

## RECORD OF ACTION

date **January 28, 2020**  
place **Michael B Coleman Government Center Hearing Room  
111 North Front Street, Room 204**  
call to order **8:34**  
comm. present Steve Wittman (Chair), Robert Loversidge, Jana Maniace, Tedd Hardesty, Tony Slanec, Mike Lusk  
comm. absent Otto Beatty, Jr. (Vice-Chair), Danni Palmore  
staff present Luis Teba

### A. Business of the Board

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1. **Approval of Record of Action from December 19, 2020**  
motion by **Robert Loversidge / Jana Maniace**  
motion **To approve the Record of Action as submitted.**  
vote **6-0-0**

### C New Applications for Certificate of Approval

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1. application **DC 20-01-009** **White Castle**  
address **[555 West Goodale](#)**  
app/owner Bryan Galli, Archall / White Castle Management Co.  
reviewed New Construction  
request To develop "Reach Park" at the White Castle location on West Goodale Street. The proposal consists of a central lawn and amphitheater.  
discussion N/A  
motion by **Hardesty / Loversidge**  
Motion **To approve the proposal as presented**  
Vote **6-0-0**
2. application **DC 20-01-010** **Harlow**  
address **[195 East Main Street](#)**  
app/owner Stanley Young / Harlow Apartment LLC  
Reviewed Graphics  
Request To install three wall signs on the east, west, and south elevations on the sixth floor of the building, as well as a first floor wall sign.  
discussion **N/A**  
motion by **Loversidge / Lusk**  
motion **To approve the proposal as presented**  
vote **6-0-0**

**D Applications for Conceptual Review**

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1	application	<a href="#">DC 20-01-011</a>	<b>Multifamily</b>
	address	<a href="#">106, 108, 110, 112 East Lafayette Street</a>	
	app/owner	Juliet Bullock Architects / Sky Time LLC	
	reviewed	New Construction	
	request	To construct a new four unit building with ground level parking on a surface parking lot.	
	discussion	<ul style="list-style-type: none"> <li>• Mr. Hardesty stated that they would hope the tire shop would go away. What happens to the views when the parking lot gets built up?</li> <li>• Ms. Bullock replied that she was designing based off of what was there currently. The façade of the building faces south, which will be the primary view.</li> <li>• Mr. Wittman asked if they can put windows on the property line.</li> <li>• Ms. Bullock replied that they were not, the building was set back three feet.</li> <li>• Mr. Wittman stated that he had concerns regarding the west façade. It needs to be given a higher treatment, even if it moves away from what they are doing on the rest of the building.</li> <li>• Ms. Maniace stated that perhaps a larger window with glazing would improve the façade.</li> <li>• Mr. Wittman suggested that maybe they should move the mechanical to provide an entrance facing Third Street.</li> <li>• Ms. Bullock replied that she was thinking about turning the unit.</li> <li>• Mr. Lusk asked if that couldn't be a special unit with greater architectural features.</li> <li>• Mr. Loversidge agreed with Mike, stating that it could perhaps have a different siding.</li> <li>• Mr. Wittman added that if the end unit was turned, it could have the best views of all the units.</li> <li>• Mr. Loversidge stated that he had some concerns on the choice of brick.</li> <li>• Ms. Bullock replied that she felt the building needed some greater depth of color.</li> <li>• Mr. Loversidge asked the other members if they had concerns about the scale of the building.</li> <li>• Mr. Wittman replied that if the building was done well, the scale could work. He wondered if the trim was the correct thickness. He asked if there would be landscaping on the east, north, and south.</li> <li>• Ms. Bullock replied that there would be some landscaping, but she wasn't sure what.</li> <li>• Mr. Hardesty stated that it will have to be something that can be maintained long-term.</li> <li>• Mr. Wittman stated that there could be additional windows added to the east elevation.</li> </ul>	
	motion by	<b>N/A</b>	
	Motion	<b>N/A</b>	
	Vote	<b>N/A</b>	

**E Corrective Action – Items not in compliance**

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1	application	<a href="#">DC 19-12-5V</a>	<b>Matan</b>
	address	<a href="#">275 South Front Street</a>	
	app/owner	Lifestyle Communities/ LC 275 River South LTD	
	reviewed	Exterior Building Alterations	
	request	Corrective action. Deviation from Downtown Commission approved plans. CC3359.05(C)1)	
	discussion	N/A	
	motion by	<b>Hardesty / Loversidge</b>	
	motion	<b>To approve as proposal as presented</b>	
	vote	<b>6-0-0</b>	

- 2 application [DC 19-12-6V](#) **Beatty**  
 address [245 South High Street](#)  
 app/owner Lifestyle Communities/Annex at River South II LTD  
 reviewed Exterior Building Alterations  
 request Corrective action. Addition of columns on upper levels of High Street elevation. CC3359.05(C)1)  
 discussion N/A  
 motion by **Lusk / Slanek**  
 motion **To approve as proposal as presented**  
 vote **6-0-0**
- 3 application [DC 19-12-7V](#) **Trautman**  
 address [205 S High Street](#)  
 app/owner Lifestyle Communities/Annex at River South II LTD  
 reviewed Exterior Building Alterations  
 request Corrective action related to steps to the courtyard. CC3359.05(C)1)
- discussion
- Mr. Hardesty asked why the stairs were removed on the left side of the pool.
  - Ms. Schmid replied it was due to ADA and occupancy load issues.
  - Mr. Wittman stated that the proposal did not match the rest of the building. Perhaps the tope should be gray.
  - Ms. Maniace stated that the center area could be a unique focal point if the proper materials were used.
  - Mr. Hardesty stated that brick in the center is the central piece, and gray on each side makes it a special focal point.
- motion by **Loversidge / Hardesty**  
 motion **To approve the proposal with the following conditions:**  
 • **Change the tope to cast stone on either side of the pool.**  
 vote **6-0-0**

**H. Staff Issued Certificates of Approval**

1.	application: <b>A19-12-7</b> address: N Fifth Addresses	Items approved: <b>Graphics</b>
2.	application: <b>A-19-12-8M</b> address: 80 S Sixth	<b>WMC Ad Mural</b>
3.	application: <b>A19-12-9</b> address: 309 Marshall Passage	<b>Mechanical Screening</b>
4.	application: <b>A19-10-9</b> address: 166 S High	<b>Graphics</b>
5.	application: <b>A19-12-10</b> address: 595 E Broad	<b>Ext. Bldg. Alt.</b>
6.	application: <b>A19-12-11M</b> address: 66 S Third	<b>Ad mural</b>
7.	application: <b>A20-01-001</b> address: 166 S High	<b>Graphics</b>
8.	application: <b>A20-01-003</b> address: 233 S High	<b>Graphics</b>
9.	application: <b>A20-01-004</b> address: 255 E Long	<b>Graphics</b>
10.	application: <b>A20-01-005</b> address: 161 N Grant	<b>Cellular Installation</b>
11.	application: <b>A20-01-006</b> address: 50 Jefferson	<b>Parking lot improvements</b>
12.	application: <b>A20-01-007</b> address: 80 E Rich	<b>Temporary Banner</b>
13.	application: <b>A20-01-002</b> address: 289 Naghten	<b>Cellular Installation</b>
14.	application: <b>A20-01-008</b> address: 302 Spruce	<b>Cellular Installation</b>
15.	application: <b>A20-01-012</b> address: 31-45 S 5 <sup>th</sup>	<b>Cellular Installation</b>
16.	application: <b>A20-01-013</b> address: 210 S High	<b>Ext. Bldg. Alt.</b>
17.	application: <b>A17-10-001 (revised)</b> address: 555 W Goodale	<b>Site Compliance</b>
18.	application: <b>A20-01-014</b> address: 592 North 5 <sup>th</sup>	<b>Cellular Installation</b>
19.	application: <b>A20-01-015M</b> address: 15 West Cherry	<b>Ad Mural</b>
20.	application: <b>A20-01-016M</b> address: 43 West Long	<b>Ad Mural</b>
21.	application: <b>A20-01-017M</b> address: 263 N Front	<b>Ad Mural</b>
22.	application: <b>A20-01-018M</b> address: 56-60 E Long	<b>Ad Mural</b>
23.	application: <b>A20-01-019</b> address: 215 E Rich	<b>Graphics</b>

**Motion by** Hardesty / Maniace

**Motion** To enter Staff Issued COA's into the formal record

**Vote** 6-0-0