

# **BREWERY DISTRICT COMMISSION AGENDA**

**Thursday, December 3, 2015**

**6:00 p.m.**

**50 W. Gay Street, Ground Floor - Conference Room B**

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER**
- II. NEXT MONTHLY BUSINESS MEETING – Wednesday, December 30, 2015.**
- III. NEXT COMMISSION HEARING – Thursday, January 7, 2015.**
- IV. SWEAR IN STAFF**
- V. APPROVAL OF MEETING MINUTES – October 1, 2015.**
- VI. PUBLIC FORUM**
- VII. STAFF APPROVALS**
- VIII. STAFF RECOMMENDATIONS**
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

## **STAFF RECOMMENDED APPLICATIONS**

*(The following applicants do not need to attend.)*

- 1. 15-12-4**  
**495 S. High St.**  
**Dwight Robertson (Applicant)                      495 South High Street, LLC (Owner)**  
*An application, drawings, and photographic renderings have been submitted.*
  - Install new 6' x 13'-11 3/8" halo-lit sign on the east elevation.
  - Install new 6' x 13'-11 3/8" halo-lit sign on the east elevation.
- 2. 15-12-5**  
**940 S. Front St.**  
**Danite Sign Co. (Applicant)                      Kipling Investments, LLC (Owner)**  
*An application, drawing, and photos have been submitted.*
  - Installation of new non-illuminated monument sign per submitted drawing.

## **NEW APPLICATIONS**

- 3. 15-12-6**  
**87 W. Frankfort St.**  
**Tarry Summers II (Owner)**  
*An application, material information, and photos have been submitted.*
  - Removal of existing vinyl siding.
  - Installation of new vinyl siding per submitted specifications.

4. 15-12-7

**755 S. High St.**

**Maxwell McGarity (Applicant)**

**Lauren & Michael McGarity (Owners)**

*An application, siteplan, drawings, material information, and photos have been submitted.*

Exterior Alterations

- Install new patio area in front yard area with pea gravel base, associated picnic tables, brick paver walkways, and perennial plantings.
- Repair existing historic wrought-iron fence as needed to match existing.
- Install pre-manufactured handicap ramp on side elevation.
- Alter existing window on rear addition (*constructed in 1984*) into a doorway and install new metal door.
- Construct new enclosed platform on rear addition and install new commercial smoker.
- Install new sign in front yard; sign to be 4’-6” wide and installed with a top height of 6’. Sign to be constructed of rusted sheet metal and be externally illuminated with ground lights.

Variance Recommendation Request

- CC3312.49: Minimum numbers of parking spaces required - to reduce the minimum additional spaces required from sixteen (16) to zero (0) in order to preserve the historic architecture and enhance the public purpose and enjoyment as a commercial venue in the Brewery District.
- CC3312.13: Driveway - variance to the 20 foot driveway width in recognition of the existing condition being a 16 foot wide driveway.
- CC3312.25: Maneuvering - that sufficient access and maneuverability exists within the current condition of the space designated for parking on the lot that is not in the area between the street right-of-way line and the parking setback line.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.**

5. 15-12-8

**841-843 S. Front St.**

**Robert W. Johnson (Applicant)**

**Anchor Capitol, LLC (Owner)**

*An application, drawings, material information, and photos have been submitted.*

- Installation of two (2) 24” x 24” exhaust fan louvers.
- Installation of one (1) 24” x 72” combustion air louver.
- Replace basement door with new metal door.
- Install chiller in courtyard of west side of building.
- Install new aluminum and glass storefront entry system.

6. 15-12-9

**No Address (Corner of Liberty and Short Streets)**

**Brexton, LLC (Applicant)**

**TOW, LTD. (Owner)**

*An application, photographic rendering, and photos have been submitted.*

- Construction of 6-story (1 story below grade and 5 above grade), approximately 84,750-sqft self-storage facility. The facility would contain approximately 700 storage units.

7. 15-12-10

**700 S. High St.**

**Mode Architects (Applicant)**

**South Compass Properties, LLC (Owner)**

*An application, drawings, material information, and photos have been submitted.*

- Modification of REAR roof framing and potentially the roof line, existing roof framing is failing (bowed) and insufficient from a structural and a drainage point of view:
  - Scheme ‘A’ – reframes the rear addition with a modified roof line and end gable, 4:12 pitch allows us to MATCH the already approved roof replacement for the main / primary structure

- Scheme ‘B’ – reframes the rear addition as close to ‘like for like’ as possible but raises the pitch to 2:12, this will require a standing seam metal roof
- Removal of the faux stone veneer from the REAR addition and restore it the original channel siding with a ‘v’ groove, some existing siding is still in place.
- Paint the remainder of the faux stone veneer, the veneer is bonded to the underlying brick and cannot be removed without damage. The veneer is cracking and allowing water penetration. We need to be able to seal this veneer to protect and maintain the longevity of the original structure. (See contractor letter.)

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.**

**8. 15-12-11**

**702 S. High St.**

**Mode Architects (Applicant)**

**South Compass Properties, LLC (Owner)**

*An application, drawings, material information, and photos have been submitted.*

- Remove existing street level façade and restore to contextually appropriate new storefront.
- Remove existing apartment stair door on High street and replace with ¾ lite wood door.
- Create new rear balcony and porch combo (also part of larger landscape package for the parcel).
- Remove existing second floor balcony railing (north side) and replace it with contemporary railing to match the rear.

