



**Location:** WEBEX

**Date:** September 22, 2020

**Time:** 8:30am

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

**Commissioners Absent:** Otto Beatty (Vice-Chair),

**Staff Present:** Luis Teba, Jackie Yeoman

### **Call to Order (8:35)**

- Swear in Staff
- Roll Call
- 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:** Palmore/Slanec (7-0-0) APPROVED.

### **C. New Applications**

1) [DC 20-09-009](#)

[278 North 5<sup>th</sup> Street](#)

Hackman Capital Partners / Troy Brummel (WSA)

#### **Exterior Building Alterations**

Renovations to a single-story brick structure, consisting of windows, canopy, and openings.

#### **Discussion:**

#### **Troy Brummel presented the proposal**

- Loversidge asked if the storefront windows are true divided windows.
- Wittman asked if they are integral or are they stuck between the two panes of glass.
- Brummel replied that they hadn't decided yet. What would the Commission prefer?
- Loversidge stated that we'd like to see it on the outside of the glass, so there is a shadow on the glass.
- Loversidge asked if there will be any exterior signage.
- Brummel replied that there is no signage being proposed at the moment.
- Maniace asked if they have accessibility access at the entrances.
- Brummel replied that we plan on having access at the west entry, which will be the main entrance.
- Maniace asked if the windows on the north are at eye level inside the building.
- Brummel replied that they are currently at about eye level. The top of the block on the outside is about ground level inside. From inside it will extend the sight lines to the exterior.
- Maniace added that you could lower the sill height even more if you wanted.
- Wittman asked how far out do the window boxes stick.
- Brummel replied that they haven't finalized that. About six inches.
- Hardesty asked if this is conceptual review.
- Teba replied that this is looking for final approval.
- Hardesty added that I really like the building overall. I'm just concerned that there are a couple details unresolved.
- Wittman stated that I find it odd that the street number is on both streets.
- Brummel replied that we could support removal of the number from the Naughten side.
- Wittman replied that made sense.

- Lusk asked if this a single tenant or multi-tenant building.
- Brummel stated that it was a single tenant.
- Loversidge said the floor plan doesn't show the access at the west entrance. I would like it to see that in the submittal. We would not like to see cheap preliminaries in the future. They like to approve what they are going to build.
- Wittman asked what the Commission wants to do. Troy, what is your timing?
- Brummel replied we have a tight timeline to work on.
- Lusk stated that we should have them come back for details on the windows and how they are treating those.
- Maniace stated that she agreed.
- Wittman added that they had the entry issue as well.
- Maniace stated that the window details, and the ramp are important as well.
- Teba stated that we can always have them return. They don't need to approve anything at this time.
- Palmore stated that there are enough alterations and questions that we need to see this again.
- Loversidge moved to table.
- Lusk seconded the motion.
- Brummel asked if the ramp is subject to review if it is interior.
- Loversidge replied that they are asking them to make the front of the building accessible.
- Slanek asked about the lighting on the outside of the building.
- Brummel replied that the only lighting is at the canopy at the entries.
- Loversidge added that the lighting is shown in the drawings.

**Motion: To table the proposal.**

**Motion by: Loversidge/Lusk (7-0-0)**

2) [DC 20-09-010](#)

[577 West Nationwide Boulevard](#)

Municipal Light Plant LLC / The Columbus Crew

**Ad-mural**

Painting an ad-mural on the Municipal Light Plant smokestack.

**Discussion:**

**Brad DeHayes presented the proposal.**

- Loversidge stated that this is fantastic. I don't think this should be considered an ad-mural. By approving it as an ad-mural, in the future anyone can do anything they want there. This is an architectural enhancement based on the history and the location. It should be considered part of the architecture, so if the Crew goes away, they would need to come back to us.
- Teba replied they had spent a lot of time working with the City Attorney's office and BZS. The fact that it is a graphic, and does have advertising of a sort, means it has to be considered a graphic. Considering it an ad-mural provides the clearest route for approval. If the Commission decides to approve, you can approve it with the condition that you are only approving this one single graphic. Brad DeHayes has agreed to that condition. If they wish to change the graphic in the future, it will have to return to the Commission.
- Lusk moved to approve.
- Danni Palmore seconded the motion.
- Loversidge stated that he is voting no because it is not an ad-mural.

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

- **Approval of this submitted graphic only.**
- **Any future changes to the graphic will have to come back to the full Commission.**
- **It is not interchangeable with ads in the future, and will not be staff approved.**

**Motion by: Lusk/Palmore (6-1-0) [Loversidge]**

### **E. Staff Approved Applications**

The following applications were entered into the formal record.

- 1) **DC\_20-09-001**  
154 North Third Street  
JLP 150-156 N Third LLC / Outfront Media  
**Ad-Mural**
  
- 2) **DC\_20-09-002**  
243 North Fifth Street  
243 North Fifth Holdings LLC. / Gregory Klosek  
**Ext. Bldg. Alteration (Rear stoop)**
  
- 4) **DC\_20-09-004**  
471 East Broad Street  
Motorist Mutual Insurance / Scott Geither, WSA  
**Ext. Bldg. Alt. (Entryway Modifications)**
  
- 5) **DC\_20-09-005**  
43 West Long Street  
Long Street Associates / Orange Barrel Media LLC.  
**Ad-Mural**
  
- 6) **DC\_20-09-006**  
78-80 East Long Street  
EB Parking Lot LLC / Orange Barrel Media LLC.  
**Ad-Mural**
  
- 7) **DC\_20-09-007**  
285 North Front Street  
Nationwide Mutual Insurance / Orange Barrel Media LLC.  
**Ad-Mural**
  
- 8) **DC\_20-09-008**  
15 West Cherry Street  
15 West Cherry LLC / Outfront Media  
**Ad-Mural**

### **F. New Business**

- a. N/A

### **G. Old Business**

- a. N/A

### **H. Adjournment 9:20am**

*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.