

# University Area Review Board

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

## MEETING SUMMARY

date	<b>February 19, 2015</b>
place	<b>Northwood &amp; High Building 2231 North High Street, Room 100</b>
time	<b>6:30pm – 10:45pm</b>
members present	Ted Goodman, Brian Horne, Bob Mickley, Pasquale Grado, Doreen Uhas-Sauer(6:32), Frank Petruziello(6:35)
members absent	

### A.

1.	<b>Approval of Minutes Meeting Summary from January 2015</b>
motion by	<b>Mr. Grado/ Mr. Mickley</b>
motion	<b>To approve as submitted.</b>
vote	<b>4-0 to Approve</b>

### B.

1.	<b>Applications for Certificate of Approval 97-105 East 9<sup>th</sup> Avenue</b>	<b>Community Housing Network</b>
applicant:	Chris Bruzese (Berardi + Architects), Laurie Sutherland (CHN)	
to be reviewed:	building and site review	
<b>6:33 – 6:46</b>		

- Mr. Ferdelman gave a report and the proposal.
- Mr. Goodman enquired about the sections.
- Mr. Bruzese reviewed the building section and materials.
- Mr. Petruziello commented on the progress of the proposal.
- Mr. Horne questioned whether the stone watertable was at the right height.

motion by	<b>Mr. Petruziello / Mr. Grado</b>
motion	<b>To approve the proposal as submitted.</b>
vote	<b>6-0 to Approve</b>

2.	<b>32-44 West 9<sup>th</sup> Avenue</b>	<b>Multi-Family Residences   Garage</b>
applicant:	Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)	
to be reviewed:	building and site review	
<b>6:46 – 7:10</b>		

- Mr. Ferdelman gave a report and the proposal.
- Mr. Mickley recused himself.
- Mr. Petruziello enquired whether the smooth CMU was ground CMU?
- Mr. Blumensheid stated that Oberfelds calls the product smooth CMU.
- Mr. Petruziello commented that the watertable might want to be cast stone.
- Ms. Uhas-Sauer commented that the railings should be opaque to hide the junk.
- Mr. Blumensheid stated that they looked at that option and it was inappropriate with the building style.

motion by	<b>Mr. Petruziello / Mr. Horne</b>
motion	<b>To approve the proposed development on the condition:</b> <ul style="list-style-type: none"><li>• <b>That the stucco joints be designed and not left to the contractor.</b></li><li>• <b>That all materials and color samples be presented to staff.</b></li><li>• <b>That the watertable be made of cast stone.</b></li></ul>
vote	<b>6-0 to Approve</b>

**3.** | **190 West 8<sup>th</sup> Avenue** | **Multi-Family Residence**  
applicant: Mike Church (Owner)  
to be reviewed: building and site review  
**7:10 – 7:33**

- Mr. Ferdelman gave a report and the proposal.
- Mr. Petruziello commented that the ridge line needs to align; the offset ridgelines cause strange transitions from the existing to the original. Mr. Church reviewed the plans.
- Mr. Horne stated that the addition wall needs to align with the existing wall.
- Mr. Goodman commented that the porch lacks detail.
- Mr. Grado expressed concern about triple stacked parking. Mr. Ferdelman stated that code permits the triple stack.
- Mr. Church commented that he intended to replicate the front porch.
- The Board reacted negatively to the idea of replicating the porch rather than restoring the existing.
- Mr. Ferdelman stated that the best option would be to keep the roof and replace the foundation and deck of the porch.

motion by | **Mr. Petruziello / Ms. Uhas-Sauer**  
motion | **To approve the proposed addition and remodel on the condition:**

- **That the roof be simplified – one ridge.**
- **That porch details be submitted to staff for review and approval; restore not replace.**
- **That the addition shall not project beyond the existing Eastern wall.**

vote | **6-0 to Approve**

**4.** | **165 East 15<sup>th</sup> Avenue** | **Beta Theta Pi Fraternity**  
applicant: Dan Pickett, Rex Hagerling (Moody Nolan Architects)  
to be reviewed: building and site review  
**7:33 -8:02**

- Mr. Ferdelman gave a report and the proposal.
- Mr. Petruziello commented that the cornice does not look right.
- Ms. Uhas-Sauer expressed concern that the cornice height was too high.
- Mr. Pickett stated that the cornice is at 32'.
- Mr. Horne expressed concern regarding how the water is lead off the building.
- The Board and Applicant discussed the priority of the doors and how to express the door for entry from the parking.
- Mr. Petruziello commented that the portico should be lowered.
- Mr. Hagerling clarified that the widows are aluminum clad wood windows.

motion by | **Ms. Uhas-Sauer / Mr. Mickley**  
motion | **To approve the proposed development on the condition:**

- **That the building will have the secondary doors.**
- **That approval is subject to BZA granting the requested Variances.**
- **That staff is provided a fully dimension wall section.**

vote | **6-0 to Approve**

**5.** | **1457 Neil Avenue** | **Multi-Family Residence**  
applicant: Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)  
to be reviewed: building and site review  
**8:02 – 8:22**

- Mr. Ferdelman gave a report and the proposal.
- Mr. Mickley recused himself.
- Ms. Uhas- Sauer stated that it was important to retain the fish scale siding.
- Mr. Petruziello commented that the stair enclosure on the side is unfortunate.
- Mr. Horne suggested the extra balcony be removed; minimize the intrusion of the addition.

