



Columbus Downtown Commission  
Mr. Stephen Wittmann, Chairman  
C/O Daniel J. Thomas, Urban Design Manager  
109 North Front St.  
Columbus, OH 43215

November 27, 2012

Dear Commissioners:



Columbus Landmarks Foundation has learned of the proposal that involves the demolition of 203-213 and 221 S. High Street, otherwise known as the Trautman Building and the former Hub Savings & Loan Building.

Currently disguised by a 1960s "slipcover," there is conflicting information as to whether the original late 1890s façade of the Trautman Building, 203-213 S. High St., is intact and therefore an ornamental brick façade worth saving (see attached images). If intact, the building's overall configuration lends itself well to many new uses, including a mix of housing and commercial use, as proposed. In addition, adaptive use of the former Hub Savings & Loan building, 221 S. High St., should be explored. It, too, is over fifty years old and has acquired significance as an excellent example of mid-20<sup>th</sup> century streamlined classicism, representing an entirely different chapter of commercial development along the High Street corridor.

We therefore are asking the Downtown Commission to provide for *a reasonable period of time* before acting on the request for demolition of the Trautman Building and the Hub Savings & Loan Building that would permit:

- **timely removal of the false front** on the Trautman Building to assess actual condition of the building's façade. Should the building later be demolished, this will allow for measured drawings and archival photography to be completed.
- **an independent structural/reuse assessment** of the two properties to determine the economic viability of adaptive use rather than demolition. This study would include utilization of both **federal and state historic tax credits**, together with **New Market tax credits** as part of a financing overview.
- consistency with Downtown Commission actions in the past by **deferring approval of the demolition request until after plans for the proposed project are finalized**.

Columbus Landmarks Foundation is willing to work with the CDDC to find resources (funding or donated services ) to facilitate timely removal of the newer façade, to prepare the structural/adaptive use study, and to assist with historic documentation enabling use of historic tax credits, if utilized. A detailed proposal and additional information with respect to these matters will be provided to the Commission, at your request.

61 JEFFERSON AVENUE, COLUMBUS, OHIO 43215 | 614-221-0227 {office} | 614-224-9619 {fax}  
info@columbuslandmarks.org | ColumbusLandmarks.org  

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We applaud all those involved in downtown Columbus' resurgence as a more vibrant, sustainable center city. Columbus Landmarks Foundation believes integrating the reuse of the existing Trautman Building and the Hub Savings & Loan into the redevelopment of the South High Street corridor has the potential to build on this exciting momentum, further enhance recent investment in the downtown *and* add a dimension of history, architectural character and sense of time and place that would complement the new development in the area.

Sincerely,



Kathy Mast Kane  
Executive Director

