

UPTOWN FAÇADE BOARD

MEETING MINUTES

A meeting of the Uptown Façade Board was held on Monday, September 16, 2019 at 3:00 p.m., at 420 10th Street, Government Center Annex - Conference Room, 1st Floor.

<u>Board Members Present</u>	Roger Stinson Wayne Bond Robert Battle Debbie Young	Alan Udy Jay Lewis Jud Richardson Ramon Brown	Hannah Israel	<u>Board Members Absent:</u> N/A
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<u>Staff Members Present</u>	Will Johnson, Planning Justin Krieg, HCF
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I. CALL TO ORDER: Chairman Wayne Bond called the meeting to order at 2:57 p.m.

II. APPROVAL OF MINUTES

Chairman Bond asked if there were any comments regarding the minutes. Hearing none, Chairman Bond entertained a motion. Jud Richardson made a motion to approve the August 2019 minutes. Roger Stinson seconded the motion. The motion carried unanimously.

III. REVIEW OF APPLICATIONS:

1. 423 15th Street – Sputnik Coffee Bar

The applicant is proposing to add an outdoor seating/patio area along 5th Avenue. Said patio will be covered and have wide flange columns, railings, and planters along the periphery. Said canopy will not be higher than the existing roof.

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 improvements described in the application prescribe a major renovation of the interior and exterior of the building located at 423 15th Street. The addition of a steel and wood planter covered area located on the east side of the building meets the general intent of the guidelines. A new storefront window opening appears to be cut into the front portion of the eastern facing facade. This new opening appears to be of a similar size to the storefront openings that are found on the primary south facing facade. The roof structure of the outdoor area appears to either align with the current building edge or even extend beyond the face of the building. Given that this addition is secondary to the original structure it is recommended the roof be pulled back approximately 10-12" from the corners of the building. This will allow the building to stand "proud" of the new addition.

The string lights, planters, storefront materials, window arrangements and railings all appear to meet the intent of the Facade District Guidelines.

There was mention in the application of painting the building, however details of that paint scheme appear to be presented at a later date. It should be noted the Facade Board Guidelines do not promote the painting of previously unpainted masonry.

Staff recommends approval as presented with a recommendation the outdoor seating area roof be shortened to not extend beyond the building. A recess or relief of 10-12" would be preferable. In addition, there should be further clarity on painting the building.

Ben Link, the owner, presented the case. Link stated that he would come back with signage and paint colors. After a lengthy discussion, Jud Richardson made a motion to approve the case as submitted. Roger Stinson seconded the motion. The motion was approved unanimously.

2. 1040 Broadway – Buddy Nelms

The applicant is proposing to construct a new hotel on the site.

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:

Given the location of this particular building, all of the facades will be highly visible. The exterior materials and how they present themselves are extremely important. The predominant facade materials are brick, glass, metal, and cementitious panels. These materials are consistent with urban infill design and appear to complement the existing vernacular in the Facade District. The balance of the use of materials appears to be evenly represented across all four elevations with a concentration of the use of brick on the east and south facades that face towards Uptown.

The primary entry for the site is located directly off the 14th Street roundabout. The drop off area has a large canopy at the entry with extensive landscaping around the paving area. A landscape plan is included with this report along with a site plan. The west facade has an elevated outdoor entertainment area with a projected roof covering. This facade will not be readily visible from Front Avenue. The south facade will have multiple entry points at the river end of the building and entry points towards Front Avenue.

In the renderings it appears the retaining wall along the Riverwalk has a stacked stone veneer. Stacked stone is not a material that is typically used in an urban setting in Columbus. Staff would suggest retaining the concrete wall as is or use a more appropriate material such as brick.

Signs and site lighting were not detailed in the plan and should come before the board at a later date.

Staff recommends approval of the plan as submitted with a condition to use a suitable material for the retaining wall veneer.

Mike Webb, representing the owner, presented the case. He stated that the new hotel would front the corner of 14th Street and Front Avenue. He stated that the stacked stone wall was just a rendering and that they had no plans to use stacked stone. After a lengthy discussion, Jud Richardson made a motion to approve the case with one condition: stacked stone shall not be permitted to be used on the retaining wall. Robert Battle seconded the motion. The motion carried unanimously.

IV. NEW BUSINESS:

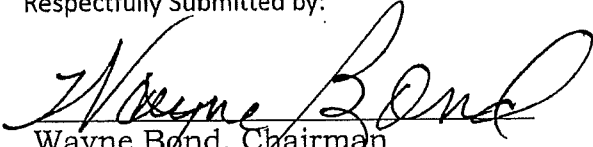
- None

V. OLD BUSINESS:

- Johnson informed the Board that Will Barnes was not ready to bring back 1040 Broadway and that the case would remain under Old Business.
- UFB complaints submitted in June were turned over the Special Enforcement on June 21. CJ's Wings will likely be cited for not removing their neon signs from the windows. Johnson stated that Mr. Ed's will be given a pass on his new signage once construction around his restaurant is completed.
- Alan Udy informed staff that Big Dog Runnings Company had new door signage, which was not approved by the Board.
- No Case Reviews.

VI. ADJOURNMENT: Monday, September 16, 2019 at 3:28 p.m.

Respectfully Submitted by:


Wayne Bond, Chairman


Will Johnson, Secretary