

RECORD OF ACTION

date **June 23, 2020**
place **WEBEX**
call to order **8:36**
comm. present Steve Wittman (Chair), Otto Beatty, Jr. (Vice-Chair), Robert Loversidge, Jana Maniace, Tedd Hardesty, Tony Slanec, Mike Lusk, Danni Palmore
comm. absent N/A
staff present Luis Teba, Christopher Lohr

A. Business of the Board

1. **Approval of [Record of Action](#), dated May 26, 2020**
motion by **Palmore / Maniace**
motion **To approve the Record of Action as submitted.**
vote **8-0-0**

B Continued Applications for Certificate of Appropriateness

1. 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.
discussion N/A
motion by **Loversidge / Palmore**
Motion **To approve the proposal as submitted**
Vote **8-0-0**

C New Applications for Certificate of Appropriateness

1. application **[DC 20-05-002](#)**
address **[550 West Nationwide Boulevard](#)**
app/owner Jeffrey Pongonis / Crew SC Stadium Company LLC
reviewed **Signage or Graphics/ Wayfinding**
request Crew Stadium graphics package
Jeff Pongonis presented the proposal
• Loversidge asked for details on the 160 foot graphic.
discussion • Pongonis replied that the graphic was intended for team branding.
• Loversidge stated that the graphic was quite large, and should return to the Commission for approval.
motion by **Loversidge / Hardesty**
Motion **To approve the proposal with the following conditions:**
• **Any sign over 100' long should return to the Commission for approval.**
Vote **8-0-0**

2. application [DC 20-06-008](#)
address [550 West nationwide Boulevard](#)
app/owner Phillip Dangerfield/ Crew SC Stadium Company LLC
Reviewed **Variance**
Request Recommendation on a Council Variance to install a billboard at Crew Stadium.
discussion N/A
motion by **Lusk /Loversidge**
motion **To support the requested variance.**
vote **8-0-0**
3. application [DC 20-06-012](#)
address [550 West Nationwide Boulevard](#)
app/owner Jeffrey Pongonis / Crew SC Stadium Company LLC
Reviewed **Signage or Graphics**
Request Crew Stadium video board.
discussion • Loversidge stated that the COA should be conditioned on the approval of the Council Variance by City Council.
motion by **Loversidge / Slanec**
motion **To approve the proposal on the following conditions:**
• **The COA be conditioned on approval of the Council Variance by City Council.**
vote **8-0-0**
4. application [DC 20-05-004](#)
address [517 Park Street North](#)
app/owner Debbie Nelson, Mickey Wiskow, 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 **To approve the proposal as presented.**
motion **Loversidge / Palmore**
vote **8-0-0**
5. application [DC 20-06-014](#)
address [High Water Alley](#) (New Street)
app/owner Columbus Downtown Development Corporation / Columbus Downtown Development Corporation
Reviewed New Construction / Landscaping
Request Construction of a new street on the Scioto Peninsula.
discussion N/A
motion by **Hardesty / Maniace**
motion **To approve the proposal as presented.**
vote **8-0-0**
6. application [DC 20-06-002](#) (Applicant Presentation)
address [375 West State Street](#)
app/owner Mode Architects / Capital South Community Urban Redevelopment Corp.
Reviewed **New Construction**
Request Scioto Peninsula parking garages and landscaping plan.
Marc Ours presented the proposal
• Palmore stated that one of her biggest concerns is how you connect to East Franklinton.
• Slanec asked if they had considered a trellis system, considering the lack of landscaping.
• Ours replied that the garages face east so they do not have much confidence that they would survive. He added that the south elevation faces nothing really great.
• Wittman asked if they will be returning with lighting.
discussion

- Ours stated that they would.
- Loversidge asked if there will be graphics.
- Ours replied that there would be limited graphics. They will submit any graphics at a later date.
- Wittman stated that he felt it was ok for a garage to look like a garage, and he appreciated that they had broken up the massing.
- Teba stated that staff's concern was that the building was around 700 feet long, and at that scale, Planning would have preferred to see the design break up the massing a little more through architectural treatments.
- Ours stated that it was designed to be one long street wall that articulates the gateways. There is enough diversity along the east side of the street that additional noise of three parking garages with three different designs was unnecessary. These are background buildings.
- Lohr added that Planning also had concerns about the gateway to East Franklinton along State Street. Staff feels the design doesn't do this gateway justice. If there is an opportunity for public art, or alternative treatments on the sides of the buildings, then there is an opportunity for the commission to discuss these concerns.
- Maniace asked if the landscaping was intended to fill up some of the panels on the building. Did they think the landscaping prominent enough to fill in and soften up the first floor panels?
- Ours replied that the plantings were ground covers and foundation plants. They are not intended to climb the wall. The aluminum panels will be softened somewhat with vegetation.
- Hardesty said he appreciated staff's comments. The connectivity west is a valid point by staff, but he was comfortable with the application and didn't want to hold it up. If they do have ideas regarding the integration of art into the state street connection, he would like to see them return at a later date.
- Loversidge asked if they had considered anything colorful, or interesting, or lit up at those two towers on State Street to make this a more exciting gateway.
- Ours replied that they had not, he wouldn't want the art to get out of control, but they could explore it. If the Commission wanted them to explore improving the connection on State Street, they would be happy to explore those options.
- Maniace agreed that it is a good opportunity to improve the gateway. It could be something colorful and tasteful, something that drew you to the area and engaged you.
- Ours asked if it could be a conditional approval for when they returned with the lighting.

