



Location: 111 North Front Street, Room 204

Date: August 23, 2022

Time: 8:30am

Commissioners Present: Steve Wittmann (Chair), Jana Maniace (Vice-Chair), Tony Slanec, Otto Beatty, Jennifer Rittler

Absent: Robert Loversidge, Mike Lusk, Trudy Bartley

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

B. Continued Applications

- 1) N/A

C. New Applications

- 1) **DC_22-08-008**

155 East Broad Street

155 ESE, Edwards Companies / MKSK, Karen J. McCoy

Request for Action

New Construction

Egress and security details for elevated walkway.

Discussion:

Tim Schmallenberger and Karen McCoy presented.

- Maniace asked if the call boxes will have a light on them so people can identify them.
- McCoy said they would not.
- Rittler asked about how you would egress on the west if only phase 1 was constructed.
- McCoy replied that the developer plans to flow from phase 1 to phase 2, so that condition would last a short period of time.
- Wittmann asked how long the walkway would be open.
- McCoy replied that the walkway would have seasonal hours.
- Beatty asked if the walkway was illuminating the street below, and is there was any enhancement of the streetscape below.
- McCoy replied that there was lighting below the walkway which illuminates the street.
- Maniace asked what they could do on the lower level to enhance it. Have they thought about it?
- McCoy replied that they have some cascading landscape and greenery. They are trying to get as much landscaping as possible to hang over.
- McCoy asked about the phasing timeline.
- Schmallenberger said once they start it should all flow together, and be complete in 2023.

Motion: To approve the proposal as presented

Motion by: Slanec/Beatty (5-0-0) APPROVED AS PRESENTED.

2) **DC_22-08-009**

59 Spruce Street

Steve Alvarez, City of Columbus / NM Developer LLC, Julie Brownfield
Request for Action

Graphics

Installation of temporary construction wayfinding signage.

Discussion:

Brian Suiter and John Pinholster presented.

- Beatty asked how long the signs would be up.
- Suiter said it would be up at least three years.
- Maniace asked if the North Market would be open during construction.
- Suiter said they would be open. The signage is to show they are open and where to park.
- Wittmann asked about the wall vinyl. When you pull off the vinyl signs, do you pull off the paint?
- Suiter replied that this isn't heat applied, it will be hung.
- Maniace stated that since it is three years, she wished it didn't overwhelm the building so much. Maybe it is the color, but she wished it was more keeping with the building's character. This is overwhelming.
- Beatty asked if there was any wayfinding from High Street.
- Suiter said they had proposed some ground signage, but DPS said it was not approvable or allowed. This is what they are proposing at this point.
- Pinholster stated that he appreciated the idea that more subtle is better, but they are trying to draw people to the market and they are concerned that people won't be drawn to the North Market.
- Wittmann said that he almost thinks the photographs make the red pop more.
- Rittler asked about the relocation of the large illuminated sign to the west side, where is that in the timeline?
- Pinholster said it would come down and be down for a couple of months.
- Teba asked if they were committing to anchor into the mortar and not the faces.
- Suiter said that is what they were going for.
- Slanec said it was too large, enormous, and gaudy. The fence signage could be the predominant signage. He would like to get rid of the tower and reduce the entryway signage. He worries it sets a precedent.
- Wittmann asked when the tower would go away.
- Pinholster said it would go away in six months after construction.
- Maniace said she didn't like the tower element, it should be more in context with the building.
- Pinholster asked if it was the bright red.
- Maniace said it was
- Teba asked if green would be preferred.

Motion: To approve the proposal with the following conditions:

- **Move sign B5 to the pilaster.**
- **The two signs listed as B1 will be reduced to 1 sign.**
- **The tower should be a different color besides red. Something that goes with the building's colors.**

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

3) **DC_22-08-010**

225 North Sixth Street

HCP Columbus Warehouse District VIII LLC / Chris Huber

Request for Action

Demolition, New Construction

Demolition of a one story commercial structure, construction of new parking.

Discussion:

TJ Jester and Phillip Hackman presented the proposal.

- Beatty asked who would park in the lot.
- Hackman said it would mostly be people in the 222 Neilston building.
- Wittmann asked if it was mostly accessory parking.
- Hackman said it would be both accessory and general parking.
- Slanec said he thought the parking lot wasn't designed properly.
- Hackman said that this allows for 26 parking spaces, the other option allowed for 24 parking spaces.
- Maniace said that from what they presented it seems incomplete. She also has an issue with making the parking a permanent use. She would like to see something that had a more contributing feeling to it, perhaps a wall with art. Something that it isn't just a parking lot. The building isn't a great candidate for rehab, but she wants something that is more contributory for the neighborhood.
- Beatty asked if the building next door is leased or not.
- Hackman said that it was going to be leased, but they are hindered by the amount of parking. They have 14 spaces for that building.
- Rittler said she was comfortable with this going to a surface lot. She wants to see stronger consideration for design for lighting and design details, and how it can improve the walkability of the street.
- Slanec said they needed to enhance the landscaping component. There is an opportunity also to improve the lot so there is more landscaping in the lot.
- Maniace stated she would like to see an art component.
- Beatty stated that they are asking for more details than just the fencing and the plantings.
- Slanec said a color rendering would be helpful.
- Beatty said the context helps as well.
- Perryman stated that perhaps an EV charging station could be incorporated.

Motion: To approve the proposal with the following conditions:

- **To approve the demolition and the use.**
- **The applicant must return with details on the landscaping, context, and an enhanced design.**

Motion by: Slanec/Maniace (4-1-0) [Wittmann]. APPROVED WITH CONDITIONS.

D. Conceptual Applications

1) **DC_22-08-011**

145 South Front Street

145 South Front LLC / Bob Lamb

Conceptual Review

Exterior Building Alterations, Change of Use, Landscaping

Alterations to an existing office building involving residential, retail, and amenity deck.

Discussion:

Brad de Hayes and Bob Lamb presented the proposal.

Tony Slanec recused himself.

- Maniace asked if the new stair on the west side of the building is intended to access the terraces, or the building.
- DeHayes said it was both.
- Wittmann asked if the landscaping area would be part of the café.
- DeHays replied that it would be.
- Rittler asked how the landscaping area would be accessible.
- DeHayes said that all ADA access is at the café on the east side of the building.
- Wittmann said it looked wonderful to him. He thought it looked great.
- Maniace said she was worried about how the outside uses aligned with the interior layout.
- DeHayes replied that they wanted to ensure that they addressed security concerns for the office tenant. For the fitness area, they would like to perhaps do a shared use agreement for the facilities.

The fitness component on the river and should be as accessible as possible. For the café 3000sf is their comfort zone. Its location in the summertime will utilize all that patio area. Having the café on the north side would make sense with the pool dynamic, but that side has a more institutional feel.

- Beatty asked how they were constrained by the State of Ohio regarding their design.
- DeHayes said several of the design ideas such as the stairs are still going through the state review process.
- Rittler said it was a strong design and a great use and activation of the building.
- Maniace asked if they were embracing the 1960s era, and will they go with contemporary furnishing or furnishings from that era.
- DeHayes said that if it was mid-century design such as art-deco, they would. This is an institutional vibe, so in the floor plan they created a stark clean feel when you first walk in. As you enter the river-facing side you take more natural elements.

Motion: N/A

Motion by: N/A

E. Staff Approved Applications

- 1) **N/A – Lack of a quorum**

F. New Business

- 1) **N/A**

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