MEETING SUMMARY

February 19, 2015

Northwood & High Building
2231 North High Street, Room 100
6:30pm – 10:45pm

Ted Goodman, Brian Horne, Bob Mickley, Pasquale Grado, Doreen Uhas-Sauer (6:32), Frank Petruziello (6:35)

A. Approval of Minutes

1. Meeting Summary from January 2015

   motion by Mr. Grado/ Mr. Mickley
   motion To approve as submitted.
   vote 4-0 to Approve

B. Applications for Certificate of Approval

1. 97-105 East 9th Avenue

   Community Housing Network

   applicant: Chris Bruzzese (Berardi + Architects), Laurie Sutherland (CHN)
   to be reviewed: 6:33 – 6:46
   building and site review

   • Mr. Ferdelman gave a report and the proposal.
   • Mr. Goodman enquired about the sections.
   • Mr. Bruzzese 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 Mr. Petruziello / Mr. Grado
   motion To approve the proposal as submitted.
   vote 6-0 to Approve

2. 32-44 West 9th Avenue

   Multi-Family Residences | Garage

   applicant: Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)
   to be reviewed: 6:46 – 7:10
   building and site review

   • 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 Mr. Petruziello / Mr. Horne
   motion To approve the proposed development on the condition:
   • That the stucco joints be designed and not left to the contractor.
   • That all materials and color samples be presented to staff.
   • That the watertable be made of cast stone.
   vote 6-0 to Approve
3. **190 West 8th Avenue Multi-Family Residence**
   - applicant: Mike Church (Owner)
   - to be reviewed: 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**
   - 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 15th Avenue Beta Theta Pi Fraternity**
   - applicant: Dan Pickett, Rex Hagerling (Moody Nolan Architects)
   - to be reviewed: 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**
   - 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: 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.

Tabled
To consider:
• Flat rear porch roof.
• Minimize the side stair; no balcony.
• Conformance of plan and elevation.

Motion
Tabled
To consider:
• Smaller sized siding on addition.
• Set dormers back on garage.
• Additional details.

6. 1469 Neil Avenue  Multi-Family Residence
applicant: 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
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

<table>
<thead>
<tr>
<th>1.</th>
<th>1583-1585 North 4th Street</th>
<th>Multi-Family</th>
<th>Nick Cavalaris (Attorney), Julie Bullock (Architect), Adam Smith (Owner)</th>
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<tbody>
<tr>
<td></td>
<td>zoning variance</td>
<td>building and site review</td>
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- 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 3rd 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 4th or Chittenden.
- The Board indicated that it should respond to the corner condition and could face both streets.

Tabled
To consider:
- Reduce the count to 3 units.
- Align building face with building to the North.

<table>
<thead>
<tr>
<th>2.</th>
<th>East 8th Avenue, East 9th Avenue, Pearl Alley and Section Alley</th>
<th>SCG South Residential</th>
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<tbody>
<tr>
<td></td>
<td>applicant: Stephen M. Caplinger (Creative Design + Planning) Erin Prosser (Campus Partners), Brad Parrish (Architectural Alliance), Pete Edwards (Edwards Company)</td>
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<tr>
<td></td>
<td>to be reviewed: conceptal</td>
<td>building and site review</td>
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- 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 9th 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.

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.
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**

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**

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**

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.

**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. **Staff Issued Certificates of Approval**  

<table>
<thead>
<tr>
<th>Time</th>
<th>Project</th>
<th>Work Type</th>
<th>Location</th>
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<tbody>
<tr>
<td>10:21 – 10:30</td>
<td>1. 2 East Blake Avenue</td>
<td>fence</td>
<td></td>
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<tr>
<td></td>
<td>2. 338 King Avenue</td>
<td>rear porch (rebuild)</td>
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<td></td>
<td>3. 1359 North High Street</td>
<td>resurface awning (Hippie Hut)</td>
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<tr>
<td></td>
<td>4. 2115-2117 Indiana Avenue</td>
<td>roof</td>
<td></td>
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<td></td>
<td>5. 2148 Indianola Avenue</td>
<td>windows</td>
<td></td>
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<td></td>
<td>6. 2383 North High Street</td>
<td>repair sign - reinstall (Rutherford</td>
<td></td>
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<tr>
<td></td>
<td>7. 1487-1499 Hamlet Street</td>
<td>window, door</td>
<td>Funeral Home)</td>
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<td></td>
<td>8. 2164 Tuller Avenue</td>
<td>exterior modifications</td>
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motion by Mr. Petruziello / Ms. Uhas-Sauer  

motion To approve as submitted.  

vote 6-0 to Approve

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

<table>
<thead>
<tr>
<th>Project</th>
<th>Work Type</th>
<th>Approved Date</th>
<th>COA Date</th>
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<tbody>
<tr>
<td>1. 1758 North High Street (Verizon)</td>
<td>cell antennas</td>
<td>11/20/2014</td>
<td>01/20/2015</td>
</tr>
<tr>
<td>2. 1758 North High Street (Pop’s Printed Apparel)</td>
<td>sign reface</td>
<td>12/15/2014</td>
<td>01/16/2015</td>
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F. **2015 Appointments | Reappointments**  

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<tr>
<th>Reappointment</th>
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<tr>
<td>UAC – George Kane</td>
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G. **Next Meeting**  

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<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
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<tbody>
<tr>
<td>Thursday March 19, 2015</td>
<td>6:30pm</td>
<td>2231 North High Street (Northwood &amp; High Building, Room 100)</td>
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</tbody>
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