

UPTOWN FAÇADE BOARD

MEETING MINUTES

A meeting of the Uptown Façade Board was held on Monday, May 18, 2020 at 3:00 p.m., at 420 10th Street, Government Center Annex - Conference Room, 1st Floor.

<p style="text-align: center;"><u>Board Members Present</u></p>	<p>Alan Udy Jay Lewis Robert Battle Hannah Israel (MS Teams)</p>	<p>Wayne Bond Jud Richardson Roger Stinson</p>	<p style="text-align: center;"><u>Board Members Absent:</u> Debbie Young Ramon Brown</p>
---	--	--	--

<p style="text-align: center;"><u>Staff Members Present</u></p>	<p>Will Johnson, Planning Justin Krieg, HCF</p>
---	---

I. CALL TO ORDER: Chairman Wayne Bond called the meeting to order at 3:06 p.m.

II. APPROVAL OF MINUTES

Chairman Bond asked if there were any comments regarding the minutes. Hearing none, Chairman Bond entertained a motion. Roger Stinson made a motion to approve the February 2020 minutes. Robert Battle seconded the motion. The motion carried unanimously.

III. REVIEW OF APPLICATIONS:

1. 1243 Broadway – Brasfield & Gorrie

The applicant is proposing to pain the façade.

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The application to paint the existing EFIS or stucco material on the upper portion of the façade is acceptable. Repainting already coated masonry is permitted. The applicant has stated the color will be earth toned and will match the existing color found on the façade.

It should be noted the windows of the storefront have been frosted. Typically, covering or obscuring storefront windows in the façade district is not allowed. Additionally, a primary sign was placed on the building without approval. Although this sign does appear to fall within the allowable sign design and size restrictions it should either come before the board for approval or be removed along with the window treatment.

Staff recommends approval of the submitted plan to paint the storefront on the condition the specific color is approved by the board.

Nick Woychak, representing Brasfield & Gorrie, presented the case. After a lengthy discussion, mainly regarding an opaque covering on the glass, Robert Battle made a motion to conditionally approve the case. The condition was that the applicant needed to return to the UFB with an alternative design for the glass. Roger Stinson seconded the motion. The motion was approved unanimously.

2. 1250-B Broadway – AllState

The applicant is proposing to install a new awning and signage (all are currently in place).

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The proposed installation of the awning is acceptable as per the Façade District Guidelines. Regarding signage: Only one primary sign per street façade is permitted, and signs are not to be internally illuminated. In its current configuration one of the "Allstate" signs would need to be removed. The size of the awning sign was not included along with any signs located on the glass. It should be noted the total square footage

of the signs located on the glass should not cover more than 25% of the glass space, and in total, the signs should not occupy more than 5% of the total building façade.

Staff recommends approval of the awning and one primary sign. The primary sign should not be internally illuminated. Signs located on the glass should come before the board for approval.

Paul Cash (MS Teams), representing applicant, presented the case. After a short discussion, Jud Richardson made a motion to conditionally approve the case. The conditions were: no backlit signage; no logo on the awning; and to return to UFB with any window signage. Robert Battle seconded the motion. The motion was approved unanimously.

3. 1516 2nd Avenue – 1516 LLC

The applicant is proposing to build an urban apartment complex.

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The proposed development located between 2nd and 3rd Avenue north of 15th Street is to include the construction of 3 new infill apartment buildings and the renovation of 3 historic residential properties. The Direct Services building and Bi-City Body Works buildings will remain as they are in their current state.

It is assumed this presentation to the board is simply presenting a concept for approval and feedback as opposed to a formal approval of the project due to the detail of the plans submitted in the application.

Staff Observations:

- This project is located within the High Uptown Historic District and must also go before the Board of Historic and Architectural Review. (This concept was submitted and approved by BHAR last week).
- It appears that brick will serve as the primary material for the development. This is appropriate and brick samples should be presented to the board at a later date.
- The buildings appear to be 3 stories. From a scale and massing perspective it appears a 3 story building with a flat roof will not detract or overwhelm the remaining historic properties in the High Uptown Historic District.

- The new buildings do read more as industrial spaces rather than high style historic homes or single family properties. It is assumed the architects are pulling more design inspiration from the northern blocks than the southern blocks surrounding the site.
- It appears a large portion of the site will be served with onsite parking, but the does appear to be some onstreet parking being considered in the ROW. Where does this design element fall in the approval process?
- The Façade District Guidelines speak heavily to the interaction between the buildings and the pedestrian. Will the fencing go around the entire site (height, construction, material, etc.)
- Details concerning the 3 remaining historic houses will need to come before the board.
- The location, size, and material of any site specific signs will need to come before the board.
- Building illumination and site lighting should be detailed prior to final formal approval.
- Screening and dumpster location should be detailed.
- Window details along with any proposed films or tinting should be included in the plans.

Staff recommends conceptual approval of the application.

Ken Henson, the owner, and Scott Allen, the architect, presented the case. After a short discussion, Roger Stinson made a motion to conditionally approve the case. The condition was that the applicant must return to the UFB with future sign and fencing designs. Jud Richardson seconded the motion. The motion was approved unanimously.

4. 1329 Front Avenue – Trevioli’s at the Rapids

The applicant is proposing new signage.

