STAFF REPORT

July 17, 2014
Northwood & High Building
2231 North High Street, Room 100
6:30pm

A. Approval of Minutes
Meeting Summary from June

B. Applications for Certificate of Approval

<table>
<thead>
<tr>
<th>81 East 15th Avenue</th>
<th>Alpha Sigma Phi Fraternity</th>
</tr>
</thead>
<tbody>
<tr>
<td>applicant: Pat Zollars (Contracting Solutions)</td>
<td>windows</td>
</tr>
</tbody>
</table>

| review type | concept review | X new construction | ext. bldg. alteration | sign or graphic
<table>
<thead>
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<tbody>
<tr>
<td>variance, re-zoning or special permit</td>
<td>other (Code Enforcement)</td>
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<tr>
<th>existing zoning</th>
<th>AR4 / UID</th>
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<tr>
<th>analysis</th>
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<tbody>
<tr>
<td>The Applicant is proposing to replace several windows on the second floor of this residence with vinyl replacement windows from Simonton. The structure at 81 East 15th Avenue is a “Contributing Building”, built in 1908 and currently houses the Alpha Sigma Phi Fraternity. Staff offered the Applicant an option of replacing all the windows as proposed except for ‘Exhibit 1’. Staff is of the opinion that the replacement window lacks some of the architectural qualities that ‘Exhibit 1’ gives to the front (15th Avenue) façade.</td>
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<thead>
<tr>
<th>recommendation</th>
<th>approval</th>
<th>X conditional approval</th>
<th>disapproval</th>
<th>insufficient information</th>
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<tr>
<th>conditions</th>
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<tbody>
<tr>
<td>Repair or replace ‘Exhibit 1’ window with a window of exacting details.</td>
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3372.585 Development & design guidelines
To further the objective of compatible development within the Impact District, an application for a Certificate of Approval is subject to and evaluated upon the guidelines herein and any amplifications thereto adopted by the Review Board. Though the following guidelines assist the applicant and the Review Board to arrive at an appropriate proposal, they may not address or be applicable to every situation, and therefore, special circumstances may suggest variations that could yield an equally compatible project.

(3) General guidelines:
(c) Building. A new building or any addition or alteration to an existing building shall be compatible and appropriate with its own integrity and with that of surrounding contributing buildings, public ways, and places to which it is visually related in terms of: platform; body (e.g., shape, size, proportions, stories, or projections); roofs (e.g., cornice/eaves, dormers, or chimneys); porches; doors and entryways; fenestration; materials; ornamentation, trim and detailing; and other elements such as storm or screen doors and windows, skylights, awnings, mechanical equipment, mailboxes, and colors. In addition the following shall be considered:

1.) Elements of a non-habitable building, including, but not limited to, a garage, utility shed, porch, or exterior stair, should be compatible and/or consistent with the existing streetscape. A porch, including its roof and balustrade, should be in keeping with the residential character of the area.

2.) Building appurtenances and projections, including, but not limited to, a porch, stoop, bow or bay window, awning, exterior stair, light fixture, or signage, should be in scale with the total composition of the building itself and the character of the area.

3.) Generally an addition should meet the same guidelines as new construction, but should respond specifically to the building of which it is a part. An addition should not overpower the original building and should be added in an unobtrusive way. The connection of the addition to the original building should be designed so that it does not detract from either.
4.) Nothing in these guidelines is intended to constrain handicapped accessibility. All lifts or ramps shall be designed with sensitivity to the building’s design.

UDG (2002) P.37:
To reveal original building lines, openings, facing materials, architectural features and trim:
• Remove inappropriate additions such as false mansard roofs, false dormers, boxed over parapets and cornices, boxed entrances and covered windows.
• Restore historic and contributing buildings to as much of their original condition as possible; refer to Appendix B, “The Case for Rehabilitation and Preservation.”

2.
applicant: 1560 North High Street
Stephanie Hayward (360 Architects)
Campus Parc
storefront modifications | signage

to be reviewed: ~ 6:45

<table>
<thead>
<tr>
<th>review type</th>
<th>concept review</th>
<th>new construction</th>
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<th>X</th>
<th>sign or graphic</th>
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<td>or special permit</td>
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existing zoning CPD / UID / UCO

proposed zoning / variance Building and Façade Design, Graphics

guideline impacted The applicant is proposing to install a new storefront system and new signs for this space that has yet to be occupied in the South Campus Gateway. The space was reviewed by the UARB in June of 2013 for another Ohio State office function that did not end up moving to this location.

The storefront system is compatible with the UDG (2002) though the alignment of the vertical mullions should correspond with the mullions of the existing second floor window and door system; the signage is a little excessive, but may be appropriate given the location/visibility at the at the end of the SCG alley. The recommendation approval X conditional approval | disapproval | insufficient information

conditions Align mullions with window system above.