**9. 15-12-12**

**700 & 702 S. High St.**

**Mode Architects (Applicant)**

**South Compass Properties, LLC (Owner)**

*An application, siteplan, drawings, material information, and photos have been submitted.*

- Renovate and modify existing parking lot and paving, reduce curb cut width and formalize 9 parking stalls.
- Create new service area and dumpster enclosure behind 702 South High Street.
- Renovate existing side yard garden between 700 and 702 High with new plantings and new accent / screen wall to cover non-historic block addition and to integrate new rear porch element on 702 High.

**10. 15-12-13**

**708 S. High St.**

**Mode Architects (Applicant)**

**South Compass Properties, LLC (Owner)**

*An application, drawings, material information, and photos have been submitted.*

- Remove and replace existing exterior stair and canopy to upstairs apartment.
- Remove and rebuild rear / side shed addition and modify structure to support second story deck
- Modify existing / original front window to accommodate egress code and create second bedroom in existing apartment.

**CONCEPTUAL REVIEW APPLICATIONS**

**11. 15-12-14**

**900 S. High St.**

**Mode Architects (Applicant)**

**Ashbrod, INC (Owner)**

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

Conceptual Review

- Proposed façade and landscape modifications to existing multi-tenant commercial property.
- Proposed modifications include: painting of existing unpainted masonry, railing installations, creation of a new storefront on High St., new signage, and various landscaping components.

**12. 15-12-15**

**455 S. Ludlow St.**

**Ice House Ventures, LLC (Owner)**

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

Conceptual Review

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

*The following is taken from the October 2015 Brewery District Commission Meeting Minutes:*

Commissioner Comments

- *The Commission understands the challenges of the site and the need to supply parking for the existing tenants.*
- *Commissioners encouraged the use of glass on the entire lower section of the addition in order to a visual separation from the historic building. Window selections, if not whole sheets of glass, should be made from the existing window types from the historic building; in particular, the clerestory windows on the monitor roof of the building.*
- *Revised drawings should be submitted for review at a future Brewery District Commission meeting.*

*NO ACTION TAKEN [Nestinger, Pongonis, Schottenstein Abstained]*

**STAFF APPROVED APPLICATIONS**

*(The following applicants do not need to attend.)*

• **15-11-1**

**702 S. High St.**

**Mode Architects (Applicant)**

**South Compass Properties, LLC (Owner)**

Approve application #15-11-1, 702 S. High St., as submitted with any/all clarifications noted:

- Remove deteriorated asphalt shingle roof; install new asphalt shingle roof in color and style from Approved Shingle List.
- Install new metal ridge roll, valleys, and flashing; color to be either “Tinner’s Red” or “Gray”.
- Install new galvanized half-round gutters and round downspouts.
- Repair existing wood windows as needed to match existing.
- Repair/replace deteriorated wood fascia and trim as needed to match existing.
- Remove any/all ivy and foliage from building.
- Tuckpoint building as needed to match existing.
- Remove non-historic awning from front elevation.

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:

Style:

Color:

<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

- 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.

#### Install New Half-Round Gutters

- Remove the existing, inappropriate, non-original, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- 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.
- Install new, 5", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to match the existing trim color.
- 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.

#### Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

#### Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

#### Spot Tuck Point

- Check all mortar joints 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>).

• **15-11-2**  
**708 S. High St.**

**Mode Architects (Applicant)**

**South Compass Properties, LLC (Owner)**

Approve application #15-11-2, 708 S. High St., as submitted with any/all clarifications noted:

- Remove deteriorated asphalt shingle roof; install new asphalt shingle roof in color and style from Approved Shingle List.
- Install new metal ridge roll, valleys, and flashing; color to be either “Tinner’s Red” or “Gray”.
- Install new galvanized half-round gutters and round downspouts.
- Repair/replace deteriorated wood fascia and trim as needed to match existing.
- Remove any/all ivy and foliage from building.
- Tuckpoint building as needed to match existing.

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:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<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

- 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.

Install New Half-Round Gutters

- Remove the existing, inappropriate, non-original, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- 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.

- Install new, 5", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to match the existing trim color.
- 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.

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Spot Tuck Point

- Check all mortar joints 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>).

• **15-12-1**

**700 S. High St.**

**Mode Architects (Applicant)**

**South Compass Properties, LLC (Owner)**

Approve application #15-12-1, 700 S. High St., as submitted with any/all clarifications noted:

- Remove deteriorated asphalt shingle roof; install new asphalt shingle roof in color and style from Approved Shingle List.
- Install new metal ridge roll, valleys, and flashing; color to be either "Tinner's Red" or "Gray".
- Install new galvanized half-round gutters and round downspouts.
- Repair/replace deteriorated wood fascia and trim as needed to match existing.
- Repair existing wood windows as needed to match existing.
- Remove non-historic awning from front façade.

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

- 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.

#### Install New Half-Round Gutters

- Remove the existing, inappropriate, non-original, ogee gutter and corrugated down spouts and dispose of all debris according to Columbus City Code.
- 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.
- Install new, 5", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to match the existing trim color.
- 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.

#### Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

#### Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

- **15-12-2**

#### **965 S. Wall St.**

**Able Roof (Applicant)**

**Lavonda Muncy (Owner)**

Approve application #15-12-2, 965 S. Wall St., as submitted with any/all clarifications noted:

- Remove deteriorated asphalt shingle roof.
- Install new Owens Corning standard 3tab asphalt shingle roof; color to be “Estate 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. Shingle to be Owens Corning standard 3tab asphalt shingle roof; color to be “Estate 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.
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- **15-12-3**  
**492 S. High St.**  
**Schott Ventures, LTD. (Owner)**  
Approve application #15-12-3, 492 S. High St., as submitted with any/all clarifications noted:
    - Install powered generator on existing flat roof per submitted roofplan and specifications.

- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. ADJOURNMENT**