

## **Brewery District Commission Code Changes**

### **3117.005 - Purpose.**

The purpose of this chapter and the commission established herein is to identify structures, groups, districts and sites of historic and architectural significance and to provide a method of regulation through design review to:

- (A) Promote the importance of historic preservation throughout the city;
- (B) Identify and list the diverse historic resources of the city;
- (C) Preserve, stabilize and improve neighborhoods, business districts and property for the enjoyment of all the people of the city;
- (D) Foster civic pride in the beauty and accomplishments of the past;
- (E) Strengthen the city's economy through the creation of new jobs;
- (F) Protect the unique historical and architectural character of listed properties; and
- (G) Increase the city's tax base through reinvestment in older buildings.

Preservation of the city's heritage is a valuable goal for the city, creating new jobs and living spaces through the preservation of historic properties, groups, districts and sites and redevelopment of their buildings. Preservation and redevelopment have created and will continue to create exciting residential, office, retail and tourist districts in the city benefiting property owners, residents and visitors in particular, and all citizens in general economically and aesthetically. Regulation is critical to the preservation and redevelopment process and the protection of the beauty and identity of the city.

This chapter shall conform to and apply provisions of Chapters 3116, ~~and~~ 3118, and 3119, C.C.

### **3117.02 - Establishment of commission.**

The historic resources commission is hereby established, consisting of ~~seven (7)~~ nine (9) members. All members shall be appointed by the mayor and serve without compensation. Council recommends that appointments to the historic resources

commission be made from professions and individuals, such as, but not limited to, two (2) architects; one (1) representative of the Columbus Landmarks Foundation. Recommended membership may include, but shall not be limited to, architects, contractors, carpenters, engineers, archaeologists, architectural or public historians, developers, business owners, lawyers, or bankers. One (1) member shall reside in a property located in one (1) of the designated historic districts or an individually listed property. To the greatest extent possible members should, at a minimum, either own, rent, or have a business in a property listed on the Columbus Register of Historic Properties or in a designated historic district. ~~Initially two (2) members will be appointed to serve for a term of one (1) year, two (2) members will be appointed to serve for a term of two (2) years, and three (3) members will be appointed to serve for a term of three (3) years.~~ All subsequent terms shall be for a period of three (3) years. Vacancies caused by death, resignation or otherwise, shall be filled for the unexpired term in the same manner as original appointments are made.

### **3117.03 - Organization.**

Within thirty (30) days after the appointment of all members by the mayor, the commission shall meet and organize by the election of a chairperson and vice-chairperson. The commission shall adopt rules of procedure which shall be published in the city bulletin and provide for regular and special meetings. ~~Four (4)~~ Five (5) members shall be required for official action and constitute a quorum. The commission shall take official action only by a vote of a majority of the members voting on the question on the table, during a public meeting at which there is a quorum. A quorum exists when a majority of the members appointed to and serving on the commission are physically present at the meeting. All commission meetings shall be open to the public. A record of proceedings shall be maintained and available for inspection.

Notices of all commission meetings shall be published in the City Bulletin.

### **3117.04 - Duties.**

The duties of the historic resources commission shall be as follows:

- A. To conduct a survey of all properties which may be eligible for designation as listed properties and make recommendation to council for the designation of appropriate properties as listed properties.

B. To maintain the Columbus Register of Historic Properties which will contain the following information about each listed property:

1. The roster number of the listed property;
2. The description of the parcel of real estate on which the listed property is located as such description appears on the tax duplicate;
3. The street address or other applicable reference to the recognized location of the listed property;
4. A site plan of the real estate on which the listed property is located showing the location thereon of the listed property;
5. A minimum of two photographs of the listed property;
6. A statement of the historical and/or architectural significance of the listed property; and
7. The owner's name, address and telephone number.

C. To nominate, in a manner consistent with federal and state regulations, property for designation as listed property with approval of council and review nominations to the National Register of Historic Places and make recommendations to the mayor and city council concerning such nominations.

D. To advise the mayor and make recommendations as to the conservation of the city's structures, sites, groups and districts or as to any alteration, rehabilitation or demolition proposed for a city-owned property, park or right-of-way listed in the Columbus Register of Historic Properties.

E. To preserve and protect historical structures, groups, districts and sites of the city.

F. To study the problems and determine the needs of the city in furthering the purpose of preservation.

G. To determine what legislation or policy, if any, is necessary to further preservation, restoration and development of historical resources and to recommend the same to the mayor or council, whichever is appropriate.

H. To prepare, adopt and publish guidelines consistent with the standards for listed properties pursuant to Chapter 3116, C.C.

I. To consider proposed construction, reconstruction, alteration, or demolition of structures or architectural features of listed properties pursuant to regulations and standards of Chapters 3116, ~~and~~ 3117, and 3119 C.C., and pertinent guidelines, and issue certificates therefor, if determined to be appropriate. The historic resources commission shall have jurisdiction over the Brewery District per Section 3119.09.

J. To work with the safe neighborhood review board to find alternatives to the demolition of any historic property within the commission's jurisdiction which is declared to be a nuisance.

