

## MEETING SUMMARY

DATE **November 20, 2018**  
PLACE **MICHAEL B COLEMAN GOVERNMENT CENTER**  
**111 NORTH FRONT STREET, ROOM 203**  
TIME **3:03 PM – 4:47 PM**  
PRESENT William Fergus, Bart Overly, Matt Egner, Kim Way, Judy Box, Ryan Szymanski  
ABSENT

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### A CALL TO ORDER

### B APPROVAL OF MINUTES

#### 3:03 - 3:05 MEETING SUMMARY – September 18, 2018

MOTION BY **Dr. Box / Mr. Overly**  
MOTION **To approve the meeting summary as submitted.**  
VOTE **6 - 0 to Approve**

### C APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:05 – 3:40 1. APPLICATION: **EF\_18-06-004**  
ADDRESS: **617 W STATE ST**  
PROPERTY OWNER: **UNITED PREPARATORY ACADEMY, INC.**  
APPLICANT: **NATHAN GAMMELLA**  
TO BE REVIEWED: **BUILDING MATERIALS**  
SUB-DISTRICT: **DODGE PARK**

#### STAFF REPORT:

Staff presented the relevant details as listed in the staff report:

- The applicant is requesting to construct an addition to the school to house a multi-purpose space, storage area, and kitchen. The application was reviewed and approved by the Board in July 2018, with the condition the applicant return for review of the exterior materials, building details, landscaping and graphics (if applicable). A parking reduction was approved by the Board at the July 2018 regular meeting.
- Staff recommends approval.

#### DISCUSSION:

The applicant (B. Foley) provided a description of the project including:

- The color selection (blue) is related to the school colors
- There is an idea to add a mural on the addition in the future
- The proposed metal siding is fluted and has a concealed fastener
- Recommendations from previous EFRB meeting were not achieved due to budgetary reasons
- There are opportunities for landscaping
- Windows were not added due to the nature of the use and to avoid heat gain on the south side



**3:47 – 4:09**    3.    APPLICATION:                    **EF\_18-11-003**  
   ADDRESS:                         **500 W BROAD ST**  
   PROPERTY OWNER:             **THE GRAVITY PROJECT LLC**  
   APPLICANT:                    **KAUFMAN DEVELOPMENT**  
   TO BE REVIEWED:             **WAYFINDING PACKAGE**  
   SUB-DISTRICT:                 **WEST BROAD STREET**

**STAFF REPORT:**

Staff presented the relevant details as listed in the staff report:

- The applicant is proposing install wayfinding signs throughout the Gravity I site. The package includes a ground sign, directional signage for pedestrians, low-height walls to display the graphics and parking garage branding.
- Staff recommends approval with conditions.

**DISCUSSION:**

**Kim Way Recused himself from the discussion.**

The applicant provided a description of the project including:

- The previously approved landscaping will be built as approved
- The “Gravity” monument sign is set back from the street
- The “G” on the parking garage will be black
- “Mural #1” will be painted over a gas meter
- The landscape walls will also act as benches

Staff provided clarification that the landscaped walls are not included in the graphic area calculation.

The board provided the following comments on the application:

- “Gravity” monument sign appears to be at a pedestrian scale and integrated into overall concept of design
- Concerns with “Mural #1” design and location

MOTION BY    **Mr. Overly / Dr. Box**

MOTION    **To approve the wayfinding package with the exception of (without) “Mural #1”**

VOTE    **5 - 0 to Approve (Mr. Way Recused)**

**D APPLICATIONS FOR CONCEPTUAL REVIEW**

**4:09 – 4:40** 3. APPLICATION: **EF\_18-11-004**  
ADDRESS: **245-254 S GRUBB ST**  
PROPERTY OWNER: **ERIC ALLEN**  
APPLICANT: **CHARLES PAROS, AIA**  
TO BE REVIEWED: **EXTERIOR MODIFICATIONS**

**STAFF REPORT:**

Staff presented the relevant details as listed in the staff report:

- The applicant is proposing to install new front porches, a new rear deck, new windows and doors, a new parking pad and landscaping. The property owner began demolition work prior to receiving appropriate permitting and a stop work order was issued. Due to this, the original front porches and rear deck have already been removed and new windows and doors have already been installed.
- Staff recommends the Board review and discuss the proposal, including details of porch and deck construction and materials. While contemporary designs are appropriate in the East Franklinton District, staff recommends a contemporary interpretation of the original stoop design may be more appropriate for this site.

**DISCUSSION:**

The applicant provided a description of the project including:

- The new porch design is based on the view of LaVeque Tower and the EFCCD Plan recommendations for new porches to be 8’ deep. The gesture of the tilt is a gesture to LaVeque Tower.
- The proposed cantilever is still being studied
- The design allows the stairs to anchor the structure while the porches appear to be floating
- The materials will be composite wood and metal – the stairs will be concrete and the framing metal
- We wanted the porches to be occupied and to activate the front yard with larger porch sizes.
- Water will be directed to a gutter

The board provided the following comments on the application:

- The porches need to be grounded and they appear out of character with the original structure
- The space under the porches will be “leftover” and will probably be enclosed eventually
- Sympathetic to the idea of creating a line that aligns with the existing limestone – maybe it can become a wider porch with wider stairs
- An interpretation more similar to previously existing porches may be more appropriate.

**E BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

	APPROVED : ITEMS APPROVED	COA ISSUED
1. EF_18-09-001 610 WEST TOWN STREET	09/18/2018: Glass Axis Sign	09/21/2018
2. EF_17-12-002 401 WEST RICH STREET	12/17/2017: Rich and River Sign	09/28/2018

**F NEXT MEETING**

**TUESDAY – DECEMBER 18, 2018 AT 3:00 PM**  
**MICHAEL B COLEMAN GOVERNMENT CENTER**  
**111 NORTH FRONT STREET, ROOM 203**