

BREWERY DISTRICT COMMISSION MINUTES

Thursday May 7, 2015 6:00 p.m.

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

Commissioners Present: Bill Hugus, Cynthia Hunt, Peter Nestinger (6:14), Jeff Pongonis, William Schottenstein,

Commissioners Absent: Forrest Gibson, Gerald Simmons.

Historic Preservation Office Staff Present: James Goodman.

- I.** CALL TO ORDER – 6:12 pm
- 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. MOTION: Hunt/Pongonis (4-0-0) APPROVED.
- 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)

Approve Application #15-4-4, 601 S. High St., as 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.

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

NEW APPLICATIONS

2. 15-5-1

520 S. High St.

Terrance Turner (Applicant)

Robert Clark (Owner)

Approve Application #15-5-1, 520 S. High St., as submitted

- Install new 3’ x 17’ projecting sign on west elevation per submitted drawings.
- 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.

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

3. 15-5-2

853 S. High St.

T. Daniel Glasener (Applicant) Love & Luck, LLC (Owner)

Approve Application #15-5-2, 853 S. High St., as 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.

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

CONCEPTUAL REVIEW APPLICATIONS

4. 15-5-3

600 S. High St.

Huntington National Bank (Owner)

Continue Application #15-5-3, 600 S. High St., for review at a future meeting:

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.
- CC3372.604B: Setback Requirements - restricts parking to the rear of the building. Due to the site configuration and drive-thru kiosks, parking for customers and employees must be at the side of the building.

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

Conceptual Review

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

NO ACTION TAKEN

Commissioner Comments

- The Commission indicated that the design is too suburban for this location within the Brewery District. The auto-oriented design is not appropriate.
- The Urban Commercial Overlay (UCO) is very important to the redevelopment of South High Street. To be in compliance with the UCO, a building must occupy at least 60% of the parcel width.
- Commissioners asked if any thought had been given to building a larger two-story multi-tenant building.
- Revised plans should be developed that meet the UCO and the Brewery District Guidelines, and be submitted for Conceptual Review at a future Brewery District Commission meeting.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT – 6:58 pm - MOTION: Hunt/Pongonis (5-0-0) ADJOURNED.