



**Location:** WEBEX

**Date:** February 23, 2021

**Time:** 8:30am

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

**Absent:** Otto Beatty (Vice-Chair), Tony Slanec,

**Staff Present:** Luis Teba, Nolan Harshaw

### **Call to Order (8:30)**

- 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:** Loversidge/Maniace (5-0-0) APPROVED.

### **B. Continued Applications**

#### 1) DC 21-02-005

#### 195 East Broad Street

Edwards Communities / Nataliya Yedidovich

Request for Action

#### **New Construction / Demolition**

#### **Discussion:**

Jeff Edwards and Bryce Hall presented.

- Wittmann asked how light the mortar would be. No white, correct?
- Hall said no. It wouldn't be white. It would be a lighter color.
- Wittmann asked if the all the brick would be the warm gray.
- Hall said that was correct except for the banding.
- Loversidge asked what was going to be stacked bond and what was going to be running.
- Hall said the dark brick was stacked and the light brick was running.
- Maniace said she liked the changes proposed. She felt the Young street garage was very important, and should be considered a primary façade. She felt there was an opportunity to build off of what you are doing, such as additional public art. She really likes the artifact wall. She asked if the artifact wall could be incorporated into the lobby. Young street should be expressed as much as possible.
- Loversidge stated that he felt the improvements they made were very responsive to their comments. The change in the tone of the building and the articulation of the pasted on façade are tremendous improvements. He still is not a huge fan of the windows above the façade. He loves the way the façade turns the corner on the east side. He asked if there was any way the limestone could turn the edge about a foot.
- Hall said that it does. The amount of relief is about a foot, and it does turn the corner.
- Maniace asked if the reveal could be lighter.
- Loversidge said he liked it turning into a dark hole.
- Wittmann asked what the recess would be made of.
- Hall said it would be brick.
- Loversidge said he likes the spandrel glass. He appreciates the changes that were made.

- Wittmann asked if the windows could be a little taller at the manager's office. He likes the box on the corner. He asked if the recessed band should be on the Young street side.
- Hall said they would take a look at the windows and the band.
- Loversidge said that on Young street there is a very large evergreen hedge by the Columbus Club.
- Wittmann stated that he felt Young Street is a secondary street.
- Loversidge said he wasn't sure about the artifact wall.
- Edwards said that it would be pictures and the storyline of the WCOL building instead of just artifacts.
- Wittmann asked they could come back for the artifact panel.
- Maniace stated that perhaps it could be an interactive display such as they have at COSI.
- Wittmann asked for them to come back for signage and lighting.
- Teba asked if they should return on details on the storefront of the older building.
- Wittmann said they should.
- Loversidge asked for their schedule in order to begin the demo.
- Edwards said demo would be March or April.

**Motion: To approve the proposal with the following conditions:**

- Approval of the proposal as submitted, for the demolition permit and construction.
- Return with details on storefront, brick samples, window system, and metal panels.
- Further down they will return with details on the artifact wall, lighting, and graphics.

**Motion by: Loversidge/Maniace (5-0-0) APPROVED WITH CONDITIONS**

**C. New Applications**

1) [DC 21-02-003](#)

[555 West Goodale Avenue](#)

White Castle Management Co. / Bradley Parish  
Request for Action

**New Construction**

**Discussion:**

Brad Parish and Christian Hazenfrantz presented.

- Wittmann asked if the park would be public.
- Hazenfrantz said it would be.
- Maniace asked if the design will look continuous, or will each little park be a different experience?
- Hazenfrantz said it was more of a gradient change with some homages to the past White Castle history. The main concept has stayed the same, this is just showing more details.

**Motion: To approve the proposal as presented**

**Motion by: Hardesty/Maniace (5-0-0) APPROVED.**

2) [DC 21-02-001](#)

[171 North Fourth Street](#)

Art Oestrike / Matt Toddy  
Request for Action

**New Construction**

**Discussion:**

Art Oestrike, Matt Toddy, and Jeff Keiter presented.

