

DOWNTOWN COMMISSION RESULTS

Tuesday, November 18, 2014

50 W. Gay Street, (Beacon Building) Conference Room B – 1st Floor

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Downtown Commission
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I. Attendance

Present: : Steve Wittmann, Michael Brown, Tedd Hardesy, Robert Loversidge,
Jana Maniace, Danni Palmore

Absent: Otto Beatty Jr., Kyle Katz, Mike Lusk

City Staff: Daniel Thomas, Dan Blechschmidt, Christopher Lohr

II. Approval of the October 21, 2014 Downtown Commission Meeting Results

Motion to approve. Record vote tally on last case. (6-0)

III. Conceptual Review

Case #1 861-14

111 N. Front Street

Applicant: Robert D. Loversidge Jr. FAIA – Schooley Caldwell Associates

Property Owner: City of Columbus – Department of Finance and Management

Design Professional : Schooley Caldwell Associates / Design Group

Request:

Conceptual review of new City of Columbus Administrative Office Building, parking garage a
landscaping . CC3359.05(C)

Discussion

Dave Bush, Deputy Director of Finance and Management, provided background and introduced design team . Robert Loversidge, Schooley Caldwell introduced others from the team. Major departments that will go into the new building – Building and Zoning Services, Development, and Public Services, also parts of Public Utilities. True “One Stop Shop” -Flexibility and growth will be built in. Creating a City Hall campus is part of the design. Sites were identified, including BWC surface lot that will become garage. An open green space tying everything together, is an important element Transparency, understandability and natural light are part of the design. Brian Kinzelman, MKSK, talked about the site, particularly the green space. The promenade will extend to Long Street and there will be a green garden. Storing rain water from roof tops on site. There will be a roof garden on the top of a portion of the new building – the design team will be back for further detail. One of the main entrances into the new building will follow the

promenade and align with the north entrance of City Hall.. Mike Borgiorno, DesignGroup, discussed the derivation of form related to 111 Front Street. Relationship to City Hall was a prime consideration. The building is two parts, one low on the south, relating more to City Hall and the other a tower along Long Street. Building materials were shown – the three primary being Indiana limestone, granite and zinc. Art will be integrated into the building. The Development Conference room on the top (8th) floor will be all glass affording views to the city.

Sam Rosenthal of Schooley Caldwell, talked about programmatic aspects of the building. There will be a heavy public use, particularly B & Z. The ground level will have a kind of retail function. The building is stratified by levels of public interaction. The green roof on top of the Third floor is meant to be seen but not experienced. The floors will mainly be open office.

SW – How are more people accommodated? RL – We’re working for more electronic storage. Parking garage – 700 space – to accommodate City fleet, employees and visitors. Details have to be worked out – will be back. Green roof for mitigating runoff. MB – possible patio access? Views from Police HQ? SW – the back of the Police Building acts as the back of the building, will that be worked on too? The corner of Front and Long will become very urban with two taller buildings. Discussion about lieutenant lot – it would be desirable to dress it up BK – Both Front and Marconi will be converted to two way traffic. JM – Could there be more relief to the façade. 7 ft. grade change. Working with a consortium of artists. Art as it was done in the Art Deco era. RL – looking for input and comments. Schedule is to be back in the Spring.

SW – looks fabulous, scale. Are we using the site enough. Java K – questions about security. No cafeteria in building, will have kitchenettes. Is there a place to observe the roof garden. RL – the elevator lobbies will have a viewing area.

Result

Conceptual review only.

Case #2 862-14

Address: 480 East Broad Street

Applicant: Rod Bouc, Deputy Director of Operations, Columbus Museum of Art

Property Owner: Columbus Museum of Art

Design Professionals: Michael Bongiorno, AIA, LEED, AP BD+C Principal, DesignGroup
Darren Meyer, Principal, MKSK

Request CC3359.27(D)3)

Certificate of Appropriateness for landscape changes related to major addition to Columbus Museum of Art.

The Downtown Commission approved the museum addition in May 2013.

Discussion

MKSK presentation. Opportunity to do work in tandem with construction for the addition. An overview of the campus was provided. Concept of the front is to clean up the landscape of the front. A lot of the shrubbery is currently overgrown. The paths will be reconfigured to be symmetrical. A level terrace will be created to facilitate gatherings. A series of retaining walls will be created to level the grounds.

