



**Location:** WEBEX

**Date:** October 27, 2020

**Time:** 8:30am

**Commissioners Present:** Steve Wittmann (Chair), Otto Beatty (Vice-Chair), Robert Loversidge, Tedd Hardesty, Tony Slanec, Mike Lusk, Danni Palmore

**Absent:** Jana Maniace

**Staff Present:** Luis Teba, Nolan Harshaw

**Call to Order (8:34)**

- Swear in Staff
- Introduction of Commissioners
- 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:** Beatty/Palmore (7-0-0) APPROVED.

**B. Continued Applications**

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

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

Hackman Capital Partners / Troy Bummel (WSA)

**Exterior Building Alterations**

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

**Discussion:**

Troy Brummel presented the proposal

**Motion:** To approve the proposal as presented.

**Motion by:** Loversidge/Slanec (7-0-0) APPROVED

**C. New Applications**

1) [DC 20-10-004](#)

[255 South High Street](#)

High & Cherry LLC. / Columbus Sign Company

**Graphics**

Installation of a projecting Sign

**Discussion:**

Chris Rose presented the proposal.

**Motion:** To approve the proposal as presented

**Motion by:** Lusk/Hardesty (7-0-0) APPROVED.

2) [DC 20-10-005](#)

[550 West Nationwide Boulevard](#)

Confluence Development, LLC / Confluence Development, LLC

**New Construction**

Construction of a temporary parking lot.

**Discussion:**

**Jeff Pagonis, Phil Dangerfield, Jon Riewald**

- Wittmann asked what the applicant had in mind when they said temporary.

- Pangonis replied that they would like to have approval for the parking lot for a five-year run. They are working with the city to build a parking structure which will provide over 500 spaces. It will also be used for construction lay down areas.
- Wittmann stated he was concerned about the five-year period. The lot will eventually become a muddy mess.
- Pangonis replied that opening the parking garage will occur in several years, and construction will take around five years. It is our intent to eventually develop that ground.
- Beatty asked if they could limit their approval to a five year period.
- Wittmann replied that was the idea.
- Pangonis stated that they wanted it for five years.

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

- **Approve the proposal for a five year period.**

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

3) **DC 20-05-002 (Revision)**

**550 West Nationwide Boulevard**

Crew SC Stadium Company LLC/ Crew SC Stadium Company LLC

**Graphics**

Revisions to the previously approved graphics package.

**Discussion:**

Jeff Pangonis, Phil Dangerfield, Jon Riewald presented the proposal.

**Motion: To approve the proposal as presented.**

**Motion by: Loversidge / Palmore (7-0-0) APPROVED**

4) **DC 20-10-006**

**103 Normandy Avenue**

Kim Ulle / Tom Marano

**New Construction**

Construction of a mail pavilion.

**Discussion:**

Tom Marano presented the proposal.

**Motion: To approve the proposal as presented.**

**Motion by: Hardesty / Loversidge (7-0-0) APPROVED**

5) **DC 20-10-007**

**305 West Nationwide Boulevard**

Putnam Hill Company LLC / DaNite Sign Company

**Graphics**

Modification of an existing rooftop sign and installation of two wall signs.

**Discussion:**

Jennifer Bender presented the proposal.

- Slanec stated that there appeared to be too many signs.
- Palmore agreed and stated that the Versa sign was more artistic in nature.
- Lusk stated that he doesn't have a problem with the design of the wall signs. But the redundancy was a problem.
- Wittmann asked if the wall sign could be smaller.
- Slanec added that perhaps one should be an awning sign.
- Bender replied that the client stated that they aren't asking for anything additional to what is already there. The client would like a sign on the south side of the building.
- Teba stated that he didn't have a problem with the sign on the south side of the building.

- Wittmann asked if anyone had an issue with the south sign.
- The Commissioners stated they didn't have an issue with the south sign.
- Wittmann asked if the wall sign could be smaller.
- Lusk asked if the north facing wall sign could be placed on the metal bars facing east.
- Palmore asked why it was designed as a cabinet.
- Bender replied that they didn't want to do individual letters because it would create a lot of penetrations. They could paint the cabinet the same color of the building if the Commission wanted. Perhaps it would be less visually competing.
- Slanec said he really liked what Lusk asked about putting the sign on the metal bars facing east. It could also be reduced to make it more pedestrian in scale.
- Bender said it could be placed there. But you wouldn't be able to stack both names on that canopy.
- Hardesty stated that if the rooftop sign remains that can be the automobile oriented sign. The wall sign on the metal structure should be much smaller. Maybe 50% or 25% smaller.
- Lusk stated that it should be no larger than the two steel bars.
- Wittmann asked the applicant if they wanted to look at it and bring it back. The idea for the scroll was a more artistic treatment.
- Bender said it was originally for a newspaper. Could we approve the rooftop sign and come back for the wall sign.
- Wittmann replied they could have a motion to approve the roof sign and the southside sign.
- Otto said the roof sign looks almost as large as, or larger, than the building.
- Bender said they are using the existing structure.
- Hardesty said the previous approval was an artistic solution. He would be willing to approve the south elevation sign.
- Slanec and Lusk agreed.
- Wittmann said there are two issues. The rooftop sign is large and out of place. It is the same size as the previous sign, but that was a different sort of thing. Additionally, there is a redundancy between the sign on the roof and the sign on the wall.
- Bender asked what would be an artistic solution the Commission would like to see for the rooftop sign.
- Wittmann replied that the scroll was large, but it was an interesting feature. If it is just a sign, maybe it wants to be smaller and more horizontal, and figure out how to reduce the size of the wall sign.

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

- **Approval of the south sign only.**

**Motion by: Hardesty / Palmore (6-0-1) APPROVED WITH CONDITIONS – Loversidge recused**

6) **DC 20-10-009**

**60 East Spring Street**

Dan Schmidt / Orange Barrel Media

**Graphics (Ad-mural)**

Enlargement of an existing ad-mural.

Discussion:

Michael Coleman and Randall Sistrunk presented the proposal.

- Wittmann stated that he is going to vote no. It is too massive and too big, and we need to be concerned about that downtown.

**Motion: To approve the proposal as presented.**

**Motion by: Palmore / Beatty (6-1-0) APPROVED**

#### **D. Conceptual Applications**

1) **DC\_20-10-010**

66 North High Street

Eclipse Real Estate Group / Meyers + Associates Architects

**Exterior Building Alteration**

Renovation of ground floor storefront and outdoor dining patio.

**Discussion:**

Nicholas Munoz, Mike Burmeister, Jeff Edwards presented the proposal.

- Beatty said it is nice to see something like this on that corner.
- Wittmann said it was great.
- Loversidge agreed.
- Wittmann stated that he was excited about the look, and also the product that will end up being there. It is a great place for it.
- Edwards said that the interior had been bugged up as well. They will be removing the drop ceiling and access the mezzanine. They will renovate and expose the plaster ceiling.
- Hardesty said it was very nice.
- Lusk stated it was fantastic.
- Wittmann asked about the folding glass doors. Are they new?
- Edwards replied that the existing aluminum storefronts are low quality, and the transoms are aluminum infill panels that will be replaced with a storefront window system. Bob, do you think those were originally wood or metal?
- Loversidge replied that it may have wood originally, but metal would be fine. Opening up the transom windows will be spectacular.

**Motion: N/A**

**Motion by: N/A**

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

**The following applications were entered into the formal record.**

1) **DC\_20-10-001**

161 N 4<sup>th</sup> Street

University Housing Solutions LLC / Signcom

**Graphic / Projecting Sign**

2) **DC\_20-10-002**

124 East Long Street

JLP 116-124 E Long Street / Branham Sign Co.

**Graphic / Wall Sign**

3) **DC\_20-10-003**

110 North Third

Kevin Wood / Orange Barrel Media LLC

**Ad-Mural**

4) **DC\_20-10-011**

289 East Naghten East Main Street

NEW PAR / Kevin Feng (American Tower)

**Antennas**

5) **DC\_20-10-008**

8 East Long Street

8 East Long Holdings LLC / Orange Barrel Media LLC

**Ad-mural**

- 6) **DC\_20-10-012**  
515 Kilbourne Street  
515 Kilbourne Street LLC / Morrison Sign Company  
**Graphics / Projecting Sign**
- 7) **DC\_20-10-013**  
88 East Broad  
Broad Third Partners LLC / Lamar Advertising Company  
**Ad-mural**
- 8) **DC\_20-10-014**  
43 West Long  
Long Street Associates / Orange Barrel Media  
**Ad-mural**
- 9) **DC\_20-10-015**  
285 North Front Street  
Nationwide Mutual Insurance Company / Orange Barrel Media  
**Ad-mural**
- 10) **DC\_20-10-016**  
78-80 East Long  
EB Parking Lot LLC / Orange Barrel Media  
**Ad-mural**
- 11) **DC\_20-10-017**  
66 South Third Street  
Capital Square Ltd. / Orange Barrel Media  
**Ad-mural**
- 12) **DC\_20-10-018**  
15 West Cherry Street  
15 West Cherry LLC / Outfront Media  
**Ad-mural**
- 13) **DC\_20-10-019**  
274 South Third Street  
Devere LLC / Orange Barrel Media  
**Ad-mural**
- 14) **DC\_20-10-020**  
64 East Broad Street  
Zion Christian Fellowship / Orange Barrel Media LLC  
**Ad-mural**
- 15) **DC\_20-10-021**  
110 North Third Street  
Kevin Wood / Orange Barrel Media LLC  
**Ad-mural**
- 16) **DC\_20-10-022**  
145 North High Street  
Brunson Building LLC / Orange Barrel Media LLC  
**Ad-mural**

- 18) **DC\_20-10-023**  
100 East Gay Street  
Caplin Enterprises LLC / Orange Barrel Media LLC  
**Ad-mural**
- 19) **DC\_20-10-024**  
60 East Spring Street  
JDS Spring LLC / Orange Barrel Media LLC  
**Ad-mural**
- 20) **DC\_20-10-025**  
260 South Fourth Street  
Stoddart Block LP /Orange Barrel Media LLC  
**Ad-mural**
- 21) **DC\_20-10-026**  
250 South Civic Center Drive  
Marconi Partners LLC / Derek McGrew, T-Mobile  
**Rooftop Antennas**  
**Motion: To enter the staff approved applications into the formal record.**  
**Motion by: Palmore / Hardesty (7-0-0)**

#### **F. New Business**

- 1) **White Haines Building**  
**82-84 North High street**  
Collapse of a portion of the cornice.
  - Loversidge asked what the cornice was made of.
  - Teba stated that he was unsure.
  - Wittmann stated it looked like terra cotta.
  - Loversidge stated that it was important that we ask the building department not to rip off the cornice, but rather protect it in place, so when the building is renovated, that important part of the building is not lost.
  - Teba replied that the building department always tries to preserve facades of historical buildings first, and will work with the owner to try and preserve it.
  - Beatty stated that we needed to make sure that area stays closed. It is similar to what happened to councilmember Espy on Gay Street. We are lucky no one was hurt.
  - Loversidge asked if Edwards had purchased the buildings.
  - Teba replied that it had been purchased by Edwards the week before.
- 2) Harrison Smith Award Discussion  
Nomination discussion and possible vote on nominees. Possible candidates included:
  - Industry: 230 East Long. Mid-rise mixed-use. Either complete, or almost.
  - Xander: 265 East State. Mid-rise mixed-use. (Will be completed November 15<sup>th</sup>)
  - Harlow on Main: 195 E Main Street- Mid-rise mixed use. Complete
  - The Pierce: 321 East Capital Street – Mid-rise residential: Complete
  - CSCC Hospitality and Culinary School: 250 Cleveland Ave (completed late 2019)
  - The Nicholas Apartments: 12 West Gay: Mid-rise mixed-use. Complete
  - Library Park Apartments: 409 Oak Street: Mid-Rise residential. Will be complete January 2020.**Motion: To make the Culinary School the recipient of the Harrison Smith Award**  
**Motion by: Palmore / Beatty (7-0-0)**

**G. Old Business**

1. N/A

**H. Adjournment 10:30am**

*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.*