



EAST FRANKLINTON REVIEW BOARD

MEETING SUMMARY

DATE **December 18, 2018**
PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER**
111 NORTH FRONT STREET, ROOM 203
TIME **3:03 PM – 5:22 PM**
PRESENT William Fergus, Bart Overly, Matt Egner, Kim Way, Judy Box, Ryan Szymanski
ABSENT

A **CALL TO ORDER**

B **APPROVAL OF MINUTES**

3:03 - 3:05 MEETING SUMMARY – November 20, 2018

MOTION BY **Box / Way**
MOTION **To approve**
RESULT **APPROVED (6-0)**

C **OLD BUSINESS - APPLICATIONS FOR CERTIFICATE OF APPROVAL**

3:05 – 3:11

1. APPLICATION: **EF_18-06-004**

ADDRESS: **617 W STATE ST**
PROPERTY OWNER: **UNITED PREPARATORY ACADEMY, INC.**
APPLICANT: **NATHAN GAMMELLA**
TO BE REVIEWED: **BUILDING MATERIALS**
SUB-DISTRICT: **DODGE PARK**

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- Before the commencement of the meeting, the applicant modified their application to request approval of only a concrete ramp with pipe and tube railing leading into the front entrance of the school.
- Staff recommends approval.

DISCUSSION:

The applicant (B. Foley, TRIAD Architects) provided a description of the project including:

- Details of the funding mechanism for the original exterior addition changed, leading the applicant to only need review and approval for the ramp at this time.
- The ramp will be concrete, with concrete retaining walls, and a pipe and tube hand rail. The ramp is to come up on the right-hand side at the exiting stair and creating a new landing with a wheelchair turning radius.

MOTION BY **Overly / Egner**
MOTION **To Approve the ramp application**
RESULT **APPROVED (6-0)**

2.

APPLICATION: **EF_18-03-001**

ADDRESS: **548 W STATE ST**

PROPERTY OWNER: **548 WEST STATE STREET, LLC**

APPLICANT: **OXIDE REAL ESTATE DEVELOPMENT (SHAWN KICHLINE)**

TO BE REVIEWED: **MIXED USE DEVELOPMENT- PREVIOUSLY APPROVED WITH CONDITIONS**

SUB-DISTRICT: **DODGE PARK**

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- The applicant returned to the Board to request approval of a lighting and landscaping plan, to request a modification to allow 0 on-site shade trees, an additional parking reduction, and a bicycle parking reduction.
- The applicant requested to reduce the number of parking spaces from 33 to 0, and the number of bicycle parking spaces from 4 to 0 with the intention of providing 4 spaces in the ROW if approved by the Department of Public Service.

DISCUSSION:

The board provided the following comments on the application:

- The ramp in the break of the grass strips should line up with the ramp across the street.
- Confirmation that the in-grade and linear mounted lights will not be too bright, but work to illuminate the mural. Staff clarified that in grade lighting is permitted, but the Plan recommends down lighting. The applicant clarified that the in-grade and linear mounted lights would not be along the restaurant portion of the building.

The public provided the following comments on the application:

- One member of the public asked the applicant construction would begin. The applicant noted that they intended construction to begin in spring 2019.

MOTION BY **Box / Egner**

MOTION **To approve with the conditions:**

- 1. Street tree selection be coordinated by the city forester**
- 2. Interior bicycle parking be provided**
- 3. A shared agreement for 7 residential parking spaces is obtained**

RESULT **APPROVED (6-0)**

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:31 – 3:37 3. APPLICATION: **EF_18-11-001**
ADDRESS: **463 W TOWN ST**
PROPERTY OWNER: **BREWDOG FRANKLINTON LLC**
APPLICANT: **NANCY RADKE/ PR SIGNS**
TO BE REVIEWED: **GRAPHIC**
SUB-DISTRICT: **ARTS AND INNOVATION**

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- Brewdog Franklinton LLC received approval for two signs and wall murals at the June 20, 2017 regular meeting. The applicant is requesting to replace one (1) externally illuminated painted wall sign with one (1) internally illuminated wall sign. The new proposed sign is approximately 8’ x 10’, which is slightly smaller than the existing sign.
- Staff recommended approval.