- Loversidge asked what the arcaded wall with the plantings would be made of.
- Toddy said it would be mesh screen made of metal with a steel skeleton.
- Maniace asked if any of the outdoor spaces will have any roof coverings.
- Oestrike said that they do not intend to have any roof coverings.
- Maniace asked if what was inside the building.

- Oestrike said the building itself would be updated in further phases of the project. They wanted to focus on redevelopment of the outside
- Hardesty said he really appreciated the approach to the exterior space, and the integration of landscaping. How are you thinking about the frontage and the surface parking lot? As well as mitigating and screening that surface parking lot?
- Toddy said they envisioned on edge by the screening wall as the edge to the parking lot. They envision a row of natural planting of indigenous species of grasses.
- Loversidge asked if they owned the parking lot.
- Toddy said that they do.
- Hardesty said he would like to see some improvements to the parking lot, be it fence, or plant material. We need to think about the parking lot.
- Loversidge said it is a shame not to improve the streetscape.
- Oestrike said they would love to explore improving the streetscape.
- Loversidge asked if the applicant would like to get rid of the billboard.
- Oestrike said “no comment”.
- Maniace said that the back of the billboard would be a good opportunity for a mural or artwork.
- Wittmann asked if there was a bar inside the existing building, and would that continue to be a bar.
- Toddy said that there is no bar inside the building. The overhead door on the rear will be storefront. On the northern side there will be a convenience store.
- Wittmann asked if they will serve food.
- Oestrike said yes, they will have a food truck, and they will be working with freedom a la cart.
- Wittmann asked if they were looking for approval of lighting and signage.
- Toddy said they would return for graphics. Lighting has been included.
- Maniace asked about their hours of operation, and how it will affect the residences.
- Oestrike said he didn’t foresee them having music after 10pm on the weekdays. Sunday through Thursday it will be quiet after 10pm.
- Maniace asked if they will have recorded music.
- Oestrike said they will, but they plan on having fewer speakers at lower volumes.
- Teba said that we have some unresolved issues and perhaps we should have them come back.
- Wittmann said we could possibly approve it, and have them return.
- Toddy said they would be open to a conceptual review.
- Maniace made a motion to approve with conditions.
- Loversidge voted no. He doesn’t like to approve a schematic design.
- Teba stated that he will not be able to approve a COA with so many unresolved details.
- Wittmann asked the applicant if they could return with lighting, details on the railings, and details on the construction of the wall.
- Matt Toddy said they could.

**Motion: Proposal Tabled**

**Motion by: N/A**

## **D. Conceptual Applications**

### 1) **DC 21-02-006**

#### **155 East Broad Street**

155 SPE / MKSK, Karen McCoy

Conceptual Review

#### **New Construction**

#### **Discussion:**

Karen McCoy, Tim Schmalenberger, and Jeff Edwards presented.

- Maniace asked if the galleria building has garage access.
- McCoy said that was correct.
- Loversidge asked if there was pedestrian access remaining.
- McCoy said there would be.
- Wittmann asked what would be under the proposed walkway. Would it be at the same elevation as the existing structure?
- McCoy said that was correct. It does transition down as it moves to the west.
- Wittmann asked what elevation it would have when it would run along the galleria.
- McCoy said it would be 14.5', but it is higher when it goes behind the PNC building.
- Wittmann asked if they had discussed this with the Dispatch building owners.
- Edwards said they had some conversation with the owners. They are not vacating the alley. Edwards said that currently, people cut through their building to get to the parking garage, this helps solve that issue.
- Loversidge asked if you could get off at the east end.
- Edwards said you could not.
- Wittmann asked if the west end would be vacated if it would be used like this.
- Edwards said they are planning on leaving pedestrian access, so they do not want to vacate the alley.
- Hardesty asked if they had discussed this with DPS.
- Edwards said they are having ongoing conversations.
- Maniace liked how they were treating the area below the walkway on the east west edge. Maniace asked if the ramping up could be more gradual, to engage it more with the street.
- McCoy said part of their considerations was keeping access to the utilities below, they had considered elevated terraces.
- Maniace asked if they had considered having some covered areas.
- McCoy said they were looking to maximize the plantings and the greenspace.
- Loversidge asked how snow removal would be handled.
- McCoy said they would have to maintain the structure.
- Edwards said it could be heated.
- Loversidge asked how they get trees so deep.
- McCoy said the structure was two feet deep, and then they would do raised planters. The trees occur at the truss and column locations.
- Wittmann asked if somehow or other you had something growing up some of the columns that might relate it back down to earth. I think it is exciting. My question is who uses this? Is it a functional thing, or a pretty place?
- Maniace asked if there was a way to get down the structure on the exterior of the east end. That would make it more conducive for people to use.
- Loversidge agreed with that idea. It seems there should be a way out at the end.
- Maniace really liked the idea of using those columns to have some type of vine or landscaping. Try to engage the street more at 3<sup>rd</sup> so it slowly ramps up, and then on the east end to create access there.

