MEETING SUMMARY

October 16, 2014
Northwood & High Building
2231 North High Street, Room 100
6:30pm – 9:55pm

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

A. Approval of Minutes

1. Meeting Summary from August
   motion by Mr. Uhas-Sauer / Mr. Petruziello
   motion To approve as submitted.
   vote 5-0 to Approve

2. Meeting Summary from September
   motion by Mr. Grado/ Mr. Petruziello
   motion To approve as submitted.
   vote 5-0 to Approve

B. Applications for Certificate of Approval

1. Smith Place
   applicant: Ayham Alammar (Owner)
   to be reviewed: 6:38 - 7:10

   • Mr. Ferdelman gave a report and the proposal.
   • Mr. Goodman questioned how the posts would be anchored.
   • Mr. Alammar stated that the 11 posts will have new footings and the patio slab will be concrete.
   • Mr. Grado commented that he agreed with staff that the downspout is not appropriate; the applicant should put a downspout at each vertical.
   • Mr. Petruziello commented that the stormwater can be handled by a lateral drain that is routed to the alley or street.
   • Mr. Goodman stated that the lighting level using the fluorescent fixtures may be too high; consider using strings of lights similar to the ones used in the illustration.
   • Mr. Grado discussed the possibility of panels to separate

   motion by Mr. Petruziello/ Mr. Grado
   To approve the proposal with the condition:
   • That the posts shall be up to 6” square tubes (to allow for future (temporary) vertical panels).
   • That the gutter has downspouts at the 3 center posts on the North end of the canopy.
   • That the downspouts are routed to a subsurface lateral drain that is directed to the street, alley or other water management device.
   • That the lighting under the canopy may be string lights; fluorescent tube lights are inappropriate.
   • That the standing seam roof material be prefinished in a color to be review by the UARB Staff.
   • That the new concrete patio has control joints that coincide with the structural bays of the canopy.

   vote 5-0 to Approve
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<th>2.</th>
<th>2700 North High Street</th>
<th>Acre Foods</th>
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<tr>
<td></td>
<td>applicant:</td>
<td>Todd Mills (Owner), Ethan Lorre (Landscape Architect)</td>
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<td></td>
<td>to be reviewed:</td>
<td>landscape</td>
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<td>7:10 – 7:25</td>
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- Mr. Ferdelman gave a report and the proposal.
- Mr. Mills discussed the changes to the landscaping and the sign.
- Mr. Grado suggested a patio for the restaurant.
- Mr. Mills stated that they were not contemplating one at the moment.
- Mr. Mills commented that the sign would be composed of clear cedar boards with a raised acro-steel panel attached, which would be lit from below.
- Mr. Goodman questioned the use of the changeable copy.
- Mr. Mills stated that the changeable copy would be used judiciously.
- Mr. Petruziello stated that the panel behind the changeable copy should be cedar like the sign above, with white lettering.
- Mr. Mills stated that he would need to confirm the structure of the sign box.

**motion by Mr. Grado/ Mr. Petruziello**

**To approve the proposal as submitted on the condition:**
- That the background of changeable sign be composed of the same cedar boards as the other signs, or remove the changeable copy entirely.
- To approve the landscaping as submitted.

**vote 5-0 to Approve**

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<th>1708 North High Street</th>
<th>Blaze Pizza</th>
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<td>applicant:</td>
<td>Bill Bennett (DK Design Group)</td>
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<td></td>
<td>to be reviewed:</td>
<td>storefront</td>
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<td>7:25 – 7:46</td>
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- Mr. Ferdelman gave a report of the proposal.
- Mr. Petruziello commented that he agreed with staff that the wall sign is too large.
- The Board and Applicant discussed how the logo and lettering could work.
- Mr. Goodman commented that the lettering would almost half in size to fit the parameters.
- Mr. Petruziello replied that the sign seems to be sized to the dashed line that the architect used to indicate where signs should be located.
- Mr. Goodman stated that the sign should be proportional to the storefront.
- Mr. Grado suggested approving the blade sign and the temporary sign.
- Mr. Petruziello stated that the wall sign should be sized appropriately and be centered on the awning.
- Mr. Grado commented that the blade sign should be mounted about the same location as the Waffle House sign.
- Ms. Uhas-Sauer commented that the fast fire’d was grammatically incorrect.
- The Board and Applicant discussed the construction details of the blade sign.

