

Meeting Minutes Downtown Commission



Location: WEBEX

Date: June 22, 2021

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Mike Lusk, Jana Maniace, Tony Slanec, Robert Loversidge, Tedd Hardesty

Absent: N/A

Staff Present: Luis Teba

Call to Order (8:35)

- Swear in Staff
- Introduction of Commissioners
- Overview of Hearing Format
- Public Forum

A. Approval of Minutes from Last Meeting

Discussion: N/A

Motion: To approve the minutes as presented.

Motion by: Maniace/Slanec (6-0-0) **APPROVED.**

B. Continued Applications

1) **DC_21-05-017**

16 West Main Street

Main & High Cousins LLC / Schiff Properties c/o Scott Schiff

Request for Action

Demolition / Parking

Demolition of an existing structure and replacement with a parking lot.

Discussion:

Mike Shannon, Jared Schiff, and Eric Zartman presented the proposal.

- Loversidge stated that he has renovated buildings in much worse shape than this one. For them to go into a rubble stone foundation building, find it is damp and wet, and some of the mortar was missing... If that was the criteria for demolition, there wouldn't be any old buildings left in Columbus. There is no penalty for demolition by neglect. This is a building where if the whole block were intact, this would be a background building. There aren't many of these buildings left, so those that are left are that much more important. It is a valuable historic building that has been neglected. As far as this being a paved parking lot, I can tell you that in a past case, we allowed them to tear down a building, but we didn't allow them to put in a parking lot. If we are going to demolish the building, the HABS report is essential.
- Maniace stated that the HABS report would go to the library of congress.
- Lusk asked how long the property owner owned the building.
- Schiff stated that they had owned it for about five years.
- Maniace asked if they planned to bring the whole parking lot up to the design standards.
- Shannon stated they would have to do a change of use of record from a restaurant to a parking lot.
- Wittmann stated that they don't want another curb cut here, he thought those parking lots had been there a very long time. The building had been there a long time, if they came through with a project, demolition would be pretty much straightforward. The building has been modified over time.
- Maniace said she would be ok with the demolition, only if the whole lot were brought up to the current standards. Screening with brick and masonry wall, landscaping and proper lighting. We usually have new construction on the horizon. There should also be a HABS report.
- Loversidge asked if they had any notion of the timing for a real project on this site.

- Schiff said they have been looking to a project for 8 or 12 months. He can't give a definitive timeline, but maybe in the next 6 to 12 months.
- Loversidge said he can't vote to tear this building down. The applicant would have to come in with a plan to update the whole lot.
- Wittmann said he didn't think it made sense to improve the whole lot if they are going to improve it in the future.

Motion: To approve the proposal with the following conditions:

- A HABS report must be completed and filed with the city.
- The COA for parking only be approved for 2 years. If after two years there is no construction, the applicant has to come back with a plan to improve the parking lot to our current standards.

Motion by: Lusk/Slanec (6-0-0) APPROVED WITH CONDITIONS

C. New Applications

1) **DC_21-06-014**

655 Reach Boulevard

White Castle Management Co. / Stan Young, Branham Sign
Request for Action

Graphics

Installation of a wall sign and logo.

Discussion:

Tom Branham presented the proposal.

- Loversidge said he commended the sign being an appropriate size.
- Wittmann stated that he agreed.

Motion: To approve the proposal as presented.

Motion by: Loversidge/Hardesty (6-0-0) APPROVED.

2) **DC_21-06-015**

432 East Rich Street

Rich Street Lofts / Giovanni Furio
Request for Action

Graphics

Painting of two wall signs.

Discussion:

Giovanni Furio and Joseph Henderson presented the proposal.

- Loversidge asked if they were going to light it.
- Furio stated that they did not have plans to light it.
- Wittmann asked if it was supposed to have a historic look.
- Furio stated that was the intent. There are older graphics like this around town.
- Maniace asked if the paint was going to have the wash look that was visible on the renderings.
- Henderson said that it was the intent to have that sort of ghost painting. They have done something similar on the inside of the building.
- Loversidge said it was a great solution.
- Slanec said he loved it and it was totally appropriate.

Motion: To approve the proposal as presented.

Motion by: Lusk/Slanec (6-0-0) APPROVED.

3) **DC_21-06-016**

33 East Nationwide Boulevard

HPT IHG-2 Properties Trust / Sign Vision Co., Jami Gray

Request for Action

Graphics

Installation of a skyline/wall sign.

Discussion:

Darrin Gray presented the proposal.

