

# BREWERY DISTRICT COMMISSION AGENDA

Thursday, May 7, 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 – Thursday, May 28, 2015.
- III. NEXT COMMISSION HEARING – Thursday, June 4, 2015.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – April 2, 2015.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## HOLDOVERS

### 1. 15-4-4

**601 S. High St.**

**Sef DeChristopher (Applicant)**

**Eugene Scott, LLC (Owner)**

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

- Exterior remodel and modernization of existing building.
- Paint all brick.
- Demolish existing brick patio and construct new brick patio wall.
- Install new metal standing seam roof; color to be “charcoal”.
- Install new exterior glass vestibule.
- Replace all windows with new aluminum windows, and install new aluminum garage door.
- Construct scalloped dimensional window openings on exterior.
- Replace front sidewalks with new two-tone sidewalks.
- Install new landscape elements: concrete planter, stamped concrete patio, and eight (8) hornbeam trees.

*The following is taken from the April 2015 Brewery District Commission meeting minutes:*

*Continue Application #15-4-4, 601 S. High St., to allow the applicant time to submitted additional information:*

*MOTION: Gibson/Hunt (5-0-0) CONTINUED.*

### Commissioner Comments

- *Commissioners recommended that the applicant tie the building in to the existing concrete on a 7-degree grid. There are examples within the University District that use this technique with the concrete sidewalks where the control joints to relate to the buildings.*
- *Commissioners indicated concerns with the current design. The aluminum façade appears as signage and not architecture. The use of all Black on the rest of the building is too much. Commissioners recommended the use of a Charcoal color which will help mask dirt.*
- *The entry into the building of the current proposal is too small and needs work, and the design should relate to and integrate with the rest of the building.*
- *The designs and construction details need to be fully formed and finalized prior to returning to the Commission for final approval. These drawings will need to show exactly how the façade will be constructed and connect with the building.*

## NEW APPLICATIONS

### 2. 15-5-1

#### **520 S. High St.**

**Terrance Turner (Applicant)**

**Robert Clark (Owner)**

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

- Install new 3' x 17' projecting sign on west elevation per submitted drawings.
- Install new 2'-6" x 5' hanging sign on west elevation per submitted drawings.
- Install new non-illuminated 4'-6" x 6' monument sign in rear parking lot.
- Install address numbers on previously approved entrance canopy.
- Change previously approved awnings from metal to traditional canvas with open ends and a 4" loose valence.

### 3. 15-5-2

#### **853 S. High St.**

**T. Daniel Glasener (Applicant)**

**Love & Luck, LLC (Owner)**

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

- Replace second floor door with a new double-hung wood window.
- Remove and infill one (1) second floor door and one (1) second floor window.
- Repair/replace existing T-111 siding and wood trim as needed to match existing.
- Frame openings for new windows and install new wood double-hung windows.
- Install new wood trim around existing and new windows.
- Extend existing overhang and rear entry per submitted drawings.

## CONCEPTUAL REVIEW APPLICATIONS

### 4. 15-5-3

#### **600 S. High St.**

**Huntington National Bank (Owner)**

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

#### Variance Recommendation Request

- CC331 2.49: Minimum numbers of parking spaces required - sets the maximum number of parking spaces for a 1,624 sf building at 8 spaces (1:200sf). We are requesting a variance to increase the amount of parking to 20 spaces. A typical new Huntington Bank branch has 24 to 35 parking spaces, of which 10 would be used by employees at the peak times.
- CC3372.604: Setback requirements - sets the maximum building setback at 10 feet. We are requesting a variance to increase this setback. A typical new Huntington Bank branch has a raised front entry porch surrounded by raised landscape beds. In addition to these features, there is a structurally significant aluminum canopy along the front and sides of the building. These features are considered by the design team as a part of the building footprint. When the building is placed on the site with the landscape beds at the minimum building setback of 0', the actual wall of the building is offset 13.4' from the right-of-way line. The presumed intent of code section 3372.604 is to create a presence along the right-of-way. The welcoming features of this building maintain that presence while allowing Huntington National Bank to maintain their prototypical design and branding.

#### Conceptual Review

- Demolish existing building constructed in 1975.
- Construction of new Huntington National Bank branch with drive-thru kiosks and associated parking.

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