

Meeting Minutes

Downtown Commission



Location: 111 North Front Street, Room 204

Date: November 17, 2021

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Mike Lusk, Tedd Hardesty, Otto Beatty III

Absent: Robert Loversidge, Jennifer Rittler, Trudy Bartley, Tony Slanec,

Staff Present: Luis Teba

Call to Order (8:33)

- 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: Lusk/Beatty (5-0-0) APPROVED.

B. Continued Applications

N/A

C. New Applications

1) DC_21-11-003

404 East Broad Street

First Congregational Church, UCC / Tom Worley

Request for Action

Graphics

Replacement of temporary educational murals.

Discussion:

Tom Worley presented.

- Maniace stated that it was very attractive, dynamic and effective. She was wondering if the text could be a little larger or a different color that would stand out more. That way people could get the benefit of the message as they pass.
- Worley said he appreciated the suggestion, and they can make the change.
- Wittmann stated that one of the problems is that if you do something temporary, it starts to peel and just doesn't look good. It needs to be periodically updated. Do you have a problem putting a two year time limit on this project?
- Worley said he was fine with that.
- Beatty said that many civil rights leaders have been passing away. It would be a good opportunity to refresh the design and include some of the new individuals and keep it relevant.

Motion: To approve the proposal with the following conditions:

- Approved for a 24 month period.

Motion by: Hardesty/Maniace (5-0-0) APPROVED WITH CONDITIONS

2) **DC_21-11-005**

225 Neilston Street

Noah Morgenstern / Brad Parish

Request for Action

Exterior Building Alteration

Redevelopment of a 33,000sf office and storage facility in the Warehouse District.

Discussion:

Brad Parish and Noah Morgenstern presented the proposal.

- Lusk asked what the diagonal was.
- Parish indicated that it was a paint line and a light bar.
- Wittmann asked if it stuck out.
- Parish said it did.
- Lusk asked if the main entrance was where the handicap ramp was.
- Parish said there were two primary entrances.
- Maniace stated that the project is very exciting and engaging, and there is an opportunity with the graphics package to put something over the entry. It would make it a focal point, and draw people in. It would give it a focus, and a contrast to the simplicity of the design. Will the paint be opaque, or more of a whitewash to see the brick underneath?
- Morgenstern replied that whitewashing makes it lose its contrast with the taupe color.
- Parish said that with the different underlying materials you would have a two tone color of white.
- Maniace asked if maybe you wanted to give a little more space between the planting wall and the entrance. It seems a bit tight.
- Morgenstern said that it was the right of way, so they won't extend further.
- Hardesty asked what color the railing would be.
- Parish said it would match the building.

Motion: To approve the proposal with the following conditions:

- The applicant return on the signage.

Motion by: Hardesty/Lusk (5-0-0) APPROVED WITH CONDITIONS

D. Conceptual Applications

N/A

E. Staff Approved Applications

1) **DC_21-11-001**

355 John H McConnell Boulevard

NWD 355 McConnell LLC / Orange Barrel Media LLC

Ad Mural

2) **DC_21-11-002**

270 South Grant Avenue

Eddie Friedman / Joline Vargas

Graphic –wall sign

3) **DC_21-11-004**

31-33 North Grant Avenue

33 North Grant Partners LLC / Orange Barrel Media LLC

Graphic – wall sign

4) **DC_21-11-006**

526-530 East Rich Street

Schiff Capital Group / Phillip E Herren

Decorative fencing

- 5) **DC_21-11-007**
50 South Grant Avenue
Pizzuti South Grant Apartments LLC / Coma Kokosing Construction
Demolition (parking booth)
- 6) **DC_21-11-008**
64-70 East Broad Street
Zion Christian Fellowship / Orange Barrel Media LLC
Ad-Mural
- 7) **DC_21-11-009**
78-80 East Long Street
56 Long Street LLC / Orange Barrel Media LLC
Ad-Mural
- 8) **DC_21-11-010**
100 East Gay Street
Caplin Enterprises LLC / Orange Barrel Media LLC
Ad-Mural
- 9) **DC_21-11-011**
110 North Third Street
Kevin Wood / Orange Barrel Media LLC
Ad-mural
- 10) **DC_21-11-012**
185 North High Street
1 Spring LLC / 1 Spring LLC, Sam Horner
Window replacement
- 11) **DC_21-11-013**
43 West Long Street
Long Street Associates / Orange Barrel Media
Ad-mural
- 12) **DC_21-11-014**
34 North High Street
Thirty Four Corp / Orange Barrel Media
Ad-mural
- 13) **DC_21-11-015**
225 East Spring Street
Jaz Real Estate Holdings LLC / Tecta America Columbus
Roof-repair
- 14) **DC_21-11-016**
274 South Third Street
Devere LLC / Orange Barrel Media LLC
Ad-Mural
- 15) **DC_21-11-017**
106 North High Street
106 North High Street LLC. / Orange Barrel Media LLC
Ad-Mural

- 16) **DC_21-11-018**
34 North High Street
34 Corp / Orange Barrel Media LLC
Ad-Mural
- 17) **DC_21-11-019**
577 West Nationwide Boulevard
Municipal Light Plant LLC / Brad DeHays
Canopy Sign
- 18) **DC_21-11-020**
212 South High Street
Carter Columbus Residential Development LLC / Zoning Resources LLC
Wall sign
- 19) **DC_21-11-022**
289 Naghten Street
American Tower Corporation / Kelly Shorts
Cell tower upgrade

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

F. New Business

- 1) N/A

G. Old Business

- 1) 2021 Harrison Smith Award Nominees
 - Columbus Crew Stadium. 555 West Nationwide Boulevard
 - 245 Parks Edge Place. Mid-rise residential.
 - Industry: 230 East Long. Mid-rise mixed-use.
 - Xander: 265 East State. Low-rise mixed-use.
 - Harlow on Main: 195 E Main Street- Low-rise mixed use.
 - The Pierce: 321 East Capital Street – Mid-rise residential:
 - The Nicholas Apartments: 12 West Gay: Low-rise mixed-use.
 - Library Park Apartments: 409 Oak Street: Low-Rise residential.

H. Adjournment 9:25am

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.