



Location: 111 North Front Street, Room 204



Date: February 28, 2023



Time: 8:30am

Commissioners Present: Jana Maniace (Vice-Chair), Robert Loversidge, Mike Lusk, Tony Slanec, Trudy Bartley

Absent: Steve Wittmann (Chair), Otto Beatty, Jennifer Rittler

Staff Present: Luis Teba

Call to Order (8:30)

A. Approval of Minutes from Last Meeting

Discussion: N/A

Motion: To approve the minutes as presented.

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

B. Continued Applications

1) N/A

C. New Applications

1) **DC-23-02-020**

21 East State Street

Fifth Third Bank / Signarama, Liz Salisbury

Request for Action

Graphics

Replace an existing skyline sign with an updated design.

Discussion:

Kevin McCord and Emily Waylen presented.

- Loversidge asked if the signs were larger.
- McCord said they were larger.
- Lusk asked if it the backing was a mesh.
- McCord replied that it was.
- Loversidge said he didn't like painting the mesh blue.
- Bartley said she thought the blue was appropriate.

Motion: To approve the proposal with the following conditions

- **No blue background**

Motion by: Loversidge/Slanec (4-1-0) APPROVED. [Bartley]

2) **DC-23-02-012**

330 Rush Alley

Daimler / Morrison Sign Company

Request for Action

Graphics

Installation of a skyline sign.

Discussion:

Don Haight presented.

- Lusk asked if the signs were colored.
- Haight replied that they were just white.

Motion: To approve the proposal as presented

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

3) **DC-23-02-013**

77 Belle Street

RB Scioto LLC of The Junto Hotel / RBHD, Julie Brownfield

Request for Action

Graphics

Installation of graphics and murals.

Discussion:

Julie Brownfield and Chris Rose presented.

- Maniace asked if the murals were painted.
- Brownfield said they were.
- Maniace asked if the blade sign was illuminated at night.
- Rose said it was.
- Maniace said it was very creative. She asked if the murals were opaque.
- Brownfield said they were.
- Maniace asked if the graphics would reference Benjamin Franklin and the meaning of the signs.
- Brownfield replied it was possible it would be on the inside of the hotel.
- Loversidge asked about the red brick appearance on the page with sign F.
- Rose said they were placeholders.
- Loversidge said he was very supportive of the proposal.

Motion: To approve the proposal as presented.

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

4) **DC-23-02-014**

322 Mount Vernon Avenue

Ballet Metropolitan, Inc. / Kayla Mahoney

Request for Action

New Construction

Construction of a 3,300 square foot, one-story addition with building modifications.

Discussion:

Jonathan Barnes and Kayla Mahoney presented.

- Loversidge asked if the drawings indicated that the landscaping wasn't part of the approval.
- Barnes said they did not.
- Mahoney said it was in the application.
- Maniace asked if the east entrance was now the main entrance.
- Barnes replied that it has been for some time.
- Maniace asked about the concern of a lack of a canopy on the east side.
- Barnes said they would like to have one, but it isn't in the budget at this time.
- Maniace said she felt it was going to be a great improvement.

Motion: To approve the proposal with the following conditions.

- **Only the building is being approved.**
- **Applicant will return with the landscaping.**

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

5) **DC-23-02-015**

233 South Civic Center Drive

City of Columbus / CDDC, Amy Taylor

Request for Action

Landscaping

Renovation of the Scioto Mile Fountain and plaza.

Discussion:

Tony Slanec recused himself.

Christian Lin presented.

Bernita Reese from Rec and Parks commented.

- Lusk asked if the fountains were dynamic.
- Lin replied that they were.
- Loversidge asked what the white sculptures were.
- Lin replied that in the winter, they would affix them to the pavers. They wanted to make it attractive year round.
- Loversidge asked if they had storage for the globes.
- Lin said they were in talks with the city to store them.
- Lusk asked what they were made of.
- Lin said they were acrylic.
- Maniace said it was a wonderful reaction and design.
- Bartley said it was great to see they were adding more seating and shade.
- Maniace asked if they could reuse some of the existing trees.
- Lin said they have had discussions, but it is challenging.
- Loversidge asked if the area would be closed for a year.
- Lin said that was correct.
- Reese said they would be using Dorian Green as well as extending the Dodge park hours to accommodate the public.

Motion: To approve the proposal as presented.

Motion by: Loversidge/Bartley (4-0-1) APPROVED. [Slanec recused]

D. Conceptual Applications

1) **DC-23-02-017**

340 East Fulton Street

340 East Fulton LLC / Shremshock, David Blair

Conceptual Review

New Construction / Demolition

Demo of an office building and construction of a 5-story 68 unit residential building.

Discussion:

David Blair and Joseph Wickham presented.

- Loversidge said it looked good, why are they in for conceptual review?
- Blair said they weren't ready to move forward with permitting yet.
- Loversidge asked if the brick cornice was corbeled.
- Blair said that it was.
- Maniace asked if that was steel on the exterior.
- Blair said it would look like an exposed beam.
- Maniace said that was a nice look because it has a warehouse feel and adds a lot of character.
- Slanec asked what the black bands were.
- Blair said they were hardi.
- Maniace asked if they were flush.
- Blair said they were flush. The blue elements were inset about 16"
- Maniace asked if the two types of brick were meant to match.
- Blair said it was meant to read differently.
- Maniace asked if they would return with the fencing.
- Blair said they would return with that as part of the landscaping plan.
- Maniace asked about the windows.
- Blair said they were using divided light windows in the brick and all other windows would be at least double hung.

- Teba asked if the window would be the same type as the Topiary Park apartments.
- Blair replied that they would be.
- Slanec said it should come back and they should reduce the size of the sign.