Limestone stairs will be refurbished. Questions were asked about the retaining wall, which will be seating height. It will be limestone with a granite base. Handicapped will still be accessed via the west garden entrance. Drawings at this time are accelerated to make deadlines. The intent is conceptual – to come back soon. Intent is to preserve as many trees as possible. There were questions related to the trees in relationship to the ramps. RL – Resolution of the ramp going to the west garden – it seems to just end. There was a lot of discussion about the accessibility of that garden. JM – Handicapped ramp on the east side, connectivity to other places such as library or Deaf School park. A. There are many points on egress. SW – I think this is a dramatic improvement. This will make the old building pop. It will also help in the placement of sculpture..

Result

Conceptual only, will return.

IV. Request for Certificate of Appropriateness

Case #3 863 -14

Address: 491 E. Mound Street

Applicant: Spaulding Demolition & Excavation Inc.

Property Owner: Ronk Brothers Properties, Ltd.

Request CC3359.23

Certificate of Appropriateness for the demolition of 491 E. Mound Street.

Discussion

The property is owned by the Ronk Brothers who own numerous properties and offices in this portion of downtown. With the construction of the Mound Street off ramp, the Ronk Brothers lost numerous (90) parking spaces to the new R.O.W. The property will be accessed via Engler Street. After the church is taken down, it will be an improved parking lot. Mr. Ronk was unaware of the need to come down to the Downtown Commission. RL – we need to have a plan, I don't have an objection as to what you propose, but we need a plan. SW – come back when you have a plan. A – would like to tear it down now. I have a plan for the parking lot now, I didn't realize I needed to bring it. I'll bring it back next month. The Commission has no problem with tearing the building down. Address landscaping and work through staff.

Result

Postpone until December.

Case #4 864-14

Address: 210 South High Street

Pure Pressed (HighPoint)

Applicant: Adrienne Consales LEED AP, GRA+D, Gieseke Rosenthal Architecture + Design, LLC

Property Owner: Carter USA

Design Professional: Adrienne Consales

Request:

Certificate of Appropriateness for storefront. CC3359.05(C)

Discussion

This is the first retail establishment in the HighPoint development. In June, 2012, retail appearance was discussed by the Commission. The store opening is only about 23 wide (900sf store). Carter instructed GRA+D to do what the tenant wants. Mahogany doors are proposed. Louvers were required by the project architect. The panel on the left hides a column. SW – will the rest of the storefronts be the same, has there been communication? Carter has provided a letter describing their design approach. The window frames will be black., the glass will be clear. Will come back on signage, lighting and awnings. JM – alternatives shown, which is preferable? Will that be applied elsewhere. I like the one with minimal louvers. A. Prefers taller doors. SW – There needs to be some consideration for continuity. RL – would like to make motion for approval, either alternative is okay.

Result

Move to approve (6-0)

Case #5 865-14

Address: 325-331 East Long Street

Café Brioso (East)

Applicant: Don DeVere

Property Owner: Edwards Long St., LLC

Design Professional : Meyer + Associates Architecture

Request:

Certificate of Appropriateness for rehabilitation of three story building. Café Brioso (East) on ground floor; residences on second and third floors.. CC3359.05(C)

Discussion

A. These buildings will be mixed use – residential above, retail on first floor. The work will basically be restoration – new in-kind replacement windows, clean up. There will be new Juliet balconies in the rear. Leaded glass transom will be restored. All windows will be double hung with the exception of two fixed windows. The blocked windows will remain blocked – they block service oriented areas of retail. There will be a widened double door in the rear. CMU will be painted to match the color of the brick. The windows will be black.

Result

Motion to approve (6-0)

Case #6 866-14

Address: 621 East Broad Street

Applicant: Carter Bean – Bean Architects

Property Owner: Goodwood Partners, Ltd.

Design Professional : Carter Bean – Bean Architects

Request:

Certificate of Appropriateness for rehabilitation of one story building, the former Hugh White Honda CC3359.05(C)

Discussion

The building was originally built in the 1920’s. It was anticipated that original brick or ceramic work would be underneath the existing surface, but this was not the case. It was decided to put back brick work similar to the project on Oak Street. The interior has some great detail. A new veneer is proposed. The one good detail that remains are the transom windows, on the Broad Street side and the first turn to the east. Would like to leave the muntin pattern open from the inside. There will be a new window system on the exterior to match the lower aluminum. There will be a new clay tile coping (made in Ohio) in the rear. Light fixtures (47”) were shown. The front building will use brick a little darker than the Oak Street garage. The existing EIFS in the back will be repainted. (Stardust – a warm grey color) There will be no signage. MB – good example of treating older building.