- Lusk asked if it was on the east and west side of the building.
- Teba replied that it was only on the west side.
- Gray stated that there was previously a sign on the north elevation. It was removed and said “Crown Plaza”, but there is no visibility at that location with the new building put up next door.
- Loversidge stated that he thought it was a great spot.

Motion: To approve the proposal as presented.

Motion by: Loversidge/Lusk (6-0-0) APPROVED.

D. Conceptual Applications

1) **DC_21-06-013**

320 East Long Street

Urban Restorations / Juliet Bullock

Conceptual Review

New Construction

Construction of a three story, four unit structure.

Discussion:

Juliet Bullock and Julio Valenzuela presented the proposal.

- Wittmann asked if they planned on removing the existing curb cut.
- Teba stated that the applicant would have to answer that question.
- Maniace asked if the rest of the lots were owned by one individual.
- Teba replied that they were owned by one individual.
- Loversidge asked if the driveway was right on the property line.
- Bullock said it was on the north.
- Loversidge asked where the curb cuts where.
- Teba showed them on the map.
- Loversidge stated that if we close the existing curb cut, and add a new one, we wouldn't be adding an additional curb cut.
- Bullock said there were no plans to develop the other parcels.
- Wittmann said they were doing the curb cuts on a side street.
- Bullock said they didn't want the garages facing the street.
- Wittmann stated that they were only going to have seven cars.
- Bullock stated that she didn't think a decorative fence made sense against the parking lot.
- Loversidge replied he thought the fence around the two sides was a good idea. Either decorative or wood was fine. It would be nicer to not have people wandering through.
- Wittmann said he agreed. It almost creates a courtyard in the back. He asked if they were setting the buildings back along the street.
- Bullock said they were.
- Wittmann replied that he liked that.
- Maniace asked if they had considered making them raised planting beds. It would give a sense of a base, ground the first floor, and add a little interest.
- Loversidge stated that even if it was a curb, it would provide a formal planting setting.

- Wittmann agreed and thought it was a good idea. He wasn't sure about glass looking into garages. It gives light, and it is set back, so I guess it isn't a problem.
- Loversidge added that they could use obscure glass.
- Valenzuela said they could look into it.
- Wittmann stated that he didn't like obscure glass.
- Loversidge said he thought the windows looked great.
- Wittmann asked what colors they had in mind for the building.
- Valenzuela said they wanted to do a lighter building. They are trying to avoid the dark gray that has been popular the last couple years.
- Maniace asked if they were thinking about putting a balcony on the smaller unit.
- Valenzuela said it would be difficult with the size of the unit. They can look at it, but he wasn't sure if they could physically fit it in without intruding on another unit.
- Wittmann said it could be a small thing, like a Juliet balcony, or floor to ceiling doors which can be opened.

Motion: N/A

Motion by: N/A

E. Applications for Recommendations

1) **DC_21-06-012**

512 East Spring Street

City of Columbus / Andrew Neutzling (COTA)

Request for Recommendation (for the DPS)

New Construction

Construction of a COTA bus stop parklet.

Discussion:

Andrew Neutzling presented the proposal.

- Wittmann asked what purpose this served.
- Neutzling stated that one of their largest sources of delay is buses pulling out of the traffic lane to pick up passengers. This design eliminates this conflict. COTA also wants to be a part of improving Vision Zero goals. COTA gets complaints about bus stops with narrow sidewalks, so this expands the space of the waiting area.
- Wittman asked if this was urban or suburban.
- Neutzling said mostly urban. Street car suburbs would be as suburban as they would go. Some of the larger ones in Oakland California have restaurants. The city of Columbus has generally been against bus bump-outs, so they want to get the city on board.
- Lusk asked what was the city's objection was to bus bump-outs.
- Neutzling replied that he felt it was because it was a new design.
- Loversidge asked how it was protected from snow plows or cars.
- Neutzling replied that they would only install these in places where the curbside lane doesn't have through traffic. On Sullivan it was protected by pylons.
- Loversidge asked what the curb was constructed from.
- Neutzling said it was rubberized to protect the bus tires.
- Loversidge said it was an interesting idea. However, he felt that the design was more suburban in design. The example shown from Spain looks more urban.
- Maniace asked if the product they were proposing came in aluminum as well.
- Neutzling said it did, but the wood they chose was very durable, and can last up to 50 years. It isn't as durable as the Spanish product, but they are planning on using an aluminum ramp.
- Wittmann said the wood was ok, but he felt the planter boxes should be metal.
- Maniace said that she liked the red because it could look more urban in design.