- Loversidge said that this is very conceptual, we need a very clever name for this thing. When you come back, have a name for it.
- Hardesty agreed with creating some place making on the bottom of this with lighting or paint, to give the pedestrian way some level of consideration.
- Wittmann would like to see it attached to the ground in some form or another.

**Motion: N/A**

**Motion by: N/A**

2) [DC 21-02-002](#)

[186-201 South Front Street](#)

Annex at River South LTD / M+A Architects

Conceptual Review

**Exterior Building Alteration**

**Discussion:**

Tom Linzell, Tim Skinner, and Trevor Arnold presented.

Hardesty recused himself.

- Wittmann asked how many spaces they currently had on this site, and how many units there were.
- Arnold said he would look that up.
- Maniace asked if they couldn't include a tree in the proposal.
- Skinner said it would adversely affect the number of parking spaces.
- Maniace said that anything you can do to make it lush and improve it through landscaping.
- Loversidge asked if it would be accessible to people with disabilities.
- Skinner said it would be from the building.
- Loversidge asked if it was private to the tenants.
- Linzell said it was.
- Maniace asked if the proposal was at the existing patio level now.
- Linzell said that was correct.
- Maniace asked why not make the patio the same size as the existing deck.
- Linzell said that you would then have to provide ventilation.
- Loversidge said that the current entry stairs are more elegant, the current layout seems to be an afterthought.
- Linzell said they didn't want to put one on the other side because it was handicap accessible parking below, but they would look at enhancing the stairs.
- Wittmann asked if they planned on doing lighting.
- Skinner said they would do catenary lighting.
- Teba asked if we had the numbers for the parking and unit count.
- Arnold stated there are 392 units and 222 spaces.
- Skinner stated that they extend the area to be closer to the buildings.
- Wittmann said that it should shouldn't be a straight line. It would be nice to have trees that are taller than 2-3 feet. That could be improved with planters.

**Motion: N/A**

**Motion by: N/A**

3) **DC 21-02-004**

**Confluence Village**

Confluence Development LLC / Jon Riewald

Conceptual Review

**New Construction**

**Discussion:**

Jeff Pongonis, Jon Riewald, Sam Luckino, and Josh Glessing

- Loversidge stated that he thought this new neighborhood is very exciting and will be a great addition to the city.
- Wittmann said that he felt the proposal looks terrific.
- Maniace said that what they have created is beautiful and artistic and unique. She would like to see them focus on parking on Block B. If you could get a bank of cars at the north perimeter, you could then get some additional greenspace in the parking lot. On Block A, the west parking structure and façade should be looked at in detail because people will be looking at it.

**Motion: N/A**

**Motion by: N/A**

**E. Staff Approved Applications**

**There wasn't a quorum to enter applications into the formal record.**

**Motion: N/A**

**Motion by: N/A**

**F. New Business**

- 1) **N/A**

**G. Old Business**

- 1) **Lighting Standards Research**

- Due to the length of the meeting, the lighting standards research was not presented.

**H. Adjournment 11:45am**

*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](mailto:zdjones@columbus.gov), at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*