

University Area Review Board

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

MEETING SUMMARY

date	January 15, 2015
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:55pm
members present	Ted Goodman, Brian Horne, Frank Petruziello, George Kane, Bob Mickley, Pasquale Grado, Doreen Uhas-Sauer
members absent	

A.

1.

Approval of Minutes Meeting Summary from December

motion by

Mr. Petruziello / Mr. Horne

motion

To approve as submitted, with two edits:
• That Bob Mickley recused himself from consideration on items C1&C2

vote

7-0 to Approve

B.

1.

Applications for Certificate of Approval

applicant:

1566 North High Street **World of Beer**
Erin Prosser (Campus Partners), Mark Pottschmidt (WOB), Dave Kerr (Dave Kerr, Architect, LLC),
Kyle Adams (Landscape Architect)

to be reviewed:

storefront and patio

6:33 – 7:08

- Mr. Ferdelman gave a report and the proposal.
- The Board and Applicant the details of the patio.
- Mr. Petruziello enquired about the edge detail of the stage platform.
- Mr. Adams reviewed the metal tube and cedar platform; he reviewed how power was delivered to the string lights.
- Mr. Kerr discussed the addition to the Gateway structure; he reviewed the choice of cedar siding and smooth/ground face block that is common around the Gateway complex.
- Mr. Goodman questioned the scuppers and downspouts. Mr. Kerr stated that the rain water leaders are not shown but have been studied.
- Mr. Petruziello expressed concern about how the cedar siding will come together at a corner; cedar chips off easily.
- Mr. Kerr stated that they will be meeting at a miter.
- Mr. Petruziello suggested using a metal angle at the corner and allow the cedar to butt up to it.
- Mr. Pottschmidt questioned whether the detail was more expensive. Mr. Petruziello stated that the detail would probably cost the same because you are saving on the labor to make those mitered corners.
- The Board and Applicant discussed the sign details.
- Mr. Grado expressed concern regarding the advertising of commodities through the signage; Mr. Petruziello replied that the signage was deemed to be interior in nature rather than displaying on a public street.
- Mr. Grado expressed concern about the width of the corridor between the Film Center and the patio, is 9' enough?
- Ms. Prosser stated that the owner and Film Center are aware and approved the necking down of the alley.
- Ms. Uhas-Sauer commented on the use of excessive signage.

motion by

Mr. Kane / Mr. Petruziello

motion

To approve the proposed signs and exterior modifications as submitted on the condition:
• That the Applicant may make the corner of angled metal instead of mitered cedar.
• That the signs be recessed to match the Architectural drawings.

vote

7-0 to Approve

2.
applicant: **32-44 West 9th Avenue** **Multi-Family Residences | Garage**
Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design),
Wayne Garland (Owner)
to be reviewed: building and site review
7:30 – 7:56

- Mr. Mickley recused himself.
- Ferdelman gave a report and the proposal.
- Mr. Grado commented that the West elevation and North elevation need addition attention, to make four sided architecture.
- Mr. Blumensheid reviewed the purpose of the roof over the entire paring structure.
- Mr. Petruziello commented on the windows at landings indicate habitable space; they should be considered differently. He stated that there should be some sort of attic story –the windows are lost. The balconies are completely cantilevered and should be more anchored to the building.
- Mr. Kane expressed concern about the stone watertable; Mr. Petruziello suggested a smoother stone.
- Mr. Horne suggested that the stone on the East elevation could be brick.
- Mr. Goodman expressed concern about open railings on the porches because of the junk that gets place there.

motion

Tabled

Things to Consider:

- **Create four sided architecture.**
- **Treat the stair hall windows differently than living or bedroom windows.**
- **Consider a strategy to engage the 3rd story windows.**
- **Consider using brick instead of stone on East elevation.**

3.
applicant: **190 West 8th Avenue** **Multi-Family Residence**
Mike Church (Owner)
to be reviewed: building and site review
7:12 – 7:30

