

BREWERY DISTRICT COMMISSION AGENDA

Thursday, October 1, 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, October 29, 2015.**
- III. NEXT COMMISSION HEARING – Thursday, November 5, 2015.**
- IV. SWEAR IN STAFF**
- V. APPROVAL OF MEETING MINUTES – September 3, 2015.**
- VI. PUBLIC FORUM**
- VII. STAFF APPROVALS**
- VIII. STAFF RECOMMENDATIONS**
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

NEW APPLICATIONS

- 1. 15-10-6**
1021 S. High St.
Amanda Gallo (Owner)
An application, drawings, and photos have been submitted.
 - Construct new 22' x 26' garage on existing concrete foundation per submitted drawings.
 - Garage to have a double garage door, fiber-cement siding, and wood trim details.

CONCEPTUAL REVIEW APPLICATIONS

- 2. 15-10-7**
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 August 2015 Brewery District Commission Meeting Minutes:

Commissioner Comments

- *The Commission has major concerns with the proposed addition above the single-story section of 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.*

NO ACTION TAKEN

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **15-10-1**

543 S. Front St.

Germania Singing And Sport Society (Owners)

Approve application #15-10-1, 87 W. Kossuth St., as submitted with any/all clarifications noted:

- Install 40' x 20' tent on site per submitted siteplan.
- Tent to be installed on September 17, 2015 and removed on September 22, 2015.

• **15-10-2**

39 W. Kossuth St.

Allied Roofing, Inc. (Applicant)

John & Karen Thompson (Owners)

Approve application #15-10-2, 39 W. Kossuth St., as submitted with any/all 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, valleys, and flashing; to be painted “Tinner’s Red”.

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.

• **15-10-3**

992-994 S. Wall St.

Tyler Thompson (Applicant)

South Wall Properties, LLC (Owner)

Approve application #15-10-3, 992-994 S. Wall St., as submitted with any/all clarifications noted:

- Paint soffits and porch; color to be Sherwin Williams “Urbane Bronze” (SW7048).
- Paint porch trim and windows; color to be Sherwin Williams “Pure White” (SW7005).

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **15-10-4**

100 Frankfort Square (Brewers Yard Apartments)

Alumni Roofing, Co. (Applicant) Capital Square Ltd. (Owner)

Approve application #15-10-4, 100 Frankfort Square, as submitted with any/all clarifications noted:

- Remove existing rubber membrane roof on section “C” of apartment complex.
- Install new EPDM rubber membrane roof per submitted specifications.
- Replace coping cap, scuppers, gutters and downspouts to match existing.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on section “C” of the apartment complex 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.

- **15-10-5**

1021 S. High St.

Amanda Gallo (Owner)

Approve application #15-10-5, 1021 S. High St., as submitted with any/all clarifications noted:

- Remove existing asphalt shingle roof on rear addition with 2/12 roof pitch.
- Install new EPDM rubber membrane roof on rear addition per industry standards.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on section “C” of the apartment complex 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.

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