

RECORD OF ACTION

date **May 26, 2020**
place **WEBEX**
call to order **8:32**
comm. present Steve Wittman (Chair), Robert Loversidge, Jana Maniace, Tedd Hardesty, Tony Slanec, Mike Lusk, Danni Palmore
comm. absent Otto Beatty, Jr. (Vice-Chair)
staff present Luis Teba

A. Business of the Board

1. **Approval of [Record of Action](#), dated February 25, 2020**
motion by **Palmore / Loversidge**
motion **To approve the Record of Action as submitted.**
vote **7-0-0**

C New Applications for Certificate of Appropriateness

1. application **[DC 20-03-019 Part 1 / Part2](#)** **[The Peninsula Presentation](#)**
address **[330 Rush Alley](#)**
app/owner The Daimler Group, Inc. / CDDC
reviewed **New Construction**
request Construction of a 232,000sf eight story office building with 2,500sf of first floor retail.
discussion N/A
motion by **Lusk / Maniace**
Motion **To approve the proposal as submitted**
Vote **7-0-0**
2. application **[DC 20-03-020](#)**
address **[77 Belle Street](#)**
app/owner RHB Acquisition LLC, Rockbridge Capital / CDDC
Reviewed **New Construction / Landscaping**
Request Construction of a 132,700sf eight story hotel with a 2,623sf market and street level retail.
discussion N/A
motion by **Loversidge / Maniace**
motion **To approve the proposal as submitted**
vote **7-0-0**
3. application **[DC 20-03-021](#)**
address **[319 West State Street](#)**
app/owner F&C Development, Inc. / CDDC
Reviewed **New Construction / Landscaping**
Request Construction of an 11 story and six story mixed use building.
discussion N/A
motion by **Hardesty / Palmore**
motion **To approve the proposal as submitted**
vote **7-0-0**

4. application [~~DC 20-05-002~~](#) **~~Application Withdrawn~~**
 address [~~550 West Nationwide Boulevard~~](#)
 app/owner Jeffrey Pongonis / Crew SC Stadium Company LLC
 Reviewed **~~Signage or Graphics~~**
 Request ~~Crew Stadium graphics package~~
 discussion N/A
 motion by N/A
 motion N/A
 vote N/A
5. application [DC 20-03-016](#)
 address [123 East Spring Street](#)
 app/owner Eric Badaroux, Red Architects / Spring Street LLC
 Reviewed **Exterior Building Alterations**
 Request Renovations include: storefront, windows, doors, outdoor dining, and German schmear. Eric Badaroux and Paula Haines presented.
- Wittman asked if there will be one awning or multiple awning, and what will the material be?
 - Badaroux replied that there will be one and it will be cloth.
 - Wittman stated that they will need to see the material and color of that awning.
 - Loversidge asked if they could describe German Schmear, and asked if the ramp was temporary.
 - Badaroux replied that German Schmear is similar to a whitewash. The ramp will be fixed to the ground, but it will be able to be removed in the future.
 - Wittman asked if the brick will bleed through the Schmear.
 - Badaroux replied that it would.
 - Hardesty asked if they still intend to have outdoor dining.
 - Badaroux replied that they did.
 - Wittman asked for details on the window system.
 - Badaroux replied that it would be an aluminum window system, probably charcoal or bronze. The windows on the second floor are wood, and they would replace them with wood to match.
 - Wittman stated that he wanted them to come back with details on the windows
 - Loversidge asked if the Schmear would be on the front only, or the front and east side.
- discussion
- Badaroux stated that the German Schmear would be on the front of the building, the west and south would be painted to match the existing tan.
 - Paula Haines stated she did not like the tan color on the east side and rear, it would be a gray or something that compliments the German Schmear.
 - Hardesty asked what was included in the property.
 - Badaroux replied that the parking lot to the south and west.
 - Maniace stated that she liked the canopy on the front of the building, and asked them to consider including it in their submission. Can they control the German Schmear on the front of the building, so it isn't too white?
 - Badaroux replied that German Schmear is applied as several layers, sort of like stain on wood. So the more layers you add the less brick you see. They would add a couple of layers.
 - Loversidge asked why they wouldn't put German Schmear down the east façade.
 - Badaroux replied that they could do that.
 - Slanec stated that he was worried about the space between the ADA ramp and the ramp being proposed for the building.
 - Wittman stated that they would have to get this cleared by DPS.
 - Badaroux added that the city has cleared the ramp.
- motion by **Maniace / Loversidge**
 motion **To approve the proposal with the following conditions:**
- **Return to the Commission with specifications on the awning**

