



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

**Date:** June 27, 2023

**Time:** 8:30am

**Commissioners Present:** Otto Beatty III, Robert Loversidge, Jana Maniace (Vice-Chair), Steve Wittmann (Chair)

**Absent:** Trudy Bartley, Jennifer Rittler, and Tony Slanec

**Staff Present:** Luis Teba & Belkis Schoenhals

**Call to Order (8:35)**

- 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:** Loversidge/ Beatty III (5-0-0) APPROVED.

**B. Continued Applications**

- 1) N/A

**C. New Applications**

- 1) **DC-23-06-013**

322 Mount Vernon Avenue

BalletMet Columbus / PlanIT Studios

Request for Action

**New Construction, Landscaping**

Installation of landscaping of the east and west entry plazas.

**Discussion:**

Kyle Adams & Kayla Mahoney presented.

**Maniace:**

- Noted that the ticket window has been replaced with a regular window.

**Whittmann:**

- Recommended that the applicant return for review of the railing.

**Motion: To approve with conditions:**

1. That the railing be reviewed and approved by Staff.

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

- 2) **DC-23-06-010**

290 E. Town Street

OhioHealth - Doug Scholl (Owner & Applicant)

Request for Action

**Demolition**

6<sup>th</sup> Street right-of-way vacation between Chapel Street and Town Street.

**Discussion:**

Doug Scholl & Amy Nagy presented.

**Motion: To approve**

**Motion by:** Loversidge/ Maniace (5-0-0) APPROVED

3) **DC-23-06-014**  
167, 171-191 South High, 173-175 South Wall

Town High Plaza, LLC / Randy Sacks

Request for Action on Demolition, Conceptual Review on New Construction

**New Construction, Demolition**

Construction of a 15-story, mixed-use building. Demolition of 3 buildings.

**Discussion:**

Jeff Brown, Mike Suriano, Randyll Sacks, David Cooper, & Jack Reynolds presented.

**Beatty III:**

- Looks at demolition proposals on a case-by-case basis.
- Has been observing the block since 1983 and valued history, but believes in the direction that the city is going.
- Downtown is competing against other areas of the city.
- Believes the Commission has to jump out on faith a little bit more. Is inclined to move forward.
- Is fine with the proposal as-is.

**Loversidge:**

- Notes that preserving the bank as a jewel box is fantastic. However, the other buildings are demolition by neglect. They are clearly historic buildings, and we haven't seen any evidence of how they are unsafe. This is one of the last intact blocks of historic blocks on High Street.
- Would like to know more about the historic buildings before they are demolished and to see their documentation. Would like to know more about how unstable they are.
- Noted that the Commission has been in difficult positions many times in the past on the promise of a demolition for a replacement building that was never built. They do not want to get stuck with an empty lot.
- Cannot imagine voting for a demolition approval today.
- If it does become appropriate, demolishing the buildings makes sense if the bank building is preserved.
- Thinks the conceptual design has a lot of potential.
- Would like to see light in the High St. façade in lieu of the parking garage frontage, possible though bringing the residential units down to line the garage.
- Would support the demolition if the proposed building is strong enough; proposal so far is a good concept.

**Maniace:**

- Appreciates that the bank will be maintained and thinks it is a great component.
- Noted that the Commission typically reviews more finalized plans before an approval for demolition is given.
- Is receptive and likes the direction of the conceptual design, but given the history of the site, wants to see more details of the replacement building, unless it is an emergency.
- Noted the importance of the new building to tie into the bank building and to express that a little bit more. Maybe it is set-back, maybe the side of the bank building is exposed.
- Does not want the new building to be overpowering, but likes the creativeness of it, and the way the space is broken up with nodes.
- Wonders how the two buildings will be connected.
- Would like to see drawings that are more flushed out

**Whittmann:**

- Stated that Downtown has older remaining building stock, which does something for the overall character and add value. Thus the Commission is very careful with having buildings demolished.
- Stated that the Commission can work through the proposal conceptually.

**Motion: To table the demolition of the 3 buildings.  
 Motion by: Loversidge/ Beatty III (4-0-0) TABLED**

**D. Conceptual Applications**

- 1) N/A

**E. Staff Approved Applications**

**The following cases were accepted into the formal record:  
 MOTION BY: Loversidge/ Beatty III (4-0-0) ACCEPTED**

1)	<b>DC-23-06-001</b>
	34 North High Street (North Wall)
	Thirty Four Corp / Orange Barrel Media LLC
	<b>Ad-Mural</b>
2)	<b>DC-23-06-002</b>
	34 North High Street (South Wall)
	Thirty Four Corp / Orange Barrel Media LLC
	<b>Ad-Mural</b>
3)	<b>DC-23-06-003</b>
	19 North Pearl Street
	Carole Tomko / Adrian Rosu
	<b>Rooftop blower</b>
4)	<b>DC-23-06-004</b>
	226 North Fifth Street
	Sphere LLC / Jackie Davis
	<b>Generators</b>
5)	<b>DC-23-06-005</b>
	154 North 3 <sup>rd</sup>
	JLP 150-156 N third LLC / Outfront Media
	<b>Ad-Mural</b>
6)	<b>DC-23-06-006</b>
	96 South Grant Avenue
	Board of Trustees Columbus Metropolitan Library / Schooley Caldwell
	<b>HVAC</b>
7)	<b>DC-23-06-007</b>
	170 Civic Center Drive
	Ohio Secretary of State / Oliver Holtsberry
	<b>Wall Sign</b>
8)	<b>DC-23-06-008</b>
	350 East Long Street
	Ali Bazzi / Nilendu Singh
	<b>Temporary Banners</b>
9)	<b>DC-23-06-009</b>
	121 South High Street
	CDDC / Stuart Lash
	<b>Sidewalk Dining</b>
9)	<b>DC-23-06-011</b>
	35 West Spring Street

	HIT NBL CY CBSOH OWNER LLC / Lamar Advertising Company
	<b>Ad-Mural</b>
10)	<b>DC-23-06-012</b>
	145 North Grant
	The Day Companies / Tecta America Columbus, Ricky Ferrell
	<b>Re-roofing</b>

**F. New Business**

- 1) N/A

**G. Old Business**

- 1) N/A

**H. Adjournment 11:00am**

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.