

MEETING SUMMARY

DATE **February 19, 2019**
 PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER**
111 NORTH FRONT STREET, ROOM 205
 TIME **3:00 PM – 5:21 PM**
 PRESENT **William Fergus, Bart Overly, Kim Way, Judy Box, Ryan Szymanski, TJ Manfrass**
 ABSENT **Matt Egner**

A CALL TO ORDER

B INTRODUCTION OF NEW BOARD MEMEBER

C APPROVAL OF MINUTES

3:01- 3:02 MEETING SUMMARY – January 15, 2018 and BUSINESS MEETING SUMMARY – February 12, 2019

MOTION BY **Box / Way**
 MOTION **To approve**
 RESULT **APPROVED (7-0)**

D MEETING PROCEEDINGS OVERVIEW

E OLD BUSINESS - APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:04 – 3:33 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:

- The Columbus Housing Partnership (Homeport) is proposing to construct a four-story, multi-family development, intended for families earning 80% AMI or below. The project is anticipated to be submitted to OHFA as a 2019 tax credit application. The development includes a mix of one, two and three-bedroom units, for a total of 50 units, and a total of 64 parking spaces – 4 onsite spaces and 60 spaces in the Gravity II parking garage. The site is currently owned by the City of Columbus Land Redevelopment Division.
- The application is requesting a conditional approval of the following items:
 - Demolition of the existing church
 - Use (> 4 units multi-family)
 - Development Standards
- Staff supports the request for demolition of a historically significant structure based on the following factors: 1. the existing condition of the structure and significant cost burden for restoration; 2. the use of the site to provide affordable housing in the East Franklinton District; 3. A design that is appropriate for the site; 4. A condition of approval for the demolition that there is an award of public financing through tax credits or other financing for the project; 5. A condition of approval to document the historic structure using a cultural resource management consultant – to be coordinated with Historic Preservation Office.
- Staff supports the overall proposal, including the request to reduce the number of on-site parking spaces to 4 and to allow a shared parking arrangement with the Gravity II project for an additional 60 spaces.

- Staff recommends to approve the demolition with conditions that tax credits or other public financing is awarded to the project for the construction of multi-family housing to provide affordable housing and that documentation of the existing structure to be coordinated with the Historic Preservation Office.
- Staff recommends to approve the proposed multi-family development with conditions that the Board review and approve elevations, materials, landscaping, and lighting, and to provide 60 parking spaces through a shared parking arrangement.

DISCUSSION:

Visiting Staff provided the following comments on the application:

John Turner (Administrator in the Land Redevelopment Division) comments:

- Some interior pieces such as pews could be salvaged and efforts would be made to explore some deconstruction of exterior materials.

Ms. Rita Parise (Housing Administrator in the Department of Development):

- The applicant is seeking HOME funds, which require a historic review by the Historic Preservation Office. Furthermore, under the Section 106 Program, meaningful commemoration of the church must happen before the demolition can take place.

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

- Mr. Metzler provided a description of their efforts to price out saving the façade and inspect the structural integrity of the church with two general contractors. Both contractors had a cost of just over \$1 million to save the façade and 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.
- Ms. Evans stated that Homeport will continue to explore the right strategy for the preservation of elements of the existing structure and to have continued conversations with the board as the design is refined.
- Mr. Metzler said they have engaged a Cultural Resource Officer.
- Awards would be granted in May and have June-October to refine the design.
- Mr. Sherrill stated that there are historically significant components of the building and that building materials could potentially be stripped off and reused, which is Homeport’s intent.
- The 60 reserved spaces in the Gravity II garage will be at no cost to the affordable housing residents at this time.
- The parking space count of the Gravity II garage is being finalized by Kaufman.

The board provided the following comments on the application:

Mr. Way Comments:

- Payment to a salvage company would need to be made in order to deconstruct exterior materials.

