MEETING SUMMARY

December 18, 2014
Northwood & High Building
2231 North High Street, Room 100
6:30pm – 10:15pm

Ted Goodman, Brian Horne, Frank Petruziello, George Kane, Bob Mickley
Pasquale Grado, Doreen Uhas-Sauer

**A.**

1. **Approval of Minutes**

   Meeting Summary from November
   
   motion by Mr. Horne / Mr. Mickley
   
   motion To approve as submitted.
   
   vote 5-0 to Approve

2. **Meeting Summary from November Special Meeting**

   motion by Mr. Kane / Mr. Petruziello
   
   motion To approve as submitted.
   
   vote 5-0 to Approve

**B.**

1. **Applications for Certificate of Approval**

   2020 North High Street View on High
   
   applicant: Andrew Bacher (DaNite Sign Co.)
   
   to be reviewed: 6:35 – 6:43

   • Mr. Ferdelman gave a report and the proposal.
   • The Board and Applicant discussed the details of the two sign options.
   • Mr. Petruziello expressed his support for the one 30”x75” sign cabinet option.

   motion by Mr. Petruziello / Mr. Mickley
   
   motion To approved the 30”x75” ‘View on High’ sign box as submitted.
   
   vote 5-0 to Approve

2. **Applications for Certificate of Approval**

   1434 North High Street High Up
   
   applicant: Andrew Bacher (DaNite Sign Co.), Mohamed Mustafa (Owner)
   
   to be reviewed: 6:43 – 7:02

   • Mr. Ferdelman gave a report and the proposal.
   • Mr. Mickley suggested the removal of all LED sting lights on the storefront and sign.
   • Mr. Petruziello commented that the color selected should be fine, but black comes in too many variations to call one true black; Mr. Mustafa presented a color chip to the Board.
   • Mr. Horne requested that the sign be centered on the building not the entry.
motion by Mr. Petruziello / Mr. Horne

To approve the proposed sign and exterior modifications as submitted on the condition:
- That all existing window graphics are removed except for Hookah.
- That all LED string lights are removed.
- That the High Up wall sign be centered on the building not the entrance.
- That the stucco be painted the color 57D-6 Black Magic.
- That the light box above the cornice be removed and the surface be repaired and painted
- That the painted surface should extend to the North Elevation and all vines on the stucco surface shall be removed.

vote 5-0 to Approve

3. 2591 North High Street Old North Arcade
applicant: Ben Morgan (Owner)
to be reviewed: exterior stairs, signage and awnings
3:53 – 8:10

- Mr. Ferdelman gave a report and the proposal.
- Mr. Petruziello commented that the sign was too wide for the scale of the building.
- The Board and applicant discussed the rear entry and sign details.

motion by Mr. Petruziello / Mr. Horne

To approve the proposal as submitted on the condition:
- That the sign be reduced in width; the sign shall be approximately 14'-0" in width.
- That the lettering on the sign shall be between to 6" to 10" in height.
- That the rear porch, stairs and door be approved as drawn.
- That revised drawings be submitted to staff for review and approval.

vote 5-0 to Approve

4. 1566 North High Street World of Beer
applicant: Erin Prosser (Campus Partners), Mark Pottschmidt (WOB), Dave Kerr (Architect)
to be reviewed: storefront and patio
7:02 – 7:47

- Mr. Ferdelman gave a report and the proposal.
- Mr. Kerr reviewed the modifications to the proposal; Mr. Pottschmidt stated that the changes are similar to Mad Mex.
- Mr. Goodman questioned the return of the parapets; Mr. Kerr stated that they would not return all the way back.
- Mr. Petruziello commented that additional drawings need to be produced for the Board’s review; Mr. Kerr stated that the drawings are in schematic phase and are not a full set of construction documents.
- Mr. Horne commented that the additional graphics should be fine as they do not affect the neighborhood.
- Mr. Petruziello stated that the siding should not be set so low; it will be abused and will not hold up to the elements.
- The Board and Applicants discussed the planter boxes.
- Mr. Goodman stated that the addition appears to have enough detail; the planters and stage need additional details.
- Mr. Goodman and Mr. Petruziello concurred with Mr. Horne regarding the amount of signs.

motion by Mr. Kane / Mr. Petruziello

To grant conceptual approval of the proposed addition and patio.

vote 5-0 to Approve
### 5. 

