

RECORD OF ACTION

date **July 28, 2020**
place **WEBEX**
call to order **8:30**
comm. present Steve Wittman (Chair), Robert Loversidge, Jana Maniace, Tedd Hardesty, Tony Slanec, Mike Lusk, Danni Palmore, Otto Beatty (Vice-Chair)
comm. absent Danni Palmore- arrived 8:50, left 10:53
Tedd Hardesty- left 10:16
Steve Wittman- left 10:53
staff present Luis Teba, Christopher Lohr

A. Business of the Board

1. **Approval of [Record of Action](#), dated June 23, 2020**
motion by **Loversidge / Maniace**
motion **To approve the Record of Action as submitted.**
vote **7-0-0**

C New Applications for Certificate of Appropriateness

1. application [DC 20-07-001](#)
address [342 South Washington Avenue](#)
app/owner Signcom Inc. / Donald & Cheryl Zaiser
reviewed **Signage or Graphics**
request To install a large painted wall sign on the south elevation of the building.
discussion N/A
motion by **Slanec / Lusk**
Motion **To approve the proposal as submitted.**
Vote **7-0-0**
2. application ~~[DC 20-07-005](#)~~ **Appeal Stayed**
address [427 Neil Avenue](#)
app/owner RBX Media LLC / New York Central Lines (CSXT)
Reviewed **Appeal to the Downtown Commission**
Request Appeal of the City's decision that two electronic displays require a Council Variance.
discussion N/A
motion by **N/A**
motion N/A
vote N/A
3. application [DC 20-07-004](#)
address [427 Neil Avenue](#)
app/owner RBX Media LLC / New York Central Lines (CSXT)
Reviewed **Variance**
Request Recommendation on a Council Variance to install two billboards on a railroad bridge over Neil Ave.
David Hodge presented
discussion
 - Loversidge asked what traffic management had to say about the proposal.
 - Teba replied that they provided no input.

- Hodge added that drivers will be looking forward, and not to the side, so it is safer.
- Maniace stated that she would also like to see traffic's input on this matter. What percentage of this will be off-premises advertising not promoting the arena district?
- Hodge replied that 1/8 of the sign will be used for City purposes. He can also envision corporate sponsorships which also present charitable ventures.
- Palmore asked what she would see on the sign when it isn't community service, or an event. Also, in the evening is it lit at all?
- Hodge replied that it could be Crew tickets or Hockey, or Taylor Swift coming to the arena. There will be things like click it or ticket, buckle up.
- Loversidge added that it will advertise Pepsi and other stuff to, right?
- Hodge replied yes
- Wittman stated that 7/8ths would be advertising.
- Hodge replied that was correct, but you can do a lot in the digital format. You can combine things, like Ohio Health, and Pelotonia.
- Palmore asked if it will be digital videos and lit.
- Hodge replied that the code allows 8 flips per minute. It won't be constant motion, we can have all kinds of limitations.
- Maniace asked how the sign will affect the nearby residences.
- Hodge replied that they will keep that in mind. They can keep it limited with hours and lighting.
- Slanec stated that the Commission has to be careful with this. We can be setting a precedent. I worry about us covering up urban relics and covering up historic artifacts. I don't think this is appropriate, and I worry about traffic safety.
- Hodge replied that this might not be appropriate anywhere, but it is appropriate here.
- Hardesty stated that if this were a "Welcome to the Arena District" sign, it would be a totally different argument. I agree that this isn't a Billboard, but I would like to get input from traffic.
- Hodge replied that it is understand you would like Traffic Management to have input on this topic. I request that this be tabled so we can get that supplementary recommendation. We will also have our own traffic engineer.
- Hardesty added that he would like to table it as well.
- Palmore, Maniace, and Hardesty agreed.

motion by **Tabled by the applicant**
 motion **N/A**
 vote **N/A**

4. application [DC 20-07-006](#)
 address [500 Neil Avenue](#)
 app/owner Steve Moore, Moore Signs / 500 Neil Avenue LLC.
 Reviewed **Graphics**
 Request To install an internally illuminated corporate tower/skyline sign on the new Chipotle building.
 discussion N/A
 motion by **To approve the proposal as submitted.**
 motion **Hardesty / Palmore**
 vote **8-0-0**
5. application [555 West Nationwide Boulevard](#)
 address Brad Westall / City of Columbus
 app/owner **New Construction**
 Reviewed Construction of a new three acre public park along the east bank of the Olentangy River.
 Request [555 West Nationwide Boulevard](#)
 discussion N/A
 motion by **Palmore / Slanec**
 motion **To approve the proposal as submitted.**
 vote **7-0-0 (Hardesty recused)**