**motion by Mr. Grado/ Ms. Uhas-Sauer**

**To approve the proposal as submitted on the condition:**
- That the storefront system be approved as shown.
- That the blade sign and temporary sign be approved as shown.
- That the wall sign shall be reduced in size.
- That the wall sign graphics shall be as stipulated: the inner background red shall be opaque, the outer red translucent and the white highlights translucent.

**vote 5-0 to Approve**
4. **195 Chittenden Avenue**  
**Mixed Use**  
applicant: Tim Lai (Tim Lai Architects), Dustin Braun (Owner)  
to be reviewed: storefront | windows  
7:46 - 8:15

- Mr. Ferdelman gave a report of the proposal.
- Mr. Braun reviewed the nature of his family business and recent acquisitions.
- Mr. Petruziello expressed concern regarding painting the brick above the transom.
- Mr. Braun reviewed the storefront details.
- Mr. Petruziello inquired why the windows are double hung and equal sashes; could one of the sashes be larger?
- Mr. Braun stated that they would like to have some interplay from interior to exterior and a little more historic.
- Mr. Horne suggested that the transom be reduced in size to allow the DH windows to be a little larger.
- The Board and Applicant discussed the window replacement of the upper windows.

**motion by** Mr. Petruziello / Mr. Horne

**To approve the proposal as submitted on the condition:**
- That the brick shall not be painted as shown.
- That the horizontal Hardi siding be replaced with smooth panels of the same material.
- That the horizontal transom be shifted upwards approximately 3" to 4".
- That no signage is a part of this approval.
- That the brick shall be tuck-pointed and any extraneous fasteners be removed from the façade.
- That the upper windows shall be replaced as shown.

**vote** 5-0 to Approve

5. **2657 North High Street**  
**Hounddog’s Pizza**  
applicant: Aris Geanekoplos, Jeff Stewart (Owners), Sean Stazen (DaNite Sign Co.)  
to be reviewed: storefront | awnings | cooler | hood  
8:15 – 8:50

- Mr. Ferdelman gave a report of the proposal.
- Mr. Grado commented that the awnings need to relate to the storefront openings as noted by staff.
- Mr. Stewart stated that they could modify the proposal
- Mr. Stazen explained the large projecting sign.
- Mr. Grado questioned the location of the sign vertically; the lighting of the sign may be a concern for future residential use of the upper floors.
- Mr. Ferdelman commented that the sign would most likely require graphic variances as proposed.
- Mr. Stewart commented that he may be looking at the second floor as expansion of the use.
- Mr. Grado stated that the intensified use would require more parking.
- Mr. Petruziello commented on the extraneous brackets on the sign; they need to be reconsidered; the separate restaurant sign is odd.
- Mr. Goodman questioned the width of the sign; the sign should be about 10" to 12" in depth.
- Mr. Stewart stated that he wanted it to be about 24".
- Mr. Petruziello stated that you will need to watch the depth versus width ratio.
- Mr. Goodman stated that the sign may be mounted too high.
- Ms. Geanekoplos reviewed the modifications to the storefronts.
- The Board and Applicants discussed the details of the storefronts.

**motion by** Mr. Horne / Mr. Grado

**To approve the proposal as submitted on the condition:**
- That the awnings be modified to be set within each storefront bay, per Staff’s drawing.
- That the storefronts are replaced in kind.
- That the hood and cooler be approved as submitted.
- That the signs be modified per the discussion and reviewed at a later date.
6. **2020 North High Street**  
**View on High**  
**Signage**  
applicant: Andrew Bacher (DaNite Sign Co.)  
to be reviewed: 8:50 – 9:05  

- Mr. Ferdelman gave a report of the proposal.  
- Mr. Bacher reviewed the design of the signs.  
- Mr. Petruziello commented that the drawings do not show the sign in relation to the element it is being mounted on.  
- Mr. Goodman stated that the sign may be appropriate but their needs to more accurate drawings.  
- The Board and applicant discussed the parking signs.