- Return to the Commission with window specifications
- Return to the Commission with lighting specifications
- Return to the Commission with the paint color on EIFs
- West and North wall should both be painted with German Schmeier
- South and west wall should be painted.

vote **7-0-0**

6. application [DC 20-03-017](#)
 address [96 North Fifth Street](#)
 app/owner Kim Ulle / Gay Street Condominium LLC
 Reviewed **New Construction**
 Request Construction of a three story single-family residential home with a two car detached garage
 Thomas Marano presented.
 discussion
 - Wittman asked if they couldn't do 3 windows on the façade of the second floor.
 - Marano stated that they could do that.
 motion by **Loversidge / Slanec**
 motion **To approve with proposal the following conditions.**
 - **There be three windows instead of two on the second floor façade.**
 vote **7-0-0**
7. application [DC 20-03-018](#)
 address [155 East Broad Street](#)
 app/owner Edwards Companies / 155 SPE LLC
 Reviewed **Exterior Bldg. Alterations**
 Request Modifications to an existing building, including: removal of a two-story black box front piece, new retail residential and office main entrances, and construction of a sunken garden.
 discussion **N/A**
 motion by **Loversidge / Palmore**
 motion **To approve the proposal as presented**
 vote **7-0-0**
8. application [DC 20-04-005](#)
 address [66 S Grant Ave, 379 Oak St, 383 Oak St, 391 Oak St, 409 Oak St](#)
 app/owner Jon Riewald, Pizzuti / Pizzuti Library Park Apartments LLC
 Reviewed **Signage or Graphics**
 Request Installation of five permanent murals.
 discussion **N/A**
 motion by **Lusk / Maniace**
 motion **To approve the proposal as presented**
 vote **6-0-0**
9. application [DC 20-05-007 \(CONCEPTUAL REVIEW\)](#)
 address [555 West Nationwide Boulevard](#)
 app/owner Brad Westall / City of Columbus
 Reviewed **New Construction**
 Request Construction of a new three acre public park along the east bank of the Olentangy River.
Brad Westall presented
 - Bob Loversidge asked if the pump-house was in use. Why are they keeping it?
 - Brad replied that he would like to keep it if he could. It is a three story concrete building, they do not control the building, which is under the purview of other departments looking at reuse at the building.
 - Wittman replied that there should be coordinated whether or not they control it.
 discussion

- Jana asked about the distance between the boathouse to the kayaks and the boat ramps. That is a bit of a distance, are you concerned about that?
- Westall replied that it is no less than you would normally see at any other boat ramp.
- Jana asked if the walkways would be large expanses of concrete or will it have details, patterns or natural aggregate.
- Westall replied that they are going to do buff-wash concrete on the main thoroughfares. It will be articulated with expansion joints and saw pattern. We may use exposed aggregate. We prefer exposed buff wash as it has been used a lot downtown.
- Loversidge stated that it is a great connection from the river to Confluence Village.
- Hardesty asked how the materials and light fixtures they select relate to the confluence village vocabulary, or not. It is something the Commission will want to see, the materiality vs what is happening at confluence village.
- Westall replied that they have the muni-light plant, the bridge, the stadium, and multi-use development, all surrounding the park. I will bring it back to you with those details.
- Slanec stated that it is awesome I think you did a great job.
- Jana asked if they had considered benches at these walkways.
- Westall replied that it was a great point. They want it naturalized, but they can add benches. This is a master plan to get the park functioning, but we will come back at some future point with the missing piece to the north.

motion by **N/A**
 motion **N/A**
 vote **N/A**

10 application [DC 20-05-001](#)
 address [410 & 375 South High Street](#)
 app/owner W. Fritz Crosier, P.E., Fra Co Engineer / Franklin County
 Reviewed **Demolition and Exterior Building Alteration**
 Request Demolition of pedestrian skyway.
 discussion **N/A**
 motion by **Maniace / Slanec**
 motion **To approve the proposal as presented**
 vote **5-0-1 (Loversidge)**