Members of the public provided the following comments on the application:

- Becky West (Columbus Landmarks) advocated for the preservation of the church structure and asked that the Board consider approval on the condition of selective demolition to use or recycle significant church features and building materials.

MOTION BY **Box / Manfrass**

MOTION **Approve the Demolition of the Existing Church with the following conditions:**

- 1. Tax Credits or other public financing is awarded to the project for construction of multi-family housing to provide affordable housing**
- 2. Documentation of the existing structure to be coordinated with the Historic Preservation Office**
- 3. Board review and approval of the elevations, materials, landscaping, lighting**

RESULT **APPROVED (5-0) (Mr. Way abstained)**

MOTION BY **Szymanski / Box**

MOTION **Approve the proposed multi-family development with the following conditions**

- 1. Board review and approval of the elevations, materials, landscaping, lighting**
- 2. To provide 60 parking spaces through a shared parking arrangement**

RESULT **APPROVED (6-0)**

- Staff recommends approval.
- Staff clarified that they had worked with the applicant to strike a balance between temporary and permanent materials as there is no guarantee that a future tenant would not alter the exterior design.

DISCUSSION:

The applicant (Jessica Schueren with Kaufman, Brian Sutor, and Brent Foley with Triad Architects) Provided a description of the project including:

- The building is being prepared for use by a future tenant.
- Want to improve the existing conditions of the building with maintenance repairs and new storefronts.
- A future tenant could alter the design of the building, but would need to come before the EFRB for approval.
- The plywood is durable and must be repainted from time to time.

Mr. Way abstained from the discussion.

MOTION BY **Fergus/ Box**
 MOTION **To approve the application.**
 RESULT **APPROVED (5-0) (Mr. Way abstained)**

4:50 – 4:55 5. APPLICATION: **EF_18-06-004A**
 ADDRESS: **617 W STATE ST**
 PROPERTY OWNER: **UNITED PREPARATORY ACADEMY, INC**
 APPLICANT: **NATHAN GAMMELLA**
 TO BE REVIEWED: **LIGHTING, WINDOWS, AND REAR RAMP**
 SUB-DISTRICT: **DODGE PARK**

STAFF REPORT:

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

- The applicant is requesting to add a new double-door and ramp for accessibility on the north elevation, as well as exterior LED wall sconces on the south elevation. The applicant is also requesting to install a fan and louver system placed within the glass block on the east and west elevations; the existing glass block would be selectively removed for this system.
- Staff recommends approval.

DISCUSSION:

The applicant (Brent Foley with triad Architects) Provided a description of the project including:

- Existing glass block will be restored or replaced in kind, and the louver/ fan system will be added in at the top of the glass block for air circulation in the warmer months.
- The doors on the south elevation are being installed in anticipation of a future addition. An aluminum ramp will also be added in case the addition is constructed in its place later on.
- Lighting is being proposed for added security.

MOTION BY **Way/ Manfrass**
 MOTION **To approve the application.**
 RESULT **APPROVED (7- 0)**

4:56 – 5:12 6. APPLICATION: **EF_19-02-001**
 ADDRESS: **245-251 S. GRUBB ST.**
 PROPERTY OWNER: **ERIC ALLEN**
 APPLICANT: **CHARLES M. PAROS, AIA**
 TO BE REVIEWED: **EXTERIOR MODIFICATIONS**
 SUB-DISTRICT: **DODGE PARK**

STAFF REPORT:

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

- The applicant is requesting to construct new porches, rear deck, landscaping, parking pad, and to install new windows and doors on the site of a 4-unit multifamily apartment building.
- Staff recommends approval.

F STAFF APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

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| 1. | EF_19-02-002
465 WEST RICH STREET | 1/20/2019: Tenant Sign | 1/30/2019 |
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G NEXT MEETING

**TUESDAY – MARCH 19, 2019 AT 3:00 PM
MICHAEL B COLEMAN GOVERNMENT CENTER
111 NORTH FRONT STREET, ROOM 203**