

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Robert Loversidge, Mike Lusk, Tedd Hardesty, Tony Slanec, Jennifer Rittler

Absent: Trudy Bartley, Otto Beatty

Staff Present: Luis Teba

Call to Order (8:30)

- 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: Slanec/Hardesty (7-0-0) APPROVED.

B. Continued Applications

- 1) N/A

C. New Applications

- 1) **DC_22-02-005**

303 East Town Street

Ohio Health / Todd Sloan

Request for action

Exterior Building Alteration

Modifications consisting of garage enclosure, entryway mods, and new awning.

Discussion:

Todd Sloan presented.

- Maniace asked if the glazing will be consistent with the existing glazing.
- Sloan said it would be the color that is standard on all the Grant projects.
- Maniace asked what the top of the canopy would be.
- Sloan said it would be opaque. It will match the other buildings on grant campus.
- Maniace said they should think about what the canopy looks like from the top.

Motion: To approve the proposal as presented.

Motion by: Lusk/Hardesty (7-0-0)

- 2) **DC_22-02-006**

150 East Gay Street

Well TBC Columbus JV LLC / Sean Beasley

Request for Action

Exterior Building Alteration

Addition of a rooftop deck and pool.

Discussion:

- No applicant present.

Motion: Proposal Tabled

Motion by: Rittler/Maniace (7-0-0)

3) **DC_22-02-007**

Gay and High

Edwards Companies LLC / Don DeVere

Request for Action

New Construction

Installation of a public art piece at the intersection of Gay and High.

Discussion:

Don Devere presented.

- Loversidge asked what provisions are being made for when the ownership group no longer wants to hang this up every year. Is there any provision for the lighting anchors and holes?
- Devere replied that all the lighting and anchor points will be placed into the mortar joints. The structural attachments at the roof could be removed at a later date.
- Wittmann asked if they would be able to go completely into the mortar joint.
- Devere said the light fixtures were relatively small, and it was their hope that they would go completely into the mortar joint.
- Maniace asked about the low attachment points.
- Devere said the incisions were smaller than the upper attachment points. They would need to penetrate the marble on the SE building.
- Lusk asked when it would go up.
- Devere said they were unsure. They have to take it down by early November due to ice.
- Hardesty asked if there was an agreement with public service.
- Devere said there will be a maintenance agreement in place.
- Maniace asked if the cables were waterproof.
- Devere replied that these installations have been installed all over the world for 16 years.
- Slanec asked where it would be stored.
- DeVere said it would go into a crate.

Motion: To approve the proposal as presented.

Motion by: Loversidge/Maniace (7-0-0)

4) **DC_22-02-008**

116-124 East Long Street

JLP 116-124 East Long Street LLC / John Ingwersen

Request for Action

Exterior Building Alteration

Modifications to storefront and windows, as well as additional new openings.

Discussion:

John Ingwersen presented.

- Wittmann asked if they were enlarging any of the existing masonry.
- Ingwersen said they would not modify the existing masonry.
- Loversidge asked why they were removing the original windows.
- Ingwersen replied that they wanted the benefits of a modern window with a historic look.
- Maniace said they needed some depth to the replacement windows.
- Loversidge asked about the removal of the fire escape and how it would affect egress.
- Ingwersen said that due to the size of the building it will all be code compliant.
- Loversidge said he liked the side entrance. He felt it was a good solution. They need to return with additional details.
- Maniace said she liked how it relates to the Barnes building.
- Lusk said it was a great building.
- Wittmann said he liked what they were doing.

Motion: Continued. Applicant to return with additional details.

Motion by: N/A

D. Conceptual Applications

1) **DC_22-02-009**

106 Vine Street and 147 Vine Street

HP Land Development & CCA Development LLC / Aaron Underhill

Conceptual Review

Demolition

Demolition of two commercial buildings.

Discussion:

Aaron Underhill and Adam Lewin presented.

Lusk recused himself from the discussion.