DISCUSSION:

The applicant (N Radke, PR Signs) Provided a description of the project including:

- The proposed sign will be internally lit with LED lights. The current sign is too dark and does not benefit the business or the building. The new sign would illuminate the building and compliment the other sign that is on the building. The existing gooseneck lamps would be removed.
- The proposed internally illuminated sign goes along with the branding of their other exiting signs at their two other locates in the city.
- Staff stated that Gravity monument sign was the first one in November 2018. Gravity’s sign package also includes blade signs that are internally illuminated, which can be Staff Approved.

MOTION BY **Szymanski/ Box**
MOTION **To approve the application**
RESULT **APPROVED (5-1)**

3:38 – 3:50 4. APPLICATION: **EF_18-12-001**
 ADDRESS: **463 W TOWN ST**
 PROPERTY OWNER: **BREWDOG- USA**
 APPLICANT: **DAVID KEYSER- DKB ARCHITECTS**
 TO BE REVIEWED: **EXTERIOR MODIFICATIONS- COVERED PATIOS**
 SUB-DISTRICT: **ARTS AND INNOVATION**

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- The applicant is requesting to construct a covered patio for a portion of the existing ground floor patio area, and a covered roof terrace for a portion of the existing roof terrace.
- Staff recommends approval.

DISCUSSION:

The board provided the following comments on the application:

- The board asked if the coverings would supply shade and rain protection, to which the applicant confirmed yes, as well as some protection in the winter months.
- The board asked for elaboration on the corrugated metal material. The applicant stated that the material would have a galvanized silver look with a weathering process.
- The board asked if the planters are existing and the applicant confirmed, yes.
- The board asked if the roof structures are permanent and the applicant confirmed yes. Only the sails are seasonal.
- The board asked about the louver system. The applicant stated that the system is purchased from a manufacturer and manually operable and seals shut. Water coming off of the covering would funnel into downspouts via the beams that have internal channels to underdeck drainage.
- The board asked why the lower patio can be enclosed and why the louver system wasn't considered for that space. The applicant stated that the patio cannot be enclosed due to an existing fire pit and that the louver system could not be installed for the lower patio due to cost constraints.

MOTION BY **Overly/ Egner**
MOTION **To approve the application**
RESULT **APPROVED (6-0)**

3:51 – 4:13 5. APPLICATION: **EF_18-12-005**
 ADDRESS: **40 N GRUBB ST**
 PROPERTY OWNER: **C.O.M.E. JESUS**
 APPLICANT: **WOODBRIIDGE CUSTOM BUILDERS**
 TO BE REVIEWED: **WINDOW REPLACEMENT**
 SUB-DISTRICT: **ARTS AND INNOVATION**

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- C.O.M.E. Jesus occupies an existing commercial building and is seeking to replace the existing vinyl windows, which are 25 years old, with like vinyl double hung windows.
- Given the building’s age and architecture, it contributes to the historic building stock of East Franklinton.
- Staff recommends that the applicant use a window product from the Historic Preservation Office Approved Window List to preserve the historic integrity of the building and return appropriate dimensions to the window openings.
- Staff recommends approval with the conditions that the applicant use a window product from the Historic Preservation Office Approved Composite, Fiberglass, and Aluminum Clad Wood Window List.

DISCUSSION:

The applicant (P. Ransom, Woodbridge Custom Builders) provided a description of the project including:

- A wood clad window is cost prohibitive given that number of windows on the building, and the existing windows are vinyl.
- Applicant would also replace 4 original circle windows with a grids between glass to match the existing style.
- The surrounding uses are railroad track, a warehouse, and an auto shop.

The board provided the following comments on the application:

- The board asked about the exterior trim of the window. The applicant stated that it is aluminum clad, which holds up fairly well. The aluminum clad would be replaced and the window size would be maximized, but sized from the inside.
- The board asked about the style width. The applicant said it would be 2.5 - 3 inches in white.
- The board is permitting the deviation from the recommendations of Staff on the basis of the use and location (non-residential) of the building.