11 application [DC 20-05-003](#)
 address [83 Normandy Avenue](#)
 app/owner Marano Design Group / Gay Street Condominium LLC
 Reviewed **New Construction**
 Request Revisions to a previously approved single family house.
 discussion **N/A**
 motion by **Loversidge / Hardesty**
 motion **To approve the proposal as presented**
 vote **6-0-0**

12 application ~~[DC 20-05-004](#)~~ **Application Withdrawn**
 address [517 Park Street North](#)
 app/owner Debbie Nelson, Jones Sign Co. / Park and Spruce Acquisitions LLC
 Reviewed **Signage or Graphics**
 Request Graphics plan for hotel in the North Market Historic District.
 discussion **N/A**
 motion by **N/A**
 motion **N/A**
 vote **N/A**

- 13 application [DC 20-05-005](#)
 address [106, 108, 110, 112 East Lafayette Street](#)
 app/owner Juliet Bullock / Connie Klema
 Reviewed **New Construction**
 Request To construct a new four unit building with ground level parking.
Juliet Bullock presented
- discussion
- Wittman asked what color the mortar color would be, and what the color of the siding would be.
 - Bullock replied that the mortar would be lighter than the brick, she was unsure what color the siding would be, but said she presented it last time to the commission.
 - Wittman asked what the window system would be.
 - Bullock said they wouldn't be vinyl but they were looking at a Pella or Marvin aluminum clad wood window.
- motion by **Loversidge / Maniace**
Approval of the proposal with the following conditions:
- motion
- **Staff approve the mortar color and siding.**
 - **Specify a window**
- vote **6-0-0**
- 14 application [DC 20-05-006](#)
 address [311 West Long Street](#)
 app/owner Lauren Turnage, Triad Architects / City of Columbus
 Reviewed **Exterior Building Alteration**
 Request Renovation of North Bank Shelter House to create a permanent roof canopy.
Megan Stuart and Lauren Turnage presented
- discussion
- Wittman asked if the rooftop have any slope to it.
 - Stuart stated that there may be some slope.
 - Loversidge asked that if there was no roof over the trellis, wouldn't you get wet going out to the canopy.
 - Stuart replied that yes there would be a gap.
 - Lusk asked if the canopy couldn't extend to the building.
 - Stuart replied that they wanted to maintain the character of the existing building.
 - Wittman stated that the existing building is very rectilinear, but the addition is very angular. He would like to see it connected to provide protection from the weather. He asked if they would be adding new brick columns.
 - Stuart replied that the brick columns are existing. There are only four new columns.
 - Wittman stated that he would like to see the columns lined up with the existing building columns, as opposed to having them turned.
 - Stuart replied that the client asked to have those two middle columns pushed to the perimeter.
 - Wittman asked if they could come back to the commission with details on the side panels.
 - Stuart replied that they could.
 - Loversidge asked if they could get a roof manufacturer to make you such a flat roof. Where will the water go?
 - Stuart replied that the roof pitch details were still being worked out.
 - Slanec stated the addition is very flimsy compared to the existing building. It just doesn't seem grounded. Could they beef up the columns?
 - Stuart replied we wanted to take the approach that the heavy grounded is on both sides of the building, but the central part is glass and mullions. They were trying to be a light as they could.
 - Wittman asked what size where the columns.
 - Stuart replied that they are looking at w12s
 - Loversidge asked if they considered making the roof glass.

- Stuart replied that they did, but there are cost considerations.
- Wittman asked perhaps you could do some windows in the roof.
- Stuart said they could look into it.
- Maniace stated that she liked keeping it functional, and not trying to emulate what is already there. The columns should not be too heavy, but also have a sense of permanence to it.
- Wittman asked if the columns rested on a base.
- Stuart stated that they could place a base that matches the water table and lighter color stone.
- Slanec stated that could help step down the massing of the metal.
- Loversidge asked if they could you return at a later date?
- Stuart said they were on a tight schedule
- Wittman stated it could be approved, but the requested modifications sent to the Commission for review.

motion by **Hardesty / Slanec**

To approve the proposal with the following conditions:

- **Modify the column bases.**
- **Modify the connection to the main structure to keep the weather out.**
- **Modify the alignment of the posts.**
- **Add glass to the roof.**
- **Modifications should be forwarded to the Commission.**

motion

vote **6-0-0**

15 application [DC 20-05-008 \(CONCEPTUAL REVIEW\)](#)

address [21 East State Street](#)

app/owner Daniel Ayars NBBJ / VS State Street LLC

Reviewed **Exterior Building Alteration, Landscaping, Demolition**

Request Streetscape improvements and removal or modification of ground and second stories.