Result

Move to approve. (6-0)

Case #7 867-14

Address: 175 S. Third Street

Applicant: Andrew Bacher – DaNite Sign Co.

Property Owner: Downtown Tiano III Ltd. – Danos Tiano

Design Professional: DaNite Sign Co.

Request CC3359.07 (D)

Certificate of Appropriateness for sign near the corner of Third Street and Damien Street.

Discussion

Both site at Damien and Third and existing sign at Third and Town were shown. SW – Concern with overdoing it. JM – should be a connection between the two signs, i.e. color. A. There will be one permanent, internally illuminated sign. There will also be a clip system for temporary signs intended to promote events at Columbus Commons. SW – Public service only? A. Yes. Capital South has been talked to. New sign was intended to promote retail. Restricted to single tenant. Both the front and back signs are about the same size.

Result

Motion to approve. (6-0)

VI. Request for Certificate of Appropriateness for Advertising Mural (Temporary Graphic)

Case #8 868-14

Nationwide Children’s Hospital Advertising Mural – 8 Long Street (Atlas Building)

Applicant: Orange Barrel Media

Property Owner: Long & High Holdings LLC

Design Professional: Orange Barrel Media

The Atlas Building is (Downtown Commission case 652-13 April 2013) undergoing renovation and is an Historic Investment Tax Credit project. The proposed ad murals will be reduced as a result.

Request:

Design review and approval for installation of a three piece vinyl mesh advertising mural to be located on the north elevation of 8 Long Street (Atlas Building). The proposed mural is for Nationwide Children’s Hospital, The Downtown Commission has previously approved numerous murals at this location in the past, the last being another Nationwide Children’s mural CC3359.07(D).

Dimensions of murals: Two dimensional, lit

Two flanking murals: L 76’H x 30’ W R 72’H x29’8”W Central : 110’ H x 41’4” W

Term of installment: Seeking approval from Jan. 1, 2015 through Dec. 31, 2016

Area of mural: 8962.667 sf (down from 10,855 sf) **Estimated percentage text:** N/A

Discussion

This is intended to be bright, attractive and healthy. Some of the butterflies will be 3-D elements. The final child image has yet to be gotten and will be sent to staff. The three panels will be smaller as a result of Investment Tax Credit discussions. This new size should remain constant in subsequent applications. Clips will be moved in. SW – likes the use of sky and butterflies. DP – Photo of the hospital? A The billboard is controlled by Clear Chanel and is leased by the hospital. Java K. – appreciates the improvement, wonders about billboard control. SW – billboard are outside of the realm of the Commission. Text ? Staff – between 6.4 and 4.8% OB – lower than 4%..

Result

Move to approve (5-0-1) Loversidge recusing

Case #9 858-14

Address: 35 N. Fourth Street

Applicant: Steve Moore, Moore Signs

Property Owner: 35 N. Fourth Street, Ltd.

Design Professional: Steve Moore, Moore Signs
Bruce Sommerfelt, SignCom

Request CC3359.07 (A)

Certificate of Appropriateness for two vertical projecting signs flanking the building.

This case is a carryover from last month, and represents revisions as per Commission recommendations.

Discussion

This is a return from last month. The application has addresses Commission concerns. The City Year banner will now be fabricated (a big concession). The dimensions of two signs will match. Copy of both will be from the same direction. SW – this is much better. JM – the colors for the lawyer sign is better. A. – There will no border

Result

Move to approve (6-0)

VII. Business / Discussion

Harrison Smith Award

Staff Certificates of Appropriateness have been issued since last meeting (Oct. 21, 2014)

1. 250 Civic Center – Generator
2. 225 E Spring St. – Signage, Awning former OP Gallo – Offices for Germain
3. 88 E Broad St. – Roofing
4. 415 N. Front St. (Arena Crossing) – Blade sign – 360 Architecture to HoK
5. 162 N. Sixth St. – ADA accessible door for art gallery – former NAPA store
6. 17 S. High St. – Charity Newsies – Temporary sign
7. Nationwide pedestrian bridge – Eagle signs
8. 161 N. High St. – Larrimer Bldg. – roofing
9. 679 W. Spring St. – Confluence Rest. (Boat House) – Roofing
10. 257 E. Broad St. – Catholic Foundation - Roofing

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.