

University Area Review Board

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

MEETING SUMMARY

date	December 18, 2014
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 10:15pm
members present	Ted Goodman, Brian Horne, Frank Petruziello, George Kane, Bob Mickley
members absent	Pasquale Grado, Doreen Uhas-Sauer

- A.**
- | | |
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| 1. | Approval of Minutes |
| motion by | Meeting Summary from November
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 | |
| applicant: | 2020 North High Street | View on High |
| to be reviewed: | Andrew Bacher (DaNite Sign Co.) | |
| | signage | |
| | 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.
- | | |
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| 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. | 1434 North High Street | High Up |
| applicant: | Andrew Bacher (DaNite Sign Co.), Mohamed Mustafa (Owner) | |
| to be reviewed: | signage | |
| | 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**

motion | **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
7:53 – 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**

motion | **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 Potts Schmidt (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. Potts Schmidt 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**

motion | **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
7:47 – 7:53

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

1. | **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
8:10 – 8:43

- 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
8:43 – 8:50

- 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. | **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
8:50 – 9:12

- 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 cupola 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. | **97-105 East 9th Avenue** | **Columbus Housing Network**
applicant: Chris Bruzzese (Berardi + Architects), Laurie Sutherland (CHN)
to be reviewed: conceptual | building and site review
9:12 – 9:35

- 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.

motion | **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. | **East 8th Avenue, East 9th Avenue,** | **SCG South Residential**
North High Street and Section Alley
applicant: Erin Prosser (Campus Partners), Brad Parrish (Architectural Alliance), Pete Edwards (Edwards Company)
to be reviewed: conceptual | building and site review
9:35 – 10:20

- 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.

motion	<p>Tabled</p> <p>To Consider:</p> <ul style="list-style-type: none"> • Simplify the buildings. • Consider varying the heights of the buildings. • Additional drawings and details – including garage, side elevations and rear elevations
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D.	Staff Issued Certificates of Approval	
		items approved
1.	86 West 8th Avenue	roof
2.	102-104 East 16th Avenue	doors, windows
3.	104-106 East 14th Avenue	windows
4.	1506-1508 Summit Street	roof
5.	1770 North High Street	doors
6.	1475-1477-Worthington Avenue	windows

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

E.	Board Approved Applications Issued Certificates of Approval		
		approved : items approved	COA issued
1.	2140 North 4th Street (Iuka Park Commons)	11/18/2014: monument sign	12/04/2014
2.	2159 North High Street (Chop Shop - Signs)	11/18/2014: blade sign, wall sign	12/03/2014

F.	2015 Appointments Reappointments
1.	AIA – Ted Goodman
2.	UAC – George Kane

G.	Next Meeting
1.	Thursday January 15, 2014 6:30pm 2231 North High Street (Northwood & High Building, Room 100)