Daniel Ayars and CJ Schebil presented

- Hardesty stated that the streetscape improvements are great. On the flanking entryways, could you add curb planters to get more trees on State Street?
- Ayars replied that they could look into it.
- Maniace stated that she would like to see these modifications incorporate the more of the original art-deco elements. What did the original door look like?
- Daniel Ayars replied that the doorway used to be just one entryway
- Loversidge stated that the entire storefront area is no longer original. Only the terra-cotta between the second and top floor are original. He would like to see greater architectural details that incorporated elements of the existing building.
- Wittman stated that he didn't think the proposal matches the existing building regardless of whether it is historic or not. I feel it lowers the quality of the building. I don't like it.
- Jana stated that the proposal feels like an ad-on and is not part of the integrated building. If it was more historic in appearance it could work better.

discussion

motion by **N/A**

motion **N/A**

vote **N/A**

H. Staff Issued Certificates of Appropriateness

1.	application: DC_20-03-001 address: 106 North High Street	Items approved: Ad-Mural
2.	application: DC_20-03-002 address: 40 North Front Street	Graphics
3.	application: DC_20-03-003 address: 342 South High Street	Ext. Bldg. Mod. (stair infill)
4.	application: DC_20-03-004 address: 260 South Fourth Street	Ad-Mural
5.	application: DC_20-03-005 address: 155 East Broad Street	Ext. Bldg. Mod. (Temp exit)
6.	application: DC_20-03-006 address: 89 East Nationwide Boulevard	Awning
7.	application: DC_20-03-007 address: 175 South Third Street	Graphic (refacing)
8.	application: DC_20-03-008 address: 321 East Capital Street	Graphics
9.	application: DC_20-03-009 address: 595 East Broad Street	Windows
10.	application: DC_20-03-010 address: 145 North High Street	Ad-Mural
11.	application: DC_20-03-011 address: 510 East Main Street	Graphics
12.	application: DC_20-03-012 address: 400 North High Street	COA Revisions
13.	application: DC_20-03-013 address: 390 East Broad Street	Temporary Tent
14.	application: DC_20-03-014 address: 65 South Washington Avenue	Graphics
15.	application: DC_20-03-015 address: 580 North Fourth Street	Temporary Tent
16.	application: DC_20-03-022 address: 49-53 North High Street / 11 West Gay Street	Outdoor Dining in ROW
17.	application: DC_20-03-023 address: 274 South Third Street	Ad-Mural
18.	application: DC_20-03-024 address: 34 North High Street	Ad-Mural
19.	application: DC_20-03-025 address: 43 West Long Street	Ad-Mural
20.	application: DC_20-03-026 address: 78-80 East Long Street	Ad-Mural
21.	application: DC_20-03-027 address: 285 north Front Street	Ad-Mural
22.	application: DC_20-03-028 address: 15 West Cherry Street	Ad-Mural
23.	application: DC_20-03-029 address: 50 S Grant Avenue	Demolition (Guard Shack)
24.	application: DC_20-03-030 address: 66 South Third Street	Ad-Mural

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| 25. | application: DC_20-04-001
address: 555 West Goodale | Compactor Enclosure |
| 26. | application: DC_20-04-002
address: 8 East Long Street | Ad-Mural |
| 27. | application: DC_20-04-003
address: 300 West Spring Street | Ad-Mural |
| 28. | application: DC_20-04-004
address: 208 South High Street | Graphics |
| 29. | application: DC_20-04-006
address: 80 East Gay Street | Charging Station |
| 30. | application: DC_20-04-007
address: 81 East Gay Street | Graphic |
| 31. | application: DC_20-04-008
address: 230 East Long Street | Graphics |
| 32. | application: DC_20-04-009
address: 379-409 Oak Street | Graphics |
| 33. | application: DC_20-04-010
address: 555 West Goodale | Graphics |
| 34. | application: DC_20-04-012
address: 8 E Long Street | Ad-Mural |
| 35. | application: DC_20-04-013
address: 100 East Broad Street | Roof |

29.

Motion by Loversidge / Slanec**Motion** To enter Staff Issued COA's into the formal record**Vote** 6-0-0