K. To receive for review, comment and recommendation from the department copies of applications and notices of all public hearings related to rezonings, special permits, variances, demolitions and zoning appeals regarding property located wholly or partially within a listed property.

L. To provide for regular and special meetings to accomplish the purposes of paragraphs A. through K. herein.

**~~3119.09 – Brewery District commission – Creation, members and terms.~~**

~~The Brewery District commission is hereby established, consisting of seven (7) members appointed by the mayor and serving without compensation. Council recommends that appointments to the Brewery District commission be made from professionals and individuals such as, but not limited to, two (2) architects; one (1) representative of the Brewery Districts merchant's association and one (1) Brewery District resident. Recommended membership may include, but shall not be limited to, architects, landscape architects, contractors, carpenters, engineers, archaeologists or public historians, developers, business owners, lawyers, or bankers. To the greatest extent possible members should at a minimum either own, rent, or have a business in the historic district.~~

~~Initially, two (2) members shall be appointed for a term of one (1) year; two (2) members shall be appointed for a term of two (2) years; and three (3) members shall be appointed for a term of three (3) years. All subsequent terms shall be for a period of three (3) years. A vacancy caused by death, resignation, or otherwise, shall be filled for the unexpired term in the same manner as the original appointment was made.~~

### **3119.09 - Brewery District—Historic Resources Commission Jurisdiction.**

The historic resources commission, established and organized per Chapter 3117, shall have jurisdiction over the Brewery District.

### **3119.21 - Brewery District—Typical architectural characteristics.**

The Brewery District was first established in the early 1800s by German immigrants. It has since evolved into a diverse collection of historic houses, warehouses, and industrial structures, including the largest collection of late 19th century industrial buildings in Columbus. Portions of High Street are also contained within the Brewery District. Along this street there is a variety of historic commercial buildings of Italianate influence, as well as Italianate and One and one-half (1-½) -story cottage residences converted to office and commercial use. Pedestrian linkages across High Street and between High and Front Streets will greatly affect the future viability of the Brewery District. The diversity in architectural styles reflects the variety of land uses historically, and presently, found in the district. As a result of this diversity, the architectural characteristics have been organized into three separate tiers and one development district as follows:

A. Northern Tier. The architectural style of the Northern Tier is primarily late 19th century, warehouses and manufacturing buildings of brick-bearing construction. The building mass is large and generally three (3) to five (5) stories in height. Window treatments are generally double or triple hung with plain stone lintels accompanied by plain lug or slip sills. Other characteristic window treatments include flat or segmental arches. Flat roofs predominate. Brick sidewalks and period lighting are present throughout recent rehabilitation efforts have emphasized the historic features of existing architecture, in creating a pedestrian-oriented, mixed-use district.

B. Transitional Tier. This tier has a mixture of historic and new buildings and provides a transition from the dense "urban commercial" character of the Northern Tier to the open "urban residential" character of the Southern Tier. This tier is in a fragile state as a number of structures have undergone demolition and existing structures are subject to development pressures. Pedestrian-oriented redevelopment that is sensitive to the remaining historic structures will be critical.

C. Southern Tier. The architecture in the Southern Tier reflects the character and scale of neighboring German Village. Excellent examples of Gabled Ell, Italianate, and One and one-half (1-½) -story cottage residences are present. Facade composition ranges from the vernacular to more ornate, high-style elements. Brick bearing wall construction dominates the district, with a smattering of frame constructed structures.

The Gabled Ell style is generally a two (2) -story structure with a cross-gabled roof and chimney placement along the ridge line. Windows are typically double-hung and porches are commonly found along the long wing or the rear elevation. Additional treatments include attic vents, decorative shingles, and multiple wall treatments.

The Italianate style architecture in the district is characterized by two (2) -story structures with simple hipped roofs. Walls are typically smooth, with the exception of rusticated quoin details. Other typical architectural details include carved-stone lintels, hoodmoulds, decorative porches, bracketed cornices, and arched windows.

The One and one-half (1-½) -story cottages in the district are generally simple in composition with gabled roofs and double-hung windows with cut stone lintels and sills.

D. Whittier Peninsula. The Whittier Peninsula lies at the western edge of the Brewery District bordering the Scioto River. It is the largest, single, planning subarea and is largely a development district area. A comprehensive, coordinated, redevelopment of the Whittier Peninsula, will be necessary for public and private interests to create an area with a unique mix of natural open space, recreational facilities, downtown housing, neighborhood-supported commercial uses, and adequate, well-planned circulation.

E. Conformance and Compatibility Standards. All construction, reconstruction, alteration or demolition shall be in conformance to and compatible with the above characteristics; the regulations and standards contained in Chapters 3116; the Brewery District Plan as adopted and as may be amended from time to time; the Guidelines for the Brewery District ~~to be~~ previously adopted by the Brewery District Commission, and the Columbus Register of Historic Properties Architectural Guidelines, approved by council and published pursuant to C.C. 3116.03; and such other standards as may be adopted by the ~~commission~~ Historic Resources Commission from time to time in conformity with C.C. 121.05.