

BREWERY DISTRICT COMMISSION MINUTES

Thursday September 3, 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 – 6:01 pm
- II.** NEXT MONTHLY BUSINESS MEETING – Thursday, September 24, 2015.
- III.** NEXT COMMISSION HEARING – Thursday, October 1, 2015.
- IV.** SWEAR IN STAFF
- V.** APPROVAL OF MEETING MINUTES – August 6, 2015. MOTION: Hugus/Hunt (5-0-0) APPROVED.
- VI.** PUBLIC FORUM
- VII.** STAFF APPROVALS
- VIII.** STAFF RECOMMENDATIONS
- IX.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. 15-9-4

600 S. High St.

Huntington National Bank (Owner)

Approve application #15-9-4, 600 S. High St., as submitted:

- 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 includes adjustments to the parking configuration onsite and new landscaping.

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

STAFF APPROVED APPLICATIONS

• 15-9-1

87 W. Kossuth St.

C&C Associates Roofing & Remodeling (Applicant)

Jim & Terry McFarland (Owners)

Approve application #15-9-1, 87 W. Kossuth St., as submitted with any/all clarifications noted:

- Remove existing deteriorated asphalt shingle roof.
- Install new asphalt shingle roof; shingle to be GAF “Slateline” dimensional asphalt shingle roof, color to be “Weathered Slate”.
- Install new metal ridge roll, valleys, and flashing; color to be either “Tinner’s Red” or “Gray”.
- Install new ridge vent underneath new metal ridge roll.

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.
- **15-9-2**
835 S. Pearl St.
Wesley A. Hiener (Owner)
Approve application #15-9-2, 835 S. Pearl St., as submitted with any/all clarifications noted:
 - Paint windows and house trim to match existing.Exterior Painting
 - Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
 - 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. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
 - **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.**
 - **15-9-3**
32-46 W. Kossuth St.
Condos On West Kossuth Street (Owner)
Approve application #15-9-3, 32-46 W. Kossuth St., as submitted with any/all clarifications noted:
 - Tear off existing roofing down to decking.
 - Remove existing historic tile coping and save for reinstallation.
 - Install new rubber membrane roofing.
 - Re-install historic tile coping, any broken coping to be replaced to match existing in-kind, like-for-like.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.

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 (5-0-0) APPROVED. [Nestinger Recused]

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT – 6:25pm - MOTION: Hugus/Pongonis (5-0-0) ADJOURNED.