

University Area Review Board

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

MEETING SUMMARY

date	October 16, 2014
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 9:55pm
members present	Ted Goodman, Pasquale Grado, Doreen Uhas-Sauer, Brian Horne, Frank Petruziello
members absent	George Kane, Bob Mickley

A.

	Approval of Minutes
1.	Meeting Summary from August
motion by	Ms. 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.

1.	Applications for Certificate of Approval	
applicant:	21 Smith Place	Mango Cafe
to be reviewed:	Ayham Alammr (Owner)	
6:38 -7:10	patio awning	

- Mr. Ferdelman gave a report and the proposal.
- Mr. Goodman questioned how the posts would be anchored.
- Mr. Alammr 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
motion	To approve the proposal with the condition: <ul style="list-style-type: none">• 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

2. | **2700 North High Street** | **Acre Foods**
applicant: | Todd Mills (Owner), Ethan Lorre (Landscape Architect)
to be reviewed: | landscape | signage
7:10 – 7:25

- 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**
motion | **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**

3. | **1708 North High Street** | **Blaze Pizza**
applicant: | Bill Bennett (DK Design Group)
to be reviewed: | storefront | signage
7:25 – 7:46

- 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
motion | **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 like 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:

- motion
- **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 Geanakoplos, 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. Geanakoplos 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:

- motion
- **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.**

vote | **5-0 to Approve**

6.
applicant: **2020 North High Street**
to be reviewed: Andrew Bacher (DaNite Sign Co.)
8:50 – 9:05 signage

View on High

- 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.
applicant: **2159 North High Street**
to be reviewed: Sean Stazen (DaNite Sign Co.), Brent Racer (New Avenue Architects),
9:05 – 9:25 John Kastelic, John Massimiani (Owners)
signage | façade modification

Chop Shop

- 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

motion | **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

1. 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.

motion

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

		items approved
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)