

University Area Review Board

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

STAFF REPORT

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

A.
1. | **Approval of Minutes**
Meeting Summary from June

B.
1. | **Applications for Certificate of Approval**
81 East 15th Avenue | **Alpha Sigma Phi Fraternity**
applicant: Pat Zollars (Contracting Solutions)
to be reviewed: windows
6:30

review type	concept review	X	new construction	ext. bldg. alteration	sign or graphic
	variance, re-zoning or special permit		other (Code Enforcement)		
existing zoning	AR4 / UID				
proposed zoning / variance					
guideline impacted	Building and Façade Design				
analysis	<p>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.</p> <p>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.</p>				
recommendation	approval	X	conditional approval	disapproval	insufficient information
conditions	Repair or replace ‘Exhibit 1’ window with a window of exacting details.				

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."

<p>2. applicant: to be reviewed: ~ 6:45</p>	<p>1560 North High Street</p> <p>Stephanie Hayward (360 Architects) storefront modifications signage</p>		<p>Campus Parc</p>			
<p>review type</p>	<p>concept review</p>	<p>new construction</p>	<p>X</p>	<p>ext. bldg. alteration</p>	<p>X</p>	<p>sign or graphic</p>
<p>existing zoning</p>	<p>CPD / UID / UCO</p>					
<p>proposed zoning / variance</p>	<p>variance, re-zoning or special permit</p>					
<p>guideline impacted</p>	<p>other (Code enforcement)</p>					
<p>analysis</p>	<p>Building and Façade Design, Graphics</p> <p>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.</p> <p><i>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</i></p>					
<p>recommendation</p>	<p>approval</p>	<p>X</p>	<p>conditional approval</p>		<p>disapproval</p>	<p>insufficient information</p>
<p>conditions</p>	<p>Align mullions with window system above.</p>					
<p>basis</p>	<p>From page 38 of the UDG(2002): <i>To create new facades that will enhance the character of the corridor and add vitality to its street life:</i></p> <ul style="list-style-type: none"> • 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 <p>From page 50 of the UDG(2002):</p> <ul style="list-style-type: none"> • 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. <p>From page 52 of the UDG(2002):</p> <ul style="list-style-type: none"> • 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. applicant: to be reviewed: ~ 7:00	2361 North High Street Dick Bigham (Bigham Sign Services) signage	New Taj Mahal					
review type	concept review		new construction		ext. bldg. alteration	X	sign or graphic
	variance, re-zoning or special permit				other (Code enforcement)		
existing zoning	C-4 / UID / UCO						
proposed zoning / variance							
guideline impacted	Graphics						
analysis	<p>The applicant is proposing to install new signs to replace the existing and rebrand the establishment from Café International to The new Taj Mahal.</p> <p><i>The Applicant submitted materials by mail which Staff promptly lost. The Applicant will provide examples at the meeting.</i></p>						
recommendation	approval		conditional approval		disapproval	X	insufficient information
conditions							
basis	<p>From page 50 of the UDG(2002):</p> <ul style="list-style-type: none"> 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. <p>From page 52 of the UDG(2002):</p> <ul style="list-style-type: none"> 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. 						
4. applicant: to be reviewed: ~ 7:15	417-419 West 8th Avenue Mike Eckholt (Owner) roof	Multi-Family Residence					
review type	concept review		new construction	X	ext. bldg. alteration		sign or graphic
	variance, re-zoning or special permit				other (Code enforcement)		
existing zoning	AR-4 / UID						
proposed zoning / variance							
guideline impacted	Building and Façade Design						
analysis	<p>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.</p> <p><i>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'.</i></p>						
recommendation	approval	X	conditional approval		disapproval		insufficient information
conditions	Metal ridge roll and an approved roof material from the Board.						

basis

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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**

applicant:
to be reviewed:
~ 7:30
Erin Prosser (Campus Partners)
conceptual review | Development Framework

review type	X	concept review		new construction		ext. bldg. alteration		sign or graphic
		variance, re-zoning or special permit				other (Code enforcement)		
existing zoning	C-4, ARO, R-4 / UID / UCO							
proposed zoning / variance	Height, Setbacks, Landscape, Materials, Uses							
guideline impacted	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	items approved
•	97-99 East 11th Avenue	windows
•	87 McMillen Avenue	fascia
•	199 East 15th Avenue	stairs
•	261-265 East Northwood Avenue	parking
•	2470 North High Street	porch
•	172 East Lane Ave	windows
•	2351-2357 North High Street	addition concur with HRC
•	2141 Indianola Avenue	windows
		roof

E.	Board Approved Applications Issued Certificates of Approval		
•	1988 North High Street (Pita Pit-Sign)	approved : items approved 11/15/2013: garage	COA issued 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)	