MOTION BY **Box/ Egner**
MOTION **To approve the application as submitted**
RESULT **APPROVED (6-0)**

E APPLICATIONS FOR CONCEPTUAL REVIEW

4:14 – 5:21	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:	WEST BROAD STREET

STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- Staff anticipates being in support of the project and recommending approval with conditions at the January 2019 meeting.
- John Turner, Administrator of the Land Redevelopment Division, stated that the interior of the existing church building was renovated in 1974 and has lost much of its interior historic significance. The exterior is not stone, but concrete and it deteriorating. The Land Bank evaluated the possibility of renovating the exterior and doing asbestos abatement, but it was deemed cost prohibitive. Additionally, he explained that no plans materialized from the past RFP.
- Staff clarified that the church will not be demolished unless tax credits or public funding is secured.

DISCUSSION:

The board provided the following comments to staff:

- The Board commented that the church lies at a prominent intersection of East Franklinton and is a historic resource.
- The Board asked if an RFP had been put out previously for adaptive reuse of the church.
- The Board stated that there may be a way to incorporate the church into a new design for the affordable housing project.

The applicant (J. Metzler, Homeport and K. Sherrill, Shremshock Architects) provided a description of the project including:

- Homeport has developed over 2500 units in Central Ohio and seeks to develop a 52-unit affordable housing project in conjunction with Kaufman, utilizing anticipated Low Income Housing Tax Credits (LIHTC) from a future 2019 application to the Ohio housing Finance Agency.
- The new design intends to take modern elements from the Kaufman project and apply it in an affordable housing context, given the LIHTC restrictions to budget, green building requirements, unit mix, and size and the need to be competitive in receiving the LIHTC.
- Homeport understands that the church is important to the community and created a public garden area and building entrance that aligns with where the church entrance is now, as well as incorporating materials from the church and a demarcation to pay homage to the church. The concrete veneer of the existing church could be used as seat benches or pavers in the propose garden to provide reference to the building in lieu of trying to save the existing façade which is not feasible within affordable housing development.
- The entry was moved further north on McDowell to have more relation to the Gravity II project

The board provided the following comments on the application:

- The new Homeport design is too similar to the Gravity II co-living building and should stand apart in design and simultaneously simplify the building’s form. The stepping feature should be removed and the cost savings from that be reallocated to another building element.
- McDowell has the ability to be a sort of “Main St.” in East Franklinton. The ground floor should engage and activate the street more, such as including work space, retail space, or walk-up style units. The applicant stated that mixing retail with residential within a tax credit context can take away space from the required number of units the building must have and may be cost prohibitive. In addition, the applicant noted that the use of the common space on the first floor and exterior plaza/ garden by the residents would activate the street. Staff added that the applicant, in previous meetings, had stated that walk-up style units are not preferred in tax credit development.
- Aside from a historical marker, look for a way to save something from the existing church, such as a tower and incorporate that into the mass of the new building. The applicant stated that the façade is deteriorating.
- The rose windows on the front of the façade may be incorporated in some way. The applicant stated that the windows may not be reused, but that their shape could be mirrored in the landscaping of the garden.

F OTHER BUSINESS

5:22 1. ELECTION OF VICE-
CHAIR

MOTION BY **Fergus/ Way**
MOTION **To Elect J. Box as Vice-Chair**
RESULT **APPROVED (6-0)**

G STAFF APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

- | | | | |
|----|--|--|---------------------------------------|
| 1. | EF_18-12-002
401 WEST RICH STREET | 12/6/2018: Tenant Sign
12/20/2018: Reissued Tenant Sign | 12/6/2018
12/20/2018 |
| 2. | EF_18-12-003
401 WEST RICH STREET | 12/7/2018: Parking Sign | 12/7/2018 |

H NEXT MEETING

TUESDAY – JANUARY 15, 2019 AT 3:00 PM
MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 203