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The sign and design of the sign appear to be appropriate for the location and will meet the Façade District guidelines, however, internal illumination is typically not allowed within the Façade District as per the guidelines.

Staff recommends approval of the primary sign without internal illumination.

Richie Grantham, of Sunshine Banners and Signs, presented the case. After a short discussion, Jud Richardson made a motion to conditionally approve the case. The condition was that the sign could be internally illuminated. Jay Lewis seconded the motion. The motion was approved unanimously.

5. 1025 Broadway – Uptown Exclusives

The applicant is proposing to install new signage.

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The proposed installation of two new primary signs (one for each business) on the entry doors is allowed. Primary signs are limited to one per primary street façade per business. In addition the applicant appears to be installing secondary signage along the bottom edge of the storefront. Secondary signage is allowed in this location to detail products, services, hours of operation, etc. This secondary signage should not exceed more than 25% of the glass space and total signage for the building should not exceed more than 5% of the total building façade.

Staff recommends approval of the two primary signs and secondary signs.

Brooke Wesley (MS Teams), representing the applicant, presented the case. After a short discussion, Robert Battle made a motion to approve the case. Jud Richardson seconded the motion. The motion was approved unanimously.

6. 1023 Broadway – John Teeples

The applicant is proposing to reconfigure an existing storefront.

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The proposed work on the storefront of the building located at 1023 Broadway will include removing a early to mid-1900's stucco/plaster façade and exposing the brick façade underneath. The renovation will create two storefront sections, the one on the left 2-3' narrower than the one on the right, which will retain the entry feature. The two storefronts will have a very short awning/overhang feature (1' projection) that runs horizontally across each section. The height of the storefront openings will also increase from 9' 3" to 11' 3". The storefront on the right has a double entry door with two large sidelights and a large transom above the overhang feature. The storefront on the left has a matching transom with what appears to be a multi divided window arrangement or garage door feature.

According to the Façade District Guidelines historic storefronts should maintain basic material and configuration characteristics. This application does retain the original brick and asymmetrical recessed storefront. A double entry door configuration is consistent with this type of storefront. The shortened awning/overhang feature is a departure from what would have existing historically, but does retain an element of a historic awning installation. It is assumed the storefront is made from aluminum and will be dark in color, but that should be defined by the board.

The storefront installation on the left or southern side of the façade presents the most questions. More detail or information is needed to better define exactly what type of glass/door, etc. is being installed in this opening. It is staff's opinion that if this is an installation of a sliding door/garage door it would not be consistent with the standards found in the Uptown Façade District Guidelines. Additionally, the multi-divisions of this opening do not appear to be consistent with the inspiration drawings or with the design layout of the storefront at the entry doors.

Staff recommends approval of the application with the condition that more detailed information is provided on the storefront reconfiguration on the left side of the building.

John Teeples, the applicant, presented the case. After a discussion, Jud Richardson made a motion to conceptually approve the case. He requested that Teeples return to the UFB with the following: brick color samples (submitted to the UFB and approved on 7/13/2020). The UFB allowed Teeples to utilize eyebrow windows as shown in the application. Roger Stinson seconded the motion. The motion was approved unanimously.

7. 214 10th Street – Creative South

The applicant is proposing to install a mural.

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The proposed installation of a mural on the side of the building at 214 10th Street does not appear to pose a threat to a significant historic storefront or structure. It should be noted that typically the Façade Board does not endorse painting on otherwise unpainted masonry. Given that this project is located on the side of the building and not the primary façade the board may choose to grant approval.

Staff recommends approval of the application on the condition the board approves painting an unpainted wall on the side of the building and that the mural does not mention/promote a particular business or product. Murals in the Façade District are not to serve as advertisements.

Rick McKnight (MS Teams), representing the applicant, presented the case. After a short discussion, Jud Richardson made a motion to approve the case. Robert Battle seconded the motion. The motion was approved unanimously.

IV. NEW BUSINESS:

- Will Johnson provided an update on Nichol's Alley. He stated that the pandemic had slowed things down per the owner.
- Request for Compliance Issued to the following:
 - 1242 Broadway – Breault Trial Attorneys
 - Will Johnson stated that Breault would not let inspectors into his offices. He also stated that the Columbus Water Works refused to shut off his water. He stated that Breault had threatened to sue the CCG. The pursuit is ongoing.

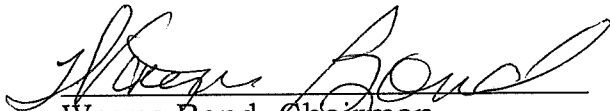
- The exterior paint color of Scruffy Murphy's was brought up by a UFB member. It was supposed to be red but is instead "blue symphony". Jud Richardson made a motion to approve the new color. Roger Stinson seconded the motion. The motion carried unanimously.

V. OLD BUSINESS:


- Will Barnes is still not ready to return. The case will remain in rotation (1040 Broadway).
- Case Reviews:
 - 6 W 14th Street – Hotel Indigo – IN PROGRESS
 - 423 15th Street – Sputnik – NO ACTIVITY

VI. ADJOURNMENT: Monday, May 18, 2020 at 4:49 p.m.

Respectfully Submitted by:



Wayne Bond, Chairman



Will Johnson, Secretary