

BREWERY DISTRICT COMMISSION MINUTES

Thursday August 6, 2015 6:00 p.m.

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

Commissioners Present: Bill Hugus, Cynthia Hunt (6:10pm), Peter Nestinger, Jeff Pongonis, Gerald Simmons.

Commissioners Absent: Forrest Gibson, William Schottenstein.

Historic Preservation Office Staff Present: James Goodman.

- I.** CALL TO ORDER – 6:02 pm
- II.** NEXT MONTHLY BUSINESS MEETING – Thursday, August 27, 2015.
- III.** NEXT COMMISSION HEARING – Thursday, September 3, 2015.
- IV.** SWEAR IN STAFF
- V.** APPROVAL OF MEETING MINUTES – July 2, 2015. MOTION: Hugus/Pongonis (4-0-0) APPROVED.
- VI.** PUBLIC FORUM
- VII.** STAFF APPROVALS
- VIII.** STAFF RECOMMENDATIONS
- IX.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. 15-8-5

514-518 S. High St.

Mode Architects (Applicant)

Dream Weaver Alive, LLC (Owner)

Approve application #15-8-5, 514-518 S. High St., as submitted with the following clarifications:

- Install new 445-sqft patio on High Street elevation for sidewalk seating per submitted drawings.
- Railing to be 2’-10” (34”) and is to be painted “Dark Bronze” to match the existing storefront system.
- Patio area to be composite decking per new Public Service requirements. Final material sample to be submitted to HPO Staff for review and approval prior to issuance of certificate.

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

CONCEPTUAL REVIEW APPLICATIONS

2. 15-8-6

600 S. High St.

Huntington National Bank (Owner)

Conceptual Review

- Renovate existing 2-story 14,183-sqft building to house new Huntington National Bank branch.
- Installation of two (2) drive-up kiosks and a designated bypass lane.
- The project will also include adjustments to the parking configuration onsite and new landscaping.

NO ACTION TAKEN

Commissioner Comments

- The Commission supports the reuse of the existing building and the removal of the curbcuts.
- Additional landscape screening and fencing will be needed along Pearl and Willow streets.
- One sign should be eliminated from each of the building corners. No signage should be internally illuminated; halo lighting or directed lighting should be used.
- The cornice material for the new ends should be changed to a more complementary material/color.

3. **15-8-7**

455 S. Ludlow St.

Ice House Ventures, LLC (Owner)

Conceptual Review

- Construct approximately 2700-sqft addition.
- Construct steel structure parking deck.

NO ACTION TAKEN [Nestinger & Pongonis Recused]

Commissioner Comments

- The Commission has major concerns with the proposed addition above the single-story section go the building.
- Despite understanding the current need for additional space at the site, the Commission does not support the design, materials, and placement of the proposal.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **15-8-1**

17-21 Stimmel St.

George A. Kontomerkos (Owner)

Approve application #15-8-1, 17-21 Stimmel St., as submitted with any/all clarifications noted:

- Repair box gutter as needed per submitted specifications.
- Install new downspout at northeast corner of building.

Repair Box Gutters

- Examine all box gutters and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **15-8-2**

550 S. High St.

Jay Trueman (Applicant)

Five Five Oh, LLC (Owner)

Approve application #15-8-2, 550 S. High St., as submitted with any/all clarifications noted:

- Remove existing rubber membrane roof.
- Install new EPDM rubber membrane roof per submitted specifications.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing down to the sheathing. 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.

- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **15-8-3**

37 Frederick St.

Travis Merkle (Applicant) Annie Cut (Owner)

Approve application #15-8-3, 37 Frederick St., as submitted with any/all clarifications noted:

- Remove existing deteriorated asphalt shingle roof.
- Install new asphalt shingle roof; shingle to be GAF “Royal Sovereign” standard 3tab, color to be “Nickel Gray”.
- Install new metal ridge roll, valleys, and flashing; color to be either “Tinner’s Red” or “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.
- **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.

- **15-8-4**

477 S. Front St.

Pete Nestinger (Applicant) Front Fulton Real Estate Trust (Owner)

Approve application #15-8-4, 477 S. Front St., as submitted with any/all clarifications noted:

- Tuckpoint south elevation of building as needed to match existing.

Spot Tuck Point-(partial)

- Check all mortar joints on the south elevation for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”, available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

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: Pongonis/Hugus (3-0-1) APPROVED. [Nestinger Recused]

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT – 6:45pm - MOTION: Pongonis/Hunt (5-0-0) ADJOURNED.