

MEETING SUMMARY

DATE **February 12, 2019**
PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER**
111 NORTH FRONT STREET, ROOM 312
TIME **12:00 – 12:50 PM**
PRESENT William Fergus, Bart Overly, Kim Way, Judy Box, Ryan Szymanski
ABSENT Matt Egner

A CALL TO ORDER

B STAFF INTRODUCTION

C OLD BUSINESS

12:08 – 1:05

1. APPLICATION: **EF_18-12-004**
ADDRESS: **79, 83-85 MCDOWELL ST**
PROPERTY OWNER: **CITY OF COLUMBUS**
APPLICANT: **COLUMBUS HOUSING PARTNERSHIP, INC (HOMEPORT)**
TO BE REVIEWED: **DEMOLITION, NEW CONSTRUCTION**
SUB-DISTRICT: **EF_18-12-004**

STAFF REPORT:

Staff presented relevant details about the project:

- The City has worked for several years to find a new use for the site that would restore the church and benefit the community. In 2014 the City worked closely with and invested resources in the Harmony Project to restore the church as offices for the organizations, but it resulted in being too costly of a project to move forward. In 2016 an RFP was issued for the site, but it did not result in a project.
- The Board is considering demolition as the City has held the site for many years and has been unable to find a user that can make the site work financially to adaptively reuse the church.
- The City believes that the demolition of the church is supportable based on based on the opportunity to create a true mixed-income project in East Franklinton.
- The City has been in discussions with Homeport in the past few weeks to explore the feasibility of saving part of the church. The City has reviewed the cost estimates for saving the façade of the church, and the City is unable to provide additional funding to save a portion of the church above what has been already offered to Homeport for their affordable housing development.
- The City believes that overall the project is a benefit for the neighborhood and Staff is in support of full demolition of the church in order to support affordable housing in the East Franklinton neighborhood.
- The board could approve the elevations at the next meeting if there is consensus, but it is not mandatory.
- A new board member was appointed and will be present at the regular meeting.

DISCUSSION:

The applicant (J. Metzler and L. Evans, Homeport and K. Sherrill, Shremshock) provided a description of their efforts to price out saving the façade and inspect the structural integrity of the church with Brexton and WODA. Both contractors had a cost of about \$1 million to save the façade and WODA noted areas where the church's structural integrity is compromised. Homeport could not identify any funding resources that were significant enough to cover the cost of saving the façade. The applicant stated that due to the cost constraints they are seeking the Board's approval for full demolition of the church and to use the site for affordable housing. The elevations and materials will be voted on at a future meeting.

The board provided the following comments on the application:

- W. Fergus clarified that the Board could motion on the condition that Homeport would put their best faith effort in reutilizing materials from the church in the design and consider what level of historic preservation is appropriate for the site in cooperation with other stakeholders.
- K. Way stated he is in support of the project and appreciates the due diligence that Homeport has done.
- B. Overly stated that he has reservations about the design of the project.
- R. Szymanski stated that he would like to continue discussions on how the history of the church can be preserved, but that he is in favor of taking the next step forward.
- J. Box stated she is in full support of the project.

D NEXT MEETING

**TUESDAY – FEBURARY 19, 2019 AT 3:00 PM
MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 205**