**Motion:** Tabled  
**Things to Consider:**  
- Provide additional detailed drawings showing the location of each sign.  
- Confirm the width of the panel that the View sign will be located.

7. **2159 North High Street**  
**Chop Shop**  
**Signage | Façade Modification**  
applicant: Sean Stazen (DaNite Sign Co.), Brent Racer (New Avenue Architects), John Kastelic, John Massimiani (Owners)  
to be reviewed: 9:05 – 9:25  

- Mr. Ferdelman gave a report of the proposal.  
- The Board and Applicants discussed the Ipe wood and other materials.  
- Mr. Petruziello commented that the Board should have gaps rather than butt joined.  
- The Board and Applicants discussed the signs.  
- Mr. Petruziello commented that that sign should be pushed higher and could project beyond the roof line.

**Motion by:** Mr. Petruziello/ Mr. Horne  
**To approve the proposed storefront and sign modifications as submitted on the condition:**  
- That the Ipe rain screen siding be approved with gaps.  
- That the projecting blade sign be approved and that the sign may project above the parapet up to 3’ maximum.

**Vote:** 5-0 to Approve
C. Applications for Zoning, Code Enforcement and/or Conceptual Review
1509 North High Street  Multi-Family Residences
applicant: Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)
to be reviewed: conceptual review | building and site
9:25 - 9:50

- Mr. Ferdelman gave a report of the proposal.
- Mr. Blumensheid explained the program and design of the buildings.
- Mr. Petruziello stated that it was his belief that the openings on the High Street elevation had balconies that projected beyond the face of the building.
- Mr. Grado commented that the 4th floor needs to be set back from all elevations.
- Mr. Petruziello stated that contemporary Italian architects have some good examples of what is possible.
- Mr. Grado stated that the apartments on 9th Avenue could be upside down units where the bedrooms are on the lower level and the kitchens and living could be above.
- Mr. Petruziello expressed concern with the stone below the storefronts on High Street.
- Mr. Grado commented about the possible redevelopment of the Taco Bell site.
- The Board and Applicant discussed the windows on the North elevations of the 9th Avenue property.

Things to Consider:
- Set the 4th floor back from the elevations
- Consider upside down units on the 9th Avenue apartments

D. Staff Issued Certificates of Approval

1. 27 West 8th Avenue  roof
2. 180 Chittenden Avenue  roof
3. 197 East 13th Avenue  roof
4. 274-280 Chittenden Avenue  roof
5. 285 East 14th Avenue  roof
6. 340 East 19th Avenue  windows
7. 349 West 8th Avenue  roof, windows, siding
8. 1543-1545 Neil Avenue  roof
9. 1715-1717 North 4th Street  roof
10. 1988-1990 Summit Street  porch roof
11. 2154 Indianola Avenue  siding
12. 2157-2161 North High Street  roof

motion by Ms. Uhas-Sauer / Mr. Horne
motion To approve as submitted.
vote 5-0 to Approve
E. Board Approved Applications Issued Certificates of Approval

approved : items approved COA issued

1. 81 East 15th Avenue
   (Alpha Sigma Phi - Windows) 07/25/2014: restaurant exterior 08/25/2014
2. 112-114 East 11th Avenue
   (Residence) 02/20/2014: addition and remodel 09/24/2014
3. 2020 North High Street
   (Wendy's_Signs II) 06/19/2014: signs 09/22/2014
4. 2480 N. High Street
   (Auto Matic_Sign) 09/18/2014: signs 09/09/2014
5. 1979 Iuka Avenue
   (Alpha Gamma Rho _Site) 08/22/2013: site and building 09/18/2014

F. Next Meeting

1. UD Plan Recommendation | Special Meeting | TBD
2. Thursday November 20, 2014 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)