- Loversidge said he isn't questioning the functionality of it, but it doesn't look like it belongs downtown.
- Wittmann agreed that the aesthetics needed to be worked on.
- Hardesty said that he really appreciated this proposal. I see it in the context as an intervention. There is a bigger picture here, and there can be a lot of trial and error on this. The city is doing a good job of looking at how these multi-modes of transportation can work together. I am super comfortable with this from the standpoint as an intervention. We are going to learn some things from this, and I fully endorse it.
- Wittmann agreed and stated that it was an experiment.
- Neutzling said that a lot of this came down to budget. They do not have the budget to use the aluminum materials. In the future they plan on using the more expensive products.
- Slanec asked how the deck would work in the wintertime.
- Neutzling replied that it would have a no-slip texture. The city calls these innovation tests. The idea is to test this out with lower cost materials, before they build it out of concrete.

Motion: To provide a recommendation of support to the Department of Public Service on an interim basis. If it works, then the design should be revisited with better materials.

Motion by: Loversidge/Maniace (6-0-0) SUPPORT.

F. Staff Approved Applications

- 1) **DC_21-05-001**
110 North Third Street
Kevin Wood / Orange Barrel Media LLC
Ad-Mural
- 2) **DC_21-05-002**
255 East Long Street
Coastal Ridge Real Estate / DaNite sign, Jennifer Bender
Projecting Sign
- 3) **DC_21-05-003**
200 East Town Street
Ohio Association of Realtors Inc. / Morrison Sign Co.
Canopy Sign
- 4) **DC_21-05-004**
60 East Spring Street
JDS Spring LLC / Orange Barrel Media LLC
Ad-Mural
- 5) **DC_21-05-005**
145 North High Street
Brunson Building LLC / Orange Barrel Media LLC
Ad-Mural
- 6) **DC_21-05-006**
100 East Gay Street
Caplin Enterprises LLC / Orange Barrel Media LLC
Ad-Mural

- 7) **DC_21-05-007**
89 North High Street
Edwards Companies / Marano Design Group
Sidewalk Dining
- 8) **DC_21-05-008**
285 North Front Street
Nationwide Mutual Insurance Company / Orange Barrel Media LLC.
Ad-Mural
- 9) **DC_21-05-009**
367 East Broad Street
Wahida Fowler / Campus-Seneca LLC
Canopy Sign
- 10) **DC_21-05-010**
66 South Third Street
Capital Square Ltd. / Orange Barrel Media LLC
Ad-Mural
- 11) **DC_21-05-011**
345 South High Street
Franklin County Ohio Board of Commissioners / CJ Andrews
New egress stair
- 12) **DC_21-05-012**
260 South Fourth Street
Stoddart Block LP / Orange Barrel Media LLC
Ad-Mural
- 13) **DC_21-05-013**
350 North Fourth Street
Abbot Manufacturing Inc. / Don Holler
Temporary Banner
- 14) **DC_21-05-014**
34 North High Street (north elevation)
34 Corp / Orange Barrel Media LLC
Ad-Mural
- 15) **DC_21-05-015**
20 East Broad Street
Hayden Columbus LLC / Pete Hatcher
Wall Sign
- 16) **DC_21-05-018**
535 Reach Boulevard
WC Goodale OB2, LLC / John Lytle, Archall
Exterior Material Revision
- 17) **A19-10-7 (re-issue)**
33 West Spring Street
COTA / TranSystems Corporation
Exterior Building Alterations – window modifications

- 18) **DC_21-05-020**
65 South Fourth Street
YWCA / Orange Barrel Media LLC
Ad-Mural
 - 19) **DC_21-05-021**
34 North High Street (south elevation)
34 Corp / Orange Barrel Media LLC
Ad-Mural
 - 20) **DC_21-05-022**
35 West Spring Street
ARC Hospitality c/o Courtyard Marriott / Lamar Advertising Co.
Ad-Mural
 - 21) **DC_21-05-023**
302 West Spruce Street
MND LLC / Sprint
Antenna modification
- Motion: To enter the staff approved applications into the formal record.**
Motion by: Loversidge/Lusk (6-0-0)

G. New Business

- 1) **Business meeting on 7/13/2021 to discuss Graphics.**
 - Wittmann asked that staff send out the graphic standards that we will be looking at with the rest of the city, as well as the review of private art in public places.
 - Teba said he could send out the relevant code sections and materials.
 - Loversidge asked if we should invite Lori Baudro to the meeting.
 - Teba replied that he would have to think about it.
- 2) **In person hearing for July 2021.**

H. Old Business

- 1) **N/A**

I. Adjournment 10:02am

Applicants or their representatives must attend this hearing, for new and continued applications for Certificates of Appropriateness. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@columbus.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.