



**Location:** 111 North Front Street, Room 204

**Date:** January 24, 2023

**Time:** 8:30am

**Commissioners Present:** Steve Wittmann (Chair) arrived 8:36 , Jana Maniace (Vice-Chair), Robert Loversidge, Mike Lusk, Tony Slanec, Otto Beatty, Jennifer Rittler,

**Absent:** Trudy Bartley

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

**B. Continued Applications**

- 1) N/A

**C. New Applications**

- 1) **DC\_23-01-005**

88 East Nationwide Boulevard

Drury Development Corp / Drury Development Corp

Request for Action

**Exterior Building Alterations**

Modifications to the exterior of an existing eight story hotel

**Discussion:**

Graham Roupp and Mark Cole presented.

- Maniace asked if this was part of a national standard design change.
- Cole said it was just for this style of building.
- Beatty asked what constituted the upgrade to a plaza hotel.
- Cole replied that is was related to the interior finishes in the lobby, differences in the food amenities, the addition of a kitchen/bar concept, and some other items.
- Loversidge asked if this was a national re-imaging, or just a one off.
- Cole said it was just one of two, the others look different.
- Wittman asked if they had samples.
- Teba said that was his fault, he did not ask the applicant to bring them.
- Wittmann asked if they were changing the windows.
- Cole said they did not plan on it.
- Loversidge asked if they had major landscaping changes requests.
- Cole said they did not.
- Maniace asked about the pediment detail, is there anything behind the windows.
- Cole said there was not.
- Wittmann asked if all the original brick would remain.
- Cole said only minor changes to the front.
- Maniace asked if there was any brick being changed with EIFs.
- Cole said there was not.

- Beatty asked if the company was targeting a different customer with these changes.
- Cole said they were trying to stay relevant. They have had a good run in Columbus, and want to invest the dollars to keep that asset running for the next 20 years.
- Beatty asked who their prime customers were.
- Cole said mostly convention center, families and leisure.

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

**Motion by: Loversidge/Lusk (6-0-0) APPROVED.**

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

1) **DC\_23-01-003**

322 Mount Vernon Avenue

Ballet Metropolitan, Inc. / Kayla Mahoney

Conceptual review

##### **New Construction**

Construction of a 3,000 square foot, one-story addition with building modifications.

##### **Discussion:**

Kayla Mahoney, Jonathan Barnes, and Ed Rainaldi presented.

- Wittmann asked if the textured floor was concrete.
- Mahoney said it was. The brick on the east would match the brick from the south
- Lusk asked if both sides were accessible.
- Mahoney said the west wasn't but the east was.
- Maniace asked how that would work if the ticket booth was on the west.
- Mahoney said that would be something they would explore. They could access the ticket booth from the east. The entrance at the bottom center would be staffed.
- Wittmann asked what the long hallway was. Is that the existing hallway?
- Mahoney said it was a new hallway they were building.
- Loversidge asked if the main entrance was from the parking lot. Are there any canopies?
- Mahoney said no.
- Wittman asked if the stair area on the west would be open. Wouldn't people waiting be open to the elements?
- Barnes said it was. They could discuss that concern with the applicant.
- Slanec asked about graphics.
- Mahoney said they weren't determined yet.
- Maniace said that on the north side of the academy there are bricked in openings. Is it possible to reopen them?
- Mahoney said the current plan is to leave them blocked off, they would love to, but they are the required fire barriers. They are connecting two buildings.
- Barnes said it was a fire rated wall.
- Maniace asked if they had considered infilling the garage door with brick instead of EIFs.
- Mahoney replied that their approach wasn't to recreate the history of it. It would be a cut and a blank wall. We would like it to be used for graphics.
- Barnes said their attitude wasn't to recreate what was gone, it was a scar, and it was the history of the ballet. We thought we would let it be as it is.
- Wittmann said a graphic would help improve it.
- Loversidge asked if it was an abandoned alley.
- Barnes replied that it was vacated in the past.
- Lusk asked if there were utilities in the alley.
- Barnes replied that there were.
- Loversidge said he thought the proposal was great.
- Wittmann agreed.
- Barnes said they wanted permission to demolish the elements on the north of the southern building.

- Rainaldi said they would like to get those buildings down, so we can see what is back there, and know what to do with it. As well as the garage door.
- Loversidge asked if they were going to do any lighting or landscaping.
- Barnes replied that they would bring lighting details.
- Rainaldi asked what the commission wanted them to do about the covered canopies and accessibility.
- Loversidge replied that they received feedback, it is up to the applicant to decide what to do with that feedback.
- Beatty asked them to bring an owner or land-user to help answer some questions.

**Motion: To approve selective demolition as presented.**

**Motion by: Slanec / Maniace (6-0-0) APPROVED.**

**E. Staff Approved Applications**

- 1) **DC\_23-01-001**  
345 South High Street  
Franklin County Ohio Board of Commissioners / CJ Andrews  
**Egress stair**
- 2) **DC\_23-01-002**  
111 South Grant Avenue  
Ohio Health / Kessler Sign Co.  
**Wall Sign**
- 3) **DC\_23-01-004**  
8 East Long Street  
Long & High Loan / Orange Barrel Media LLC  
**Ad-Mural**
- 4) **DC\_23-01-006**  
60 East Broad Street  
Center for Christian Virtue / John A Oney  
**Rear Fire Escape**
- 5) **DC\_23-01-007**  
621 East Town Street  
John Fitch / John Fitch  
**Ground Sign (HRC reviewed)**
- 6) **DC-23-01-008**  
530 East Town Street  
10<sup>th</sup> Avenue Holdings, LLC / BTTS Holdings Inc., Peter Ketter  
**Change of Use**
- 7) **DC-23-01-009**  
444 East Broad Street  
First Congregational Church / John Victor  
**Windows (HRC reviewed)**
- 8) **DC-23-01-010**  
145 North High Street Suite #1000  
Dimiter Shiloh Todorov / Shiloh Todorov  
**Windows**

**Motion: To enter the staff approved applications into the formal record.**

**Motion by: Loversidge / Maniace (6-0-0)**

**F. New Business**

- 1) N/A

**G. Old Business**

- 1) N/A

**H. Adjournment 9:30am**

*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.*