

Architectural Review Board Minutes
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COLUMBIA GAS OF OHIO/ John Faile Agent

Recommendation of a 392 SF replacement building for Columbia Gas of Ohio for property located at 18512 Cook Road, PPN's 396-18-036 zoned R2F.

Mr. Serne— Item Number One, Columbia Gas of Ohio. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Faile – John Faile, I don't know if you are familiar with the existing building but it's in pretty bad shape and Columbia Gas, we've done a lot of buildings together. It is pretty much the same type of building, it is a masonry building, split faced block. Generally with the shed roof and there are certain parameters that we have to do with regard to the inside of the space. These are non-occupied buildings, they are just buildings that shelter the regulators that the Gas Company has, it is different pressure points in the gas line. You come out of the ground, you have to have space with inside the building to walk around the piping so there are certain sizes that we have to stick to sizing the building and also the height, they need to have enough overhead height between the top of the regulators which sometimes sits 5 or 6 feet off the ground so that they can service them, turn them off and replace them. The building is a little taller in this case because of the head room. I am not real happy with it in the sense that I think it looks a little out of proportion but that is the necessity of the height so that is what we have to do for the building to function and then in this case, there is another gas company that is sometimes other gas companies have lines coming into the building and there is this other company, Transatlantic Gas Company that has piping coming into the building and these gas companies, they are territorial, they don't like you touching their stuff. This would be true for Columbia Gas saying the same thing as Transatlantic Group but the point being they don't want us to touch any of their pipes and their pipes in this case are above ground and coming into the building. It is a low height, the pipes in some cases are about 8 inches off the ground and another one is 12 inches but the point being, we are keeping the footprint and they also don't want to redo the footing. Looking at the building it seems to me that the masonry is fairly stable but it does need reinforcing. The major thing here is that we are not changing the footprint of the building we are taking all the masonry, the roof and the masonry down to 4 courses above grade. Right now it is just a painted block that is 8 inch CMU block. So we are taking that down to 4 courses above grade which is roughly 32 inches and then what we are planning on doing is filling every corner at 32 inches on center and putting number 5 rebar in there and grouting that solid. Then we are going to build on top of that with masonry, new split faced masonry block and we also in all these buildings, they need natural light. These buildings have no electricity in them because of the risk of a spark and no light either. So they don't go into the buildings at night, if they do they bring flashlights but there is supposed to be a lot of daylight in these buildings, so we have a lot of glass block in there and we also have vents in the building.

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It is a nonheated space as well. We have a lot of natural light, a lot of natural ventilation and in this case and most cases we are putting skylights in as well. That is the overall picture of the building. The other thing I noticed when I sent the color boards in, there are two pictures and it looks like we are showing two different samples of masonry and those are the same samples, one is under natural light and the other one is under light from a standard light bulb. It appears very red on the one pictures but they are the same samples. They actually, looking at them under daylight they are much more brown. That is not the usual color we use, we usually use something a little lighter but there is a structure off to the west, it is an existing house and garage and they are very brown. So we just wanted to try and go that color route because we don't want the building to stand out any more than it has to.

Mr. Serne – On your sheet that has that SD3, you have a photograph of the roofing material along with the split faced masonry. The split faced masonry looks a lot better in that photograph than the others.

Mr. Faile – Yes it does, absolutely.

Mr. Serne – It has more texture to it.

Mr. Faile – It has more texture to it and it is browner. It is not nearly as light in that picture as, it's much lighter in that picture then the sample that I am looking at right now. It is browner, I don't know why it faded out so much. That was all under natural light. The roofing is a Tampco Shingle. It is a dimensional shingle and the color that we chose is about as brown as you can get without being brown. I think that the color that we chose was Natural Timber.

Mr. Serne – Going to a hip roof brings the scale down a little bit too rather than having wood on the eaves that you have to take care of too.

Mr. Faile – That is the reason, if we were to have a gable on that, which may or may not look better, it would be a personal thing but it is just so that we don't have to build up the block on the angular gable, if we did that this is a little bit more affordable for them. We have a good mason but you don't know how good of a mason you are going to have so that is why we do the hip roofs.

Mr. Serne – As I said, the hip roof brings the scale down and makes it look a little bit more residential, which is good.

Mr. Faile – I agree with that.

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Mr. Serne – Good for you. George.

Mr. Smerigan – I don't have any issues, I am fine with the colors, I am fine with what is being proposed.

Mr. Serne – Lori.

Mrs. Daley – Nothing further from Engineering.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – Mike.

Mr. Miller – No comments.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Columbia Gas of Ohio.

Mrs. Milbrandt – I motion to accept the Recommendation of a 392 SF replacement building for Columbia Gas of Ohio for property located at 18512 Cook Road, PPN's 396-18-036 zoned R2F.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne /s/
Dale Serne, Chairman

Carol M. Brill /s/ _____
Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved