

Meeting Minutes Downtown Commission



Location: 111 North Front Street, Room 204

Date: August 24, 2021

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Robert Loversidge, Tedd Hardesty, Otto Beatty

Absent: Mike Lusk, Tony Slanec, Trudy Bartley, Jennifer Rittler

Staff Present: Luis Teba

Call to Order (8:37)

- 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: Loversidge / Maniace (5-0-0) **APPROVED.**

B. Continued Applications

1) **DC_21-08-009**

96 South Grant Avenue

Columbus Metropolitan Library / MKSK

Request for Action

Landscaping/New Construction

Renovations to portions of the east terrace of the Main Library.

Discussion:

Donna Zuiderweg and Rachel Harkleroad presented.

- Wittmann asked what the colors would be made of.
- Harkleroad replied that it would be an applied surface.
- Wittmann asked if the colors would be changed out.
- Harkleroad said that the colors match the brand of the library, so the colors would stay consistent.
- Loversidge asked if they would put in signage to show where the accessibility entrance is.
- Harkleroad said they could look into it if it were necessary.
- Maniace asked if the canopies were stationary, or they could be reconfigured.
- Zuiderweg said they do not stay up all year long, they would be taken down in the winter. They are stationary.

Motion: To approve the proposal as presented.

Motion by: Hardesty/Beatty (5-0-0)

C. New Applications

1) **DC_21-08-004**

101 Columbus Crew Way

City of Columbus / Moody Nolan, Zach McClurg

Request for Action

New Construction

Installation of exterior façade lighting.

Discussion:

Zach McClurg presented.

- Loversidge asked if the lights were tapered in.

- McClurg said that they are, and they don't anticipate any light pollution extending beyond the building.
- Loversidge asked if they were color changing.
- McClurg said they were not.
- Maniace asked if there was any lighting on the south façade.
- McClurg said there was not.

Motion: To approve the proposal as presented.

Motion by: Loversidge/Maniace (5-0-0) APPROVED.

2) **DC_21-08-005**

415 North Front Street

NWD Arena Crossing LLC / Signcom, Mattie Clossman

Request for Action

Graphics

Installation of 2 projecting signs.

Discussion:

Bruce Summerfeld presented.

- Loversidge stated that this area was always envisioned to have some chaos with the signage.
- Maniace asked if the round sign was the same color.
- Summerfeld said it was.
- Wittmann asked if the red was visible.
- Summerfeld said it was just the interior lighting.

Motion: To approve the proposal as presented.

Motion by: Hardesty/Loversidge (5-0-0) APPROVED.

D. Conceptual Applications

1) **DC_21-08-006**

225 Neilston Street

HCP Columbus / Archall, Brad Parish

Conceptual Review

Exterior Building Alteration

Modification of an existing building, including paint, windows, entrances, and green walls.

Discussion:

Brad Parish presented.

- Loversidge asked if the northern building needed the alley for egress.
- Parish said they had access at the rear of their building.
- Hardesty asked if it was a two-story space.
- Parish said there was a mezzanine.
- Maniace asked why the south side windows were rather small.
- Parish said that the interior space was planned to be a very transitional space. The parking lot to the south could be redeveloped, so they decided to make linear slot windows.
- Maniace asked if the vegetated wall on the north would have sufficient light.
- Parish said that it may be a fake product. On the east and south they felt the light was sufficient. On the north side there may be graphics, or another vegetation type. Something visual in nature will be placed there.
- Loversidge stated that it was a background building, and nothing architecturally special. However, it looks like the client has thrown every idea they ever had at the building. This isn't a chaos district. It just seems that every side is different. It is the warehouse district, red brick is predominant, and I don't like the idea of painting the brick white. Maybe larger windows like Maniace suggested would help.

- Maniace said that you could do something playful and creative with the brick being the background. There should be something that ties it together to each façade.
- Wittmann asked if they would have space for an entrance on the south side.
- Parish said that the doorway would be recessed.
- Hardesty asked if they knew what was going to happen with the south parking lot.
- Parish replied that they did not.
- Hardesty liked the idea of Neilston being the predominant façade. The alley is great, and is energizing the space.
- Parish agreed that the Neilston Avenue had organization to it, but the north and south could be improved. He doesn't want to spend too much time on the south because the alley is narrow.
- Wittmann added that it wasn't to say an alley can't be great.
- Maniace asked if Neilston would be the main entrance.
- Parish said it was.
- Wittmann said that the entrances look small, there could be a larger entrance.
- Parish said it was purposely compressive, and then it opens up into a larger space, like a nightclub feel.

