concerns about size of blue background signage, raised possibility of using blue individual letters.
- Would like to see Nurtur on the pylon, Aveda as individual halo letters, potential use as a window graphic.

2. 14-10-6

966 South High Street

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

Approve application #14-10-6, 966 South High Street, as submitted with the following clarifications:

- 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.
- The hardiplank section of the new wall is to have a 4" lap exposure with traditional corner boards and is to continue up the wall and terminate at the cornice.

MOTION: Gibson/Nestinger (5-0-0) APPROVED.

3. 14-10-7

373 Maier Place

City Properties, Inc. (Owner)

Approve application #14-10-7, 373 Maier Place, as 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.
- Retaining wall should be thick outcroppings in “Canyon Tan” or “Southern Buff”.
- Final landscaping plan with planting types are to be submitted to HPO Staff for final review and approval.

MOTION: Gibson/Nestinger (5-0-0) APPROVED.

4. 14-10-8

514 South High Street

Mode Architects (Applicant)

Dream Weaver Alive, LLC (Owner)

Approve application #14-10-8, 514 South High Street, as submitted with the following clarifications:

- 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.

MOTION: Pongonis/Gibson (4-0-1) APPROVED. [Schottenstein recused]

STAFF APPROVED APPLICATIONS

• 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

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Color:

[] Stonegate Gray

[] English Gray Slate

[] Weathered Slate

[] 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

- **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.

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: Gibson/Pongonis (5-0-0) APPROVED.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT – 6:58 pm - MOTION: Nestinger/Pongonis (4-0-0) ADJOURNED.