From page 38 of the UDG(2002):
To create new facades that will enhance the character of the corridor and add vitality to its street life:
• Take cues from the best elements of High Street buildings and echo their qualities with new materials, composition and colors while keeping to similar scale and proportions

From page 50 of the UDG(2002):
• Choose a sign that is consistent and harmonious with the architectural style of the property and the surrounding district.
• Convey the message of the sign with simplicity.
• Restrict copy to the name, address, function and logo of the establishment. Do not post rates and advertising of commodities and ancillary services.
• Install one primary and, if necessary, one secondary sign.
• The size and style of the graphic, its scale, proportion, design, material and texture, as well as the size and style of the lettering, must relate to the building to which it is attached, with the property, and with the district that surrounds it.

From page 52 of the UDG(2002):
• Locate wall signs within a sign band when one exists, usually above the transom.
• Where a sign band doesn’t exist, locate the wall sign between the first floor transom and the second floor windowsill or below the eaves/cornice on a one-story building.
• Use the wall sign as the primary business sign.
• Install no more than two signs, one primary one secondary.
• Use lettering 8” to 16” high and which occupies no more than 65% of the board.
• Do not use internally illuminated box signs.
3.  
**2361 North High Street**  
**New Taj Mahal**  
applicant: Dick Bigham (Bigham Sign Services)  
to be reviewed: ~ 7:00  

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<td>Graphics</td>
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| analysis             | The applicant is proposing to install new signs to replace the existing and rebrand the establishment from Café International to The new Taj Mahal.  
**The Applicant submitted materials by mail which Staff promptly lost. The Applicant will provide examples at the meeting.** |
| recommendation        | approval          | conditional approval  | disapproval     |
| conditions            |                  |                       |                |

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- Use the wall sign as the primary business sign.  
- Install no more than two signs, one primary one secondary.  
- Do not use internally illuminated box signs.

4.  
**417-419 West 8th Avenue**  
**Multi-Family Residence**  
applicant: Mike Eckholt (Owner)  
to be reviewed: ~ 7:15  

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| analysis             | The Applicant is proposing to remove an existing slate roof and install CertainTeed ‘Landmark’ (dimensional) Georgetown Gray asphalt shingles. The proposed shingles are on the approved Reshingling Roof Specification R-1 document.  
**Staff offered the Applicant an option of replacing the slate with Certainteed ‘Highland’ Slate, GAF ‘Camelot’, Owens Corning ‘Berkshire or Devonshire’; the list provided by Staff more closely resemble the existing clipped angle slate rather than the shake style/dimensional of the CertainTeed ‘Landmark’**. |
| recommendation        | approval          | X                      | conditional approval | disapproval | insufficient information |
| conditions            | Metal ridge roll and an approved roof material from the Board. |                  |                 |
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C. 1. Applications for Zoning, Code Enforcement and/or Conceptual Review
East 8th Avenue, East 9th Avenue, Gateway South
North High Street and Section Alley
Erin Prosser (Campus Partners)

to be reviewed:
~ 7:30
conceptual review | Development Framework

review type
X concept review | new construction | ext. bldg. alteration | sign or graphic

existing zoning
variance, re-zoning or special permit | other (Code enforcement)
proposed zoning / variance
C-4, ARO, R-4 / UID / UCO

 guideline impacted
Height, Setbacks, Landscape, Materials, Uses
All: Site Planning, Parking Lots and Garages, Building and Façade Design, Backs of Buildings, Additions and Infill Construction, New Construction, Graphics

analysis
Campus Partners is presenting a development framework plan prior to submitting an application to rezone the land bounded by East 8th Avenue, North High Street, East 9th Avenue and Section Alley.

Planning Staff is working with Campus Partners to revise the Zoning Text and Development Framework to more closely align with previous plans, policies, existing zoning and proposed polices in the forthcoming University District Plan.
D. **Staff Issued Certificates of Approval**

- 17 West Oakland Avenue  
  windows
- 97-99 East 11th Avenue  
  fascia
- 87 McMillen Avenue  
  stairs
- 199 East 15th Avenue  
  parking
- 261-265 East Northwood Avenue  
  porch
- 2470 North High Street  
  windows
- 172 East Lane Ave  
  addition | concur with HRC
- 2351-2357 North High Street  
  windows
- 2141 Indianola Avenue  
  roof

E. **Board Approved Applications Issued Certificates of Approval**

- 1988 North High Street  
  (Pita Pit-Sign)  
  11/15/2013: garage  
  05/20/2014
- 55 East 15th Avenue  
  (KKG Site Compliance Plan)  
  03/20/2014: building and site  
  07/01/2014

F. **Next Meeting**

- Thursday August 21, 2014 / 6:30pm / 2231 North High Street (Northwood & High Building, Room 100)