- Mr. Petruziello expressed concern regarding the rear porch roof.
- Mr. Horne stated that the porch roof should be flat or near flat
- Mr. Grado commented that the plan and elevation were inconsistent.

motion

**Tabled**

**To consider:**

- **Flat rear porch roof.**
- **Minimize the side stair; no balcony.**
- **Conformance of plan and elevation.**

6.

applicant:

**1469 Neil Avenue**

**Multi-Family Residence**

Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)

to be reviewed:

building and site review

8:22 – 8:30

- Mr. Ferdelman gave a report and the proposal.
- Mr. Mickley recused himself.
- Mr. Petruziello commented that a smaller sized siding should be used. The addition seems a little clumsy.
- Mr. Horne stated that the garage was well designed.
- Mr. Goodman stated that the proposal was an approvable design lacking details; set dormers back on garage.

motion

**Tabled**

**To consider:**

- **Smaller sized siding on addition.**
- **Set dormers back on garage.**
- **Additional details.**

7.

applicant:

**1770 North High Street**

**Bullwinkle's**

Jim Dreiss (dkd Studio)

to be reviewed:

building and graphics

8:30 – 8:42

- Mr. Ferdelman gave a report and the proposal.
- Mr. Dreiss reviewed the modifications to the storefront and patio.
- Mr. Grado and Ms. Uhas-Sauer stated that they were opposed to the use.
- Mr. Grado stated that this portion of High Street has seen some recent investment and this proposal is to its detriment.
- Ms. Uhas-Sauer commented that the sign graphics and business name are cheap and inappropriate for the location.
- Mr. Dreiss stated that he acknowledges the comment, but stated that the client has made their decisions.
- Mr. Petruziello stated that the background of the sign shall be opaque.
- 

motion by

**Ms. Uhas-Sauer / Mr. Mickley**

motion

**To approve the modified storefront and signage on the condition:**

- **That the sign shall have an opaque background.**

vote

**4-2 to Approve (Mr. Grado, Ms. Uhas-Sauer)**

C.

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

**1. 1583-1585 North 4<sup>th</sup> Street**

**Multi-Family**

applicant: Nick Cavalaris (Attorney), Julie Bullock (Architect), Adam Smith (Owner)  
to be reviewed: zoning variance | building and site review  
**8:42 – 8:58**

- Mr. Ferdelman gave a report and the proposal.
- Mr. Cavalaris discussed the requested variances; especially lacking a curbcut limited the ability to develop the parcel.
- Ms. Bullock reviewed the site and building.
- Mr. Petruziello commented that he believed the proposal should be 3 units not 4; the 3<sup>rd</sup> unit can be a bigger unit.
- Ms. Uhas-Sauer complimented the use of brick and the use of the townhouse typology.
- Mr. Horne commented that the first floor should complimentary with the adjacent units.
- Ms. Bullock asked if the building should face 4<sup>th</sup> or Chittenden.
- The Board indicated that it should respond to the corner condition and could face both streets.

motion

**Tabled**

**To consider:**

- **Reduce the count to 3 units.**
- **Align building face with building to the North.**

**2. East 8<sup>th</sup> Avenue, East 9<sup>th</sup> Avenue,  
Pearl Alley and Section Alley**

**SCG South Residential**

applicant: Stephen M. Caplinger (Creative Design + Planning) Erin Prosser (Campus Partners),  
Brad Parrish (Architectural Alliance), Pete Edwards (Edwards Company)  
to be reviewed: conceptual | building and site review  
**8:58 – 9:40**

- Mr. Ferdelman gave a report and the proposal.
- Mr. Parish reviewed the proposal.
- The Board expressed concern regarding the manner of presentation.
- Mr. Horne commented that he can make sense of Building 3 and 4, but Building 2 seems out of control.
- Mr. Parish commented that Building 2 is meant to be different than Buildings 3 and 4; to bring the scale up to the SCG.
- Mr. Horne stated that in the previous review the Board requested the long 9<sup>th</sup> Avenue elevation be broken up.
- Mr. Parish highlighted the recessed entries that do break up the volumes.
- Mr. Horne suggested stepping down Building 2 as it went to the East.
- Mr. Petruziello commented that the refinement of Building 2 had fallen flat; too many transitions from East to West.
- Mr. Goodman commented that the North elevation of Building 2 needs more 3 dimensional relief; cornices and balconies that drop back 8 feet not 2 or 3.
- Mr. Petruziello concurred with Mr. Goodman regarding the bulkiness of Building 2.
- Mr. Parish enquired what would help presentation.
- Mr. Goodman requested boards with full scale drawings; Ms. Uhas-Sauer suggested a model might help
- Mr. Grado suggested 3d renderings with the context buildings, including the CHN building.
- Mr. Mickley stated that vinyl siding would be inappropriate.