6. application [DC 20-07-010](#)
address [375 West State Street](#)
app/owner Mode Architects / Capital South Community Urban Redevelopment Corp.
Reviewed **Art-mural locations and type**
Request Installation of three art panels on the Scioto Peninsula parking garages along State Street
discussion N/A
motion by **Loversidge / Maniace**
motion **To approve the proposal as submitted.**
vote **8-0-0**
7. application [DC 20-07-011](#)
address [375 West State Street](#)
app/owner Mode Architects / Capital South Community Urban Redevelopment Corp.
Reviewed **Graphics and Lighting**
Request Graphic and Lighting plans for the Scioto Peninsula parking garages.
discussion N/A
motion by **Lusk / Loversidge**
motion **To approve the proposal as submitted.**
vote **8-0-0**
8. application [DC 20-07-012](#)
address [21 East State Street](#)
app/owner Daniel Ayars NBBJ / VS State Street LLC
Reviewed **Graphics and Lighting**
Request Graphics and lighting portion of the exterior modifications approved in June 2020.
Beverly Eichenlaub, Norman Ai, Jonathan Hoag presented.
 - Loversidge stated that he thinks the 21 East State Street is disturbing sideways like that. I think it is hard to find. It would work better on the columns under the sconces.
 - Wittman asked if the 21 East State Street letters were internally lit.
 - Eichenlaub replied that they are non-illuminated.
 - Wittman asked if the monument sign says 21.
 - Eichenlaub replied that it does not.
 - Ai added they are brushed aluminum. They are lit from the down light from the canopies and up-lighting from below.
 - Maniace stated that she feels the highlighting of the canopies on State Street accentuates them. They don't really work with the building, and accentuate that aspect. There is a disconnect between the forms and the design.
 - Loversidge stated that he thinks it is all terrific, except for the 21 East State street element.
 - Wittman asked if the applicant would like the Commission approve everything except for the 21 East State Street wall signs. Applicant would return with the required street address issue.
 - The applicants agreed.
discussion
 - Loversidge stated that he thinks the 21 East State Street is disturbing sideways like that. I think it is hard to find. It would work better on the columns under the sconces.
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 - Loversidge stated that he thinks it is all terrific, except for the 21 East State street element.
 - Wittman asked if the applicant would like the Commission approve everything except for the 21 East State Street wall signs. Applicant would return with the required street address issue.
 - The applicants agreed.
motion by **Loversidge / Palmore**
motion **To approve the proposal with the following conditions:**
 - **Applicant return with an updated design of the 21 East State Street address signage.**
vote **4-1-0 (Maniace against)**
9. application [DC 20-07-016](#)
address [266 East Main Street](#)
app/owner The Barcus Company / North Columbus Jaycee Housing
Reviewed **Exterior Building Alteration**
Request Installation of an emergency generator with screening between the building and the ROW.
Tonya Fransen presented.
 - Wittman stated that it would make more sense if the generator were rotated 90 degrees and moved closer to the dumpster enclosure.
discussion

- Hardesty agreed that made more sense.
- Lusk stated these generators have spacing specifications but agreed it would make more sense rotated 90 degrees and moved closer to the enclosure.

motion by **Hardesty / Maniace**

To approve the proposal with the following conditions.

- **The generator be rotated 90 degrees**
- **The generator be moved closer to the dumpster enclosure.**
- **Staff can approve the changes.**

vote **7-0-0**

10 application [DC 20-07-018](#)

address [111 Belle Street](#)

app/owner F&C Development, Inc. / CDDC

Reviewed **New Construction**

Request Construction of a skywalk over Starling Street.

- Maniace stated that she really liked the structural form. The prefabricated panels seems heavy. Do they have any perforation to those panels? The Rich Street Bridge has some transparency.
- Ours replied that this is meant to be a bit more solid and enclosed. It changes the experience as you walk across it with pockets of windows on the north and south. The applicant would like a solid roof.
- Maniace asked if the wall panels couldn't be perforated or glass, so it doesn't look as massive.
- Lusk added that he shared Maniace's concern for its heaviness.
- Loversidge stated that if the sides were perforated it would help.

discussion

motion by **Slanec / Maniace**

To approve the proposal with the following conditions.

- **The side panels on the bridge be made perforated.**
- **Staff can approve the changes.**

motion

vote **5-0-0**

D Conceptual Review Applications

1. application [DC 20-07-008](#)

address [530 East Rich Street](#)

app/owner Jamie Oberschalke, Schiff Capital / Michael Schiff

Reviewed **New Construction/Demolition/Variance 3321.29 (parking lot size)**

Request Partial demolition and renovation of existing structures, with construction of a 30 unit-four story residential building.

- Michael Shannon, Randy Black, Joe Sullivan, Jamie Obenschlanke presented.
- Loversidge stated that the partial demolition of the two rear houses was not very well defined in the submittal.
- Sullivan responded that the east building would have the rear wing demolished without affecting the roofline. The west building would have the rear portion demolished, and the roof line would be rebuilt to have an L shape.
- Black stated that the HRC was supportive of the project. The first thing that was mentioned was that they wanted to tear down both buildings, but he dissuaded them from following that path.
- Loversidge asked why this is before HRC.
- Black responded that it is in the East Town Street Historic District.
- Obenschlake added that the HRC did issue a COA for the demolition of the structures.
- Lusk stated that he thought it is a great project. I think you did a nice job.
- Maniace asked how vehicular circulation will be handled from the front driveway. What will the access to the project be?
- Sullivan replied that they plan on using that driveway as parking access to the units in the historic structures. The access to the large building will come from the alley. HRC was also not happy with the canopy over the entrance to the large building. So that will be modified before the next submission.
- Slanec stated that he wished there were more vertical elements on the side elevations. It sort of looks like a layered cake right now.

discussion

- Lusk asked if the condenser units will go on the roof.
- Sullivan replied that they will.

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

H. Staff Issued Certificates of Appropriateness

<p>1. application: DC_20-07-002 address: 367 East Broad</p> <p>2. application: DC_20-07-003 address: 309 South Fourth</p> <p>3. application: DC_20-07-007 address: 266 East Main</p> <p>4. application: DC_20-07-013 address: 280 East Broad</p> <p>5. application: DC_20-07-014 address: 260 South Fourth</p> <p>6. application: DC_20-07-015 address: 105 North Grant</p> <p>7. application: DC_20-07-016 address: 8 East Long Street</p> <p>8. application: DC_20-07-017 address: 473 East Rich Street</p> <p>Motion by Lusk / Slanek Motion To enter Staff Issued COA's into the formal record Vote 5-0-0</p>	<p>Items approved: Canopy Graphic</p> <p>New Door</p> <p>Generator</p> <p>AC Units</p> <p>Ad-mural</p> <p>Graphics</p> <p>Ad-Mural</p> <p>Parking/Sidewalks</p>
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