**1758 North High Street**

**Pop's Printed Apparel**

- applicant: Dick Bigham (Bigham Sign Services)
- to be reviewed: signage

- Mr. Ferdelman gave a report and the proposal.
- The Board and applicant discussed the sign details; opaque background, lit logo and address.

| motion by | Mr. Kane / Mr. Mickley |
| motion | To approve the proposal as submitted. |
| vote | 5-0 to Approve |

### C.

#### 1. 

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

**1509 North High Street**

**Mixed Use | Garage**

- applicant: Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)
- to be reviewed: zoning variance recommendation | building and site review | COA

- Mr. Mickley recused himself from the discussion.
- Mr. Ferdelman gave a report and the proposal.
- Mr. Blumensheid discussed the changes from the last meeting.
- The Board and Applicant discussed the need for the Architect to design the signage.
- Mr. Goodman expressed concern about the water from the patios will wash against the Alucobond panels.
- Mr. Petruziello commented that the glazing between the two buildings is clunky.

| motion by | Mr. Petruziello / Mr. Horne |
| motion | To approve the proposal as submitted on the condition: |
| - | That the glass link between the two structures be revised; design to be reviewed by staff. |
| - | That additional details be submitted to staff for review and approval. |
| vote | 5-0 to Approve |

#### 2. 

**32-44 West 9th Avenue**

**Multi-Family Residences | Garage**

- applicant: Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)
- to be reviewed: zoning variance recommendation | building and site review

- Mr. Mickley recused himself from the discussion.
- Mr. Ferdelman gave a report and the proposal.
- Mr. Blumensheid reviewed the design and requested variances.
- Ms. Bidwa (Weinland Park Neighbor) expressed concern about the setback of the proposed structure.
- The Board and Applicant discussed the setback of the proposed building.
- Mr. Petruziello questioned the need for the requested FAR.
- Mr. Garland stated that the garage that will serve both developments necessitated the increase of FAR on the 9th and Wall development.
- Mr. Kane commented that the added FAR comes from the units that face Wall Street.
- Mr. Horne stated that he would support the proposal if the buildings facing 9th aligned with the Townhouses East of Wall Street; Mr. Kane suggested that the garage be pushed back to the property line to the North.

| motion by | Mr. Kane / Mr. Petruziello |
| motion | To support the requested variances on the condition: |
| - | That the new building on West 9th Avenue align with the setback of the building East of Wall Street. |
| vote | 5-0 to Approve |
3. 
8:50 – 9:12

165 East 15th Avenue  
Beta Theta Pi Fraternity

applicant:
Dan Pickett, Rex Hagerling, (Moody Nolan Architects), Scott Safford (BTP Fraternity)
to be reviewed:
zoning variance recommendation | building and site review

- Mr. Mickley returned to the discussion.
- Mr. Ferdelman gave a report and the proposal.
- Mr. Pickett reviewed the proposal; Mr. Hagerling discussed the design details.
- Mr. Petruziello commented that the windows can be differentiated on the elevations, especially in the common rooms; the dormers are not doing much for the design; the cupula seems a little small.
- Mr. Goodman stated that many Federal details could be pulled into the proposal; the design currently has a Queen Ann front and a Mary Ann behind – a little more attention to the design to make it four sided architecture is warranted.
- Mr. Horne commented that the offset on the front of the building should be 2’ or more, not 8”.
- The Board and Applicant discussed the need for Variances.

motion by Mr. Mickley / Mr. Horne
motion To support the requested variances as submitted.
vote 5-0 to Approve

4. 
9:12 – 9:35

97-105 East 9th Avenue  
Columbus Housing Network

applicant:
Chris Bruzzese (Berardi + Architects), Laurie Sutherland (CHN)
to be reviewed:
conceptual | building and site review

- Mr. Ferdelman gave a report and the proposal.
- Mr. Bruzzese reviewed the program and proposal.
- Mr. Kane commented that the entrances are hard to find on both the 9th Avenue frontage and in the parking area.
- Mr. Petruziello commented that the window sizes are too regimented, the façade lacks some life. The fenestration could be more varied. The lap siding is out of place on this building.
- Mr. Horne concurred about the entry, it is too understated. The windows make it look more like a long term hotel building.
- Mr. Goodman commented that the Eastern edge needs a more pedestrian focus toward the park; Section alley could be a pedestrian way.
- Mr. Petruziello expressed concern regarding the driveway being placed over the West property line. The elevations need more attention.
- Mr. Bruzzese reviewed an option for the 9th Avenue entry. Mr. Goodman stated that the entry should have more glazing.