Motion: N/A

Motion by: N/A

2) **DC-23-02-018**

220 Vine Street

NWD HP LLC / Columbus Architectural Studio, Danial Hanes

Conceptual Review

New Construction

Construction of a 5-story 124 unit building.

Discussion:

Bryan Ellis and Dan Haines presented

- Maniace asked about accessibility.
- Haines said they would be accessible from the garage and the Kilbourne entrance.
- Lusk asked if there were visitor spaces in the garage.
- Ellis said it was a paid garage.
- Loversidge said the E shaped building has a New York apartment building vibe to it, the scale is terrific.
- Maniace said in the rendering it looks like you are using a dark shade of brick.
- Haines said it was the same brick that was used on the garage.
- Maniace asked if the one entry in Kilbourne was sufficient.
- Haines said there was a secured entrance at the corner of Vine.
- Maniace asked if the courtyards were identical.
- Haines said they were similar.
- Loversidge asked if they were ready to go.
- Ellis said they were.
- Loversidge said he didn't see why they couldn't do final approval.

Motion: To approve the proposal as presented.

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

3) **DC-23-02-016**

266 East Main Street

NCJC Downtown Campus, LLC / George Berardi+Partners

Conceptual Review

New Construction

Construction of a 5-story 120 unit building.

Discussion:

George Berardi and Melissa Spires presented.

- Maniace asked if there was an opportunity for individual unit decks on the amenity deck.
- Berardi said they were exploring the option.
- Maniace asked if perhaps at some of the bays on the south they could bring up the masonry.
- Berardi said it was a great idea, I think the balance of materials and cost will have to be considered because it is affordable housing. Maybe on the north elevation, reduce some of the expensive materials and transfer them to the north.
- Loversidge asked how they will identify Jaycee Arms.
- Berardi said signage would be important to help identify it at the west side with monument signage.
- Maniace asked if the parking lot was in their scope of work.
- Berardi said it was, they were designing it.
- Maniace asked if they envisioned this as becoming a campus with connectivity between the buildings.

- Berardi said that was absolutely the idea.
- Maniace added that if they created some greater connectivity with pavers, or pedestrian access, that would help create that sense of connectivity.

Motion: N/A

Motion by: N/A

4) **DC-23-02-019**

360 South Third Street

United Way of Central Ohio / Columbus Metropolitan Housing Authority

Conceptual Review

New Construction / Demolition

Demo of an office building and construction of a 10+story, mixed-use building.

Discussion:

Bob Bitzenhofer, Nicole Knight, and Michael Wilcox presented.

- Loversidge asked if SHPO has determined that the building is eligible.
- Bitzenhofer said it may be eligible. It is over 50 years old, and it is within boundaries of the Market Mohawk District.
- Maniace asked if the footprint was larger than the existing building.
- Knight said it was larger. It would take up the entire parcel. Right now the drawings are conceptual.
- Loversidge said it was an exciting project.
- Bitzenhofer added that the lower levels would be brick, and fit into the neighborhood. It would get more modern as it got higher.
- Maniace asked if the northeast stairwell would be open to the public.
- Knight said they were still working on the final programing related to market conditions.
- Maniace said the conceptual design of the building is beautiful. It is nice how it ties into the surrounding community, but it should have something unique as well. Will there be an amenity deck on top of the garage?
- Bitzenhofer said they did not have plans for an amenity deck on the garage.
- Loversidge told them not to come back for a demolition permit until they are ready to get their building permit.
- Lusk said it was fantastic seeing three affordable housing projects in one day.
- Maniace said projects that anticipate families are wonderful as well.
- Michael Wilcox stated that when they realized the old building no longer supported their uses, they wanted to see the land go to someone who would develop the site for a higher use that would improve the community. They could not be more thrilled with the proposal and the team.

Motion: N/A

Motion by: N/A

E. Staff Approved Applications

1) **DC-23-02-001**

96 South Grant Avenue

Columbus Metropolitan Library / Kris Sutton

Temporary Banners

2) **DC-23-02-002**

106 Vine Street

Hamilton Parker, Adam Levin / Kerri Mackey

Patio and exterior signage removal

- 3) **DC-23-02-003**
55 East Spring Street
Nationwide Realty Investors, LTD / Outfront Media
Ad-mural
- 4) **DC-23-02-004**
479 North High Street
Josh Greenberg / Elizabeth Pitchford, Ruggles Signs
Projecting sign, new wall sign, new window sign (HRC Reviewed)
- 5) **DC-23-02-005**
15 West Cherry Street
15 West Cherry, LLC / Outfront Media
Ad-mural
- 6) **DC-23-02-006**
8 East Long Street
Long and High Loan / Orange Barrel Media LLC
Ad-mural
- 7) **DC-23-02-007**
8 East Long Street
Long and High Loan / Orange Barrel Media LLC
Ad-mural
- 8) **DC-23-02-008**
8 East Long Street
Long and High Loan / Orange Barrel Media LLC
Ad-mural
- 9) **DC-23-02-009**
123 East Spring Street
Outfront Media / Spring Street LLC
Ad-mural
- 10) **DC-23-02-010**
55 East Rich Street
Capitol South Comm Urban Redev Corp / NK Design LLC
Lighting Fixtures
- 11) **DC-23-02-011**
401 North Front Street
Nationwide Realty Investors / Perkins Eastman Architects
Storefront modification
- 12) **DC-23-02-021**
65 South Washington Avenue
Oakwood Management / Signmaster
Temporary Banner
- 13) **DC-23-02-022**
77 Belle Street
RB Scioto LLC of The Junto Hotel / EMH&T
Sidewalk Modifications

**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 10:35am

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.