Motion: N/A

Motion by: N/A

2) **DC_21-08-007** [CDDC.wmv on Vimeo](#)
[497 East Town Street](#)

Columbus Downtown Development Corporation / Teri Umbarger

Conceptual Review

New Construction

Construction of a five-story, 90+ unit, multifamily development.

Discussion:

David Meleca presented.

Matthew Loving and Jeffrey Geppert were members of the public who spoke.

Hardesty recused himself.

- Wittmann asked about all the styles in the neighborhood.
- Meleca said that they decided to reference the Queen Anne detailing seen in the Ohio region. The client wanted to do a siding because they felt it would be softer.
- Wittmann stated that on a project which tries to mimic an older style, the materials are critical.
- Maniace said the turret is such a focal point, that perhaps a textured version of the quoins could give greater texture and visual appeal. The windows seemed to be a one over one light. I was wondering if you considered other another style with mullions, or something similar to the precedent photos. On the turret, perhaps the windows could be slightly larger and provide something a bit more dramatic for that area.
- Wittmann stated that the porch area should be a little bit higher. It looks compressed to me, and too low. You have a two-story space in there. Perhaps raising the porch in the corner would raise the scale.
- Meleca said that the issue is the roof has to align with the bay windows. The porch roof is 16 feet.
- Maniace added that maybe a railing would help.
- Meleca said the walkouts are 8 foot high by 8 foot wide. There will be a lot of glass on this building, with oversized windows and doors.
- Loversidge asked how close they were to the building to the west.
- Meleca said they were 10 feet from the property line. They put the large opening of the building facing west. That side of the existing building has rooms in it. I felt we did the best we could to accommodate. We are also dealing with power lines on the east side of the property line.
- Loversidge asked if there was anything they could do to improve the parking garage on Washington.

- Meleca said they could. They are redesigning it to make improvements to the parking garage and the south side. There will be fence in there, but they will be creating improved openings. There will also be landscaping.
- Maniace likes that the amenities in the parking garage are aligned to the north. However, then the east side becomes a challenge. There is enough of a landscaping strip that you can do something there.
- Loversidge said it is great to see that corner redeveloped.
- Loving stated that my big concern is the amount of cars that are going to be out on the street. The Topiary Garden is to the north, and right now parking is very tight. You have another 120 people in the proposed building, but only 45 parking spaces. He asked if it was going to be section 8 housing.
- Meleca said it was not.
- Loving said it was important, because there is section 8 housing in the area, and there is a lot of crime in those units.
- Meleca replied that the CDDC will be running the project, and they will be running the building very well. They are looking at additional parking with Franklin University.
- Loving stated that parking is an issue.
- Wittmann asked Teba if there was a parking requirement.
- Teba replied that there was not.
- Geppert stated that he felt the team had done a very good job with the design of the building. The neighborhood is very walkable, so the south elevation is important. The properties in the district have very important architectural qualities. He would like to point out that the Rookwood room is in the 475 building, and would like to make sure that the construction and vibrations do not damage the existing buildings. The team has been very good communicating with neighbors in the area.
- Loversidge asked if perhaps some seismic monitoring would be appropriate here.
- Meleca said that would be an excellent idea.

Motion: N/A

Motion by: N/A

E. Staff Approved Applications

- 1) **DC_21-08-001**
31 West Long Street
Brad DeHays, Long Street Associates / Dan Markiewicz, Sandvick Architects
New stoop, ramp, steps
- 2) **DC_21-08-002**
9 East Long Street
Ladry Limited / Moore Signs, Steve Moore
Sign Refacing
- 3) **DC_21-08-003**
400 North High Street
City of Columbus / Jay Schmidt, Civitas Marketing
Skybridge Temp Graphic
- 4) **DC_21-08-008**
396 East Main Street
Grant Hotel Partners LLC / Signcom, Mattie Clossman
Graphics – two wall signs

- 5) **DC_21-08-010**
555 West Goodale Street
White Castle Management Co. / Steve Moore
Temp Vinyl Wrap

Motion: To enter the staff approved applications into the formal record.
Motion by: Loversidge / Maniace (5-0-0)

F. New Business

- 1) **N/A**

G. Old Business

- 1) **N/A**

H. Adjournment 9:40am

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, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.