motion

**Tabled**

**To consider:**

- **Break presentation into individual buildings**
- **Clarify the rhythm of the elevations.**
- **3 dimensional relief on Building 2's North elevation**
- **Consider another material rather than vinyl.**

**3.** | **1437 -1439 North High Street** | **Village Idiot**  
applicant: Scott McCrary (Owner), Andrew Kern (Artist)  
to be reviewed: code enforcement | patio, signage  
**9:40 – 10:08**

- Mr. Ferdelman gave a report regarding the code violations for wall mural, wall sign and projecting sign.
- Mr. McCrary stated he had been changing out murals at this location for a few years.
- Mr. Ferdelman clarified that murals do not require permits but commercial advertisements do.
- The Board and Applicant discussed how the mural could remain, through a variance process or by removal of the commercial logos.
- Mr. McCrary and Mr. Ferdelman had a discussion regarding the UARB approvals and the lack of permits.

### Signage

motion by | **Mr. Horne / Mr. Mickley**  
  
motion | **To approve the wall and projecting signs as built on condition:**

- **That drawings are submitted to staff for approval and a Building Permit is pursued.**
- **That the wall mural is removed or that the mural is modified to remove any aspect of commercial speech.**

  
vote | **6-0 to Approve**

- Mr. Ferdelman gave a report regarding the code violations for installing a patio without permit.
- Mr. Horne enquired what is different from what was previously approved.
- Mr. Ferdelman reviewed the 2011 approved plans and the as-built photos.

### Patio

motion by | **Mr. Mickley / Ms. Uhas-Sauer**  
  
motion | **To approve the patio and railing as built on the condition:**

- **That drawings are submitted to staff for approval and a Building Permit is pursued.**

  
vote | **6-0 to Approve**

**4.** | **1918 Indianola Avenue** | **Alpha Gamma Sigma**  
applicant: Jim Clarke (Clark Architects, Inc.), Mr.  
to be reviewed: replace siding  
**10:08 – 10:21**

- Mr. Ferdelman gave a report and the proposal.
- Mr. Petruziello expressed concern regarding the chosen color and the siding.
- The Board was in agreement that the color and lap siding with trimmed corners is not appropriate.
- Mr. Horne enquired whether the shingles could be preserved.
- Mr. Goodman asked for drawings of the patio.
- The Board suggested preserving the existing shakes with stain.
- The Board and Applicant discussed the existing and proposed sign.

motion | **Tabled**  
**To consider:**

- **No lap siding or corner boards.**
- **Preserve shake siding or replace with like product.**
- **Drawings of the deck – plan, section and elevations.**

**D.**

10:21 – 10:30

**Staff Issued Certificates of Approval**

- |                                                                                                                                          |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                   |
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| <ol style="list-style-type: none"> <li>1.</li> <li>2.</li> <li>3.</li> <li>4.</li> <li>5.</li> <li>6.</li> <li>7.</li> <li>8.</li> </ol> | <p><b>2 East Blake Avenue</b></p> <p><b>338 King Avenue</b></p> <p><b>1359 North High Street</b></p> <p><b>2115-2117 Indiana Avenue</b></p> <p><b>2148 Indianola Avenue</b></p> <p><b>2383 North High Street</b></p> <p><b>1487-1499 Hamlet Street</b></p> <p><b>2164 Tuller Avenue</b></p> | <p>items approved</p> <p><b>fence</b></p> <p><b>rear porch (rebuild)</b></p> <p><b>resurface awning (Hippie Hut)</b></p> <p><b>roof</b></p> <p><b>windows</b></p> <p><b>repair sign - reinstall (Rutherford Funeral Home)</b></p> <p><b>window, door</b></p> <p><b>exterior modifications</b></p> |
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motion by **Mr. Petruziello / Ms. Uhas-Sauer**

motion **To approve as submitted.**

vote **6-0 to Approve**

**E.**

**Board Approved Applications Issued Certificates of Approval**

- |                                                                  |                                                                                                                                   |                                                                                                                |                                                                     |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1.</li> <li>2.</li> </ol> | <p><b>1758 North High Street</b><br/><b>(Verizon)</b></p> <p><b>1758 North High Street</b><br/><b>(Pop's Printed Apparel)</b></p> | <p>approved : items approved</p> <p><b>11/20/2014: cell antennas</b></p> <p><b>12/15/2014: sign reface</b></p> | <p>COA issued</p> <p><b>01/20/2015</b></p> <p><b>01/16/2015</b></p> |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|

**F.**

1. **2015 Appointments | Reappointments**  
**UAC – George Kane**

**G.**

1. **Next Meeting**  
**Thursday March 19, 2015 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)**