- Loversidge said the hotel was designed with a large parking garage. Why do they need additional parking?
- Lewin said hotel management stated they would like 80 spaces for valet.
- Underhill said that would be an interim agreement. The intent is not to keep it tied up as a parking lot forever.
- Loversidge said they had approved gravel lots for a very temporary timeframe. They don't meet the guidelines.
- Wittmann said this would be an accessory use. It would be used for something. Nationwide seems to keep plugging along on this stuff. However, they have run into problems where people intend to do something, but then conditions change and it gets pushed down the road. Sometimes buildings go away, and you end up with big sheets of vacant ground. We are trying to preserve a built fabric. Let's suppose you had a deal with the hotel and they needed parking, and you had a 60 day cancellation, you could probably work that out.
- Underhill said they are in discussions with the hotel.
- Loversidge said there is nothing about those buildings worth preserving. This is already an area where all the teeth have been removed. I'd love to make an exception, it seems to me in this area, that those buildings are not contributing much.
- Maniace stated that if they knew a little bit more about the deal with the hotel, it would give her more of a comfort level. This is different than a building downtown on a prominent street.
- Wittman asked what the surface will be. Gravel?
- Lewin said it would be gravel.
- Underhill said they could get us details. In their deal with NRI, it is pretty lengthy, they have gone through great lengths to get infrastructure improved.
- Slanec said if there is no plan, but there is no vision, and there is nothing there about the redevelopment, and how this all works. It is hard for me to move forward on a demolition.
- Loversidge said they would like to help them, but they have to be cognizant of their history on demolitions.
- Wittmann said if you did a plan, it could always change down the line.
- Hardesty said he wanted to understand their strategy moving forward.
- Rittler said that the fact this is an accessory parking area makes her feel a lot more comfortable. Also she would like to have an idea of how the property would be developed moving forward.

Motion: N/A

Motion by: N/A

E. Staff Approved Applications

- 1) **DC_22-02-001**
274 South Third Street
Orange Barrel Media LLC. / Devere LLC
Ad-Mural
- 2) **DC_22-02-002**
530 East Rich Street
Schiff Capital / Philip Herren
Porch Railing
- 3) **DC_22-02-003**
512 Park Street
Fadi Michael / Rhythm Architecture
Façade Restoration
- 4) **DC_22-02-004**
396 East Main Street
Grant Hotel Partners LLC / Gunzelman architecture+interiors
Storefront Modification
- 5) **DC_22-02-010**
26 North High Street
Rick Abraham / Michelle Appelbaum
Sign refacing
- 6) **DC_22-02-011**
81 West Town Street
Annex at River South / Oliver Holtsberry
Awning Sign
- 7) **DC_22-02-012**
145 North High Street
Brunson Building LLC / Orange Barrel Media LLC
Ad-mural
- 8) **DC_22-02-013**
64 East Broad Street
Zion Christian Fellowship / Orange Barrel Media LLC
Ad-mural
- 9) **DC_22-02-014**
154 North Third Street
JLP 150-156 North Third LLC / Outfront Media
Ad-mural
- 10) **DC_22-02-015**
350 North 5th Street
Abbott Nutrition / Thomas Uhl
Light poles
- 11) **DC_22-02-016**
260 South Fourth Street
Orange Barrel Media / Devere LLC
Ad-mural

- 12) **DC_22-02-017**
50 Jefferson Avenue
Jefferson Ave Apartments / Laurie Sutherland
COA extension – parking modifications
- 13) **DC_22-02-018**
180 East Broad Street
Terra Funding / Columbus Sign
Wall Sign
- 14) **DC_22-22-018**
432 East Rich Street
Rich Street Lofts / Giovanni Furio
Wall Sign

Motion: To enter the staff approved applications into the formal record.
Motion by: Loversidge / Slanec (7-0-0)

F. New Business

- 1) **N/A**

G. Old Business

- 1) **N/A**

H. Adjournment 9:35am

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.