Tabled
To Consider:

- Study the fenestration – create more interest.
- The entries should be reconsidered.
- Building should address the park in some matter.
- Make Section alley more pedestrian friendly.

5. 
9:35 – 10:20

East 8th Avenue, East 9th Avenue, North High Street and Section Alley  
SCG South Residential

applicant:
Erin Prosser (Campus Partners), Brad Parrish (Architectural Alliance), Pete Edwards (Edwards Company)
to be reviewed:
conceptual | building and site review

- Mr. Ferdelman gave a report and the proposal.
- Mr. Caplinger reviewed the site development and the varied approach to 8th, 9th and High Street.
- Mr. Edwards commented that the High Street portion would be student housing, but Phase I will be housing for young
professionals. Mr. Parrish discussed the architecture of the buildings.
- Mr. Mickley commented that he was pleased with the architecture and unit mix.
- Mr. Horne commented that the buildings are big, expressed concern about how the buildings interact with the street – one entrance for these units is problematic.
- Mr. Petruziello stated that the 3 story buildings are more successful; the four story Amsterdam, Vienna thing is a little fussy. The rear elevations and the garage need to be detailed and shown at the next meeting.
- Mr. Kane stated that the buildings can be simplified and the verticality could be deemphasized.
- Mr. Goodman commented that the buildings should vary in height some; 4 story to come down to 3 stories in some portions and then back at 4 stories elsewhere.

Tabled
To Consider:
- Simplify the buildings.
- Consider varying the heights of the buildings.
- Additional drawings and details – including garage, side elevations and rear elevations

D. Staff Issued Certificates of Approval

<table>
<thead>
<tr>
<th>No.</th>
<th>Address</th>
<th>Items Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>86 West 8th Avenue</td>
<td>roof</td>
</tr>
<tr>
<td>2.</td>
<td>102-104 East 16th Avenue</td>
<td>doors, windows</td>
</tr>
<tr>
<td>3.</td>
<td>104-106 East 14th Avenue</td>
<td>windows</td>
</tr>
<tr>
<td>4.</td>
<td>1506-1508 Summit Street</td>
<td>roof</td>
</tr>
<tr>
<td>5.</td>
<td>1770 North High Street</td>
<td>doors</td>
</tr>
<tr>
<td>6.</td>
<td>1475-1477-Worthington Avenue</td>
<td>windows</td>
</tr>
</tbody>
</table>

motion by Mr. Kane / Mr. Petruziello
motion To approve a submitted.
vote 5-0 to Approve

E. Board Approved Applications Issued Certificates of Approval

<table>
<thead>
<tr>
<th>No.</th>
<th>Address</th>
<th>Approved: Items Approved</th>
<th>COA Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>2140 North 4th Street (Iuka Park Commons)</td>
<td>11/18/2014: monument sign</td>
<td>12/04/2014</td>
</tr>
<tr>
<td>2.</td>
<td>2159 North High Street (Chop Shop - Signs)</td>
<td>11/18/2014: blade sign, wall sign</td>
<td>12/03/2014</td>
</tr>
</tbody>
</table>

F. 2015 Appointments | Reappointments

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>AIA – Ted Goodman</td>
</tr>
<tr>
<td>2.</td>
<td>UAC – George Kane</td>
</tr>
</tbody>
</table>

G. Next Meeting

<table>
<thead>
<tr>
<th>No.</th>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Thursday January 15, 2014</td>
<td>6:30pm</td>
<td>2231 North High Street (Northwood &amp; High Building, Room 100)</td>
</tr>
</tbody>
</table>