

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

MEETING SUMMARY

| | |
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| date | April 17, 2014 |
| place | 2231 North High Street Northwood & High Building, Room 100 |
| time | 6:30pm – 8:35pm |
| members present | Ted Goodman, George Kane, Pasquale Grado, , Doreen Uhas-Sauer, Bob Mickley |
| members absent | Frank Petruziello, Brian Horne |

A.

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| 1. | Approval of Minutes |
| 6:30 – 6:32 | Meeting Summary from March |
| motion by | Mr. Kane / Mr. Grado |
| motion | To approve the Meeting Summary as submitted. |
| vote | 4-0-1 to Approve |

B.

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| 1. | Applications for Certificate of Approval |
| applicant: | 28 East 7th Avenue 7th Avenue Baptist |
| to be reviewed: | Robert Flood (Minister), Mark Riley (Deacon) |
| 6:30 – 6:45 | sign |

- The City Computer did not interface with the projector; therefore no large presentation was made.
- Mr. Goodman commented that the placement on the building was inappropriate.
- Mr. Grado suggested that the existing or new monument sign be placed at a perpendicular to the building in order to attract more attention.

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| motion by | Ms. Uhas-Sauer / Mr. Grado |
| motion | To approve that sign as submitted. |
| vote | 5-1 to Approve (Mr. Goodman) |

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| 2. | 2159 North High Street Burger Fi |
| applicant: | Brent Racer (New Avenue Architects) |
| to be reviewed: | new restaurant: storefront and signage |
| 6:45 – 7:11 | |

- Mr. Grado indicated that he preferred the design Option A.
- Mr. Petruziello requested an additional vertical mullion in the transom to balance the proportions of the other openings; he also requested information on the down lights that would be mounted in the sun shades.
- Mr. Kane commented that the corrugated metal should start above the soldier course; he also stated that the rear elevations should be simplified.
- Ms. Uhas-Sauer commented the option where most of the original structure is expressed, is the most appropriate.

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| motion by | Mr. Petruziello / Mr. Grado |
| motion | To approve that sign as submitted on the condition: <ul style="list-style-type: none">• That the mullion pattern on the entryway match the North and South storefronts• That the sign panel be placed above the soldier course of brick.• That staff review the final drawings and issue the COA accordingly. |
| vote | 6-0 to Approve |

3. | **38 East 17th Avenue** | **Residence**
applicant: Bills Woods (Hometeam Properties Management, LLC)
to be reviewed: building renovation
7:11 – 7:50

- Mr. Kane questioned whether the wood siding and box gutters remain; Mr. Woods commented that the gutters will be relined and the wood siding would be replaced.
- Mr. Grado discussed options to provide public space, including a deck off the carriage house.
- Mr. Ferdelman commented how the existing residence is considered ‘existing non-conforming’ and would not be required to come up to green space standards – requested but not mandatory.
- Mr. Goodman reviewed details and materials with the applicant.

motion by | Mr. Mickley / Mr. Kane
motion | **To approve that sign as submitted.**
vote | 5-1 to Approve (Ms. Uhas-Sauer)

C. | **Applications for Zoning, Code Enforcement and/or Conceptual Review**

1. | **Dennison Place Neighborhood Association**
applicant: Christopher Pflum, David Murchie, Brian Vinson, Ethan Hansen
to be reviewed:
7:50 – 8:30

- The applicants stated the addressed at which they reside: 120 King Avenue, 117 King Avenue, 1406 Hunter Avenue and 129 King Avenue.
- Mr. Ferdelman gave a presentation showing the history of Dennison Place via Sanborn maps, aerial photos and data from recent research.
- Mr. Pflum reviewed the nature of the concerns for the neighborhood: Density, Student Housing on King Avenue and Dennison Place.
- Mr. Pflum commented that 0.40 FAR was the stated goal recently from his discussion with Mr. Mark Dravillas (project manager for the University District Plan).
- Mr. Mickley and Mr. Ferdelman commented that a 0.40 FAR would make the majority of properties on King Avenue ‘existing non-conforming’.
- Mr. Pflum commented that the neighborhood composition is changing with many new resident property owners; he discussed that the development pattern changes just north of the alley on King.
- Mr. Vinson commented about the City Space proposal and how the unit mix is inappropriate for the King Avenue corridor; the proposed FAR is nearly double from what is allowed.
- Mr. Pflum commented that the Developer seems to be paying the UARB off the UAC.
- Mr. Hansen commented that Dennison Place may seek designation as a Historic District, or would like consideration when projects like the proposed development come forward.
- Mr. Goodman responded that the UARB is for appearance review and is but one source for recommendation to Council or the BZA; the others being City Departments and the UAC.
- Ms. Grado reviewed history of Dennison Place, particularly the Battelle portfolio of properties; he expressed concern that UARB should not comment on zoning cases.
- Mr. Ferdelman commented that a project could get zoning clearance that the UARB could request radical changes that would jeopardize what actually got approval.
- Mr. Petruziello commented that the City Space proposal was a good proposal and is appropriate to the neighborhood.
- Mr. Goodman responded to a comment regarding the appropriateness of using historic forms and details.

motion | **No motion required.**

D. 8:30 -8:35

Staff Issued Certificates of Approval

- 37 East 14th Ave roof
- 38 East 17th Avenue roof & windows
- 52 East 15th Avenue Sprint antennas
- 57 East 14th Avenue roof
- 62 East 13th Avenue roof
- 68 East Blake Avenue roof
- 76 West 11th Avenue windows
- 89 East Norwich Avenue roof
- 93 East 15th Avenue roof
- 170 East Norwich Avenue roof
- 195 West 9th Avenue roof
- 261-265 East Northwood Avenue windows
- 345 West 8th Avenue maintenance: windows, siding
- 1474-1476 Indianola Avenue stairs
- 1525 North High Street sign reface

- Mr. Goodman expressed concern about the use of Vinyl windows in the District.
- Mr. Mickle commented that we would disincentives folks from replacing windows; they would just continue to rot.

motion by Mr. Grado / Mr. Kane
 motion **To approve the approvals as submitted.**
 vote 6-0 to Approve

E.

Board Approved Applications Issued Certificates of Approval

- | | Approved : items approved | COA issued |
|--|---------------------------|------------|
| ● 112-114 East 11th Avenue (Multi-Family Residence) | 02/20/2014: addition | 04/08/2014 |
| ● 1576 N. High Street (The Oxley) | 03/20/2014: signage | 04/02/2014 |
| ● 1587-1589 N. 4th Street (Multi-Family) | 03/20/2014: dormers | 04/03/2014 |
| ● 1716 North High Street (Little Donut) | 10/24/2013: signage | 04/04/2014 |
| ● 2649 North High Street (Angry Bear Kitchen) | 03/20/2014: signage | 04/04/2014 |

E.

Next Meeting

- Thursday May 15,2014 / 6:30pm / 2231 North High Street (Northwood & High Building, Room 100)