motion by **Loversidge / Maniace**

To approve with proposal the following conditions:

- motion • **The applicant return for lighting, signage, and consideration of art, color, or other treatment along State Street.**

vote **8-0-0**

7. application [DC 20-06-013](#)
 address [518 East Broad Street](#)
 app/owner Carolyn Price / Art Hersey, State Auto Insurance Companies
 Reviewed **Signage or Graphic**
 Request Installation of three walls signs on the State Auto building.
 Carolyn Price and Jennifer Bender presented.
- discussion
- Loversidge asked if each letter needed to be fed electrical.
 - Bender replied that each letter has three points where it is attached to the building, and the electrical would be fed from letter to letter.
 - Loversidge stated that this is sort of a horrible thing to do to a limestone building.
 - Price replied that they hoped that State Auto would remain for a long time at this location. The holes could also be filled to match if State Auto were to leave.
 - Wittman asked how large the holes would be.
 - Price replied that no larger than a quarter of an inch.
 - Loversidge asked why sign B was optional.
 - Price replied that the client wanted it to be optional. The main locations are A and C.
 - Bender added that sign B is very visible as you drive east towards State Auto.
 - Maniace asked if the dark bronze could be slightly lightened up. So it can be seen very well, but blend in a little better. Why should each letter be placed into the stonework, as opposed to using a raceway?
 - Price replied that the bronze won't be as dark as the renderings are showing. Sometimes raceways have a hard time matching the color of the building, and do not look as clean aesthetically.

- Maniace asked if they considered removing the Insurance Companies text.
- Price replied that it is the corporate branding and they couldn't do that.
- Lusk asked Maniace to exclude location B as a condition of approval.

motion by **Maniace / Palmore**

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

- **Approval of location A and C only. Location B is not approved.**

vote **8-0-0**

8. application [DC 20-06-015](#)

address [21 East State Street](#)

app/owner Daniel Ayars NBBJ / VS State Street LLC

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

Request Streetscape improvements and modification of ground and second stories.

Dan Ayars, Collen Meyers, CJ Schebil presented

- Maniace stated that she thought the high street elevation is very successful. It seems the return walls are very dark and very cavernous.
- Ayars replied that he thought the actual metal would look lighter, and be warm and inviting which will draw you into the interior spaces.
- Maniace asked why the canopies were rectilinear and did not show the original arch.
- Ayars replied that they liked the simplicity, and were not trying to mimic too much of what was existing. It also ties into the entryway to the west on State.
- Maniace asked if they were taking away the large up-lights that were originally on the building.
- Ayars replied that they will be staying.
- Wittman asked if any lighting was changing.
- Ayars replied that they will return with lighting.
- Wittman stated that it might be interesting if they lowered the canopies a foot a two.
- Loversidge stated they listened to the Commissions comments and it looks great.

discussion

motion by **Loversidge / Lusk**

To approve the proposal with the following conditions:

- **The applicants return with lighting and graphics**
- **They consider lowering the canopy.**

vote **8-0-0**

H. Staff Issued Certificates of Appropriateness

1.	application: DC_20-06-001 address: 55 East Spring Street	Items approved: Ad-Mural
2.	application: DC_20-06-003 address: 155 East Broad Street	Graphics
3.	application: DC_20-06-004 address: 321 East Capital Street	Temp. Banner
4.	application: DC_20-06-005 address: 285 North Front Street	Ad-Mural
5.	application: DC_20-06-006 address: 43 West Long Street	Ad-Mural
6.	application: DC_20-06-007 address: 78-80 East Long Street	Ad-Mural
7.	application: DC_20-06-009 address: 39 East Gay Street	Ext. Bldg. Alt. (vent)
8.	application: DC_20-06-010 address: 15 West Cherry Street	Ad-Mural
9.	application: DC_20-06-011 address: 266 East Main Street	Lot Split
10.	application: DC_20-06-016 address: 60 East Spring Street	Graphic
11.	application: DC_20-06-017 address: 34 North High Street	Ad-mural
12.	application: DC_20-06-018 address: 34 North High Street	Ad-mural
13.	application: DC_20-06-019 address: 115 North Fifth Street	Graphic
	Motion by Loversidge / Hardesty	
	Motion To enter Staff Issued COA's into the formal record	
	Vote 7-0-0	