- Mr. Mickley returned to the discussion.
- Mr. Ferdelman gave a report and the proposal.
- Mr. Church reviewed the addition and restoration.
- Mr. Mickley questioned the allowable FAR. Mr. Church stated that he was just under the allowable 0.80 FAR.
- Ms. Uhas-Sauer questioned how many units? Mr. Church stated that the building would be three units.
- Ms. Uhas-Sauer commented that many of the rooms would become bedrooms; this project could house 14 bedrooms.
- Mr. Kane commented that the third floor at the rear of the building is out of scale with the rest of the structure; the rear elevation is out of character with the rest.
- Mr. Grado concurred with the issue of the addition.
- Mr. Mickley commented that the first floor could be lowered at the rear.
- Mr. Petruziello stated that the eave height of the addition needs to respect the eave height of the existing house.
- Mr. Goodman concurred that the eave height needed to correspond to the existing structure.
- The Board and Applicant discussed modifications that would still be allowed by the Overlay.
- Mr. Petruziello encouraged the Designer/Architect to talk to staff.

motion

Tabled

Things to Consider:

- **Reduce the height of the rear addition**
- **Reduce the number of bedrooms**
- **Redesign the rear façade to be more compatible with the existing building design.**

4. | **142-176 King Avenue** | **King Avenue Apartments**
applicant: | Bhakti Bania, Zak Romer-Jordan (BBCO Design), Mark Wright (M&D Consulting),
Brian Crites (MS Consultants)
to be reviewed: | landscape and lighting design
7:56 – 8:20

- Mr. Ferdelman gave a report and the proposal.
- Ms. Bania reviewed a revision in stairs due to City requirements.
- Mr. Wright reviewed the landscape plan.
- Ms. Uhas-Sauer expressed concern regarding the use of Stella D'oro; these Daylilies are not responsive to the urban setting, consider a more traditional Lilly.
- Mr. Grado expressed concern that there are no street trees on King Avenue. Mr. Petruziello and Mr. Grado commented that Hunter and Highland should have additional street trees in the tree lawn (beyond the curb).
- Mr. Petruziello commented that the Applicants need to talk to the City Forrester regarding street trees around the site.
- The Board and Applicant discussed the lighting plan; Mr. Petruziello commented that he had never seen plans with the lighting being this consistent.
- Mr. Horne questioned the height of the poles. Mr. Crites commented that the pole is between 20-25 feet.
- Mr. Grado stated that King Avenue needs some trees, it is the South face of the property, trees are needed for shade and provide another layer of privacy.
- Mr. Goodman commented that 25 foot pole is too tall; Mr. Petruziello suggested that they should be 20 feet or less.

motion by | **Mr. Petruziello / Ms. Uhas-Sauer**
motion | **To approve the modification to the stair on Highland Avenue as designed.**
vote | **7-0 to Approve**

C. | **Applications for Zoning, Code Enforcement and/or Conceptual Review**
1. | **97-105 East 9th Avenue** | **Community Housing Network**
applicant: | Chris Bruzzese (Berardi + Architects), Laurie Sutherland (CHN)
to be reviewed: | conceptual | building and site review
8:20 -8:43

- Mr. Ferdelman gave a report and the proposal.
- Mr. Mickley questioned whether there was enough parking for the OSU extension office.
- Ms. Prosser stated that the residents will not have cars and any overflow parking can be handled by the Gateway parking structure.
- Mr. Grado commented that the site plan/landscape plan should include the existing and proposed street trees.
- Mr. Horne commented that he appreciated the progress in the design.
- Mr. Petruziello questioned the need for horizontal bands in the EIFS at the rear; they seem to work, but are not carried throughout the building. He questioned the need for the ½ height piers on the corners.
- Mr. Horne suggested taking the stone to the sill on the second floor, only on the brick portions.
- Ms. Uhas-Sauer questioned whether the new entry design resolved the concerns expressed by the Weinland Park neighbors.
- Mr. Bruzzese stated that the redesigned entry was reviewed by the WP committee and gained heir approval.
- Mr. Goodman commented that if the cantilevered roof needs a post, it needs to be expressed in the design.
- The Board and Applicants discussed neighborhood context.

motion by | **Mr. Kane / Mr. Horne**
motion | **To conceptually approve the building and site design; section, details and further refinements are necessary.**
vote | **7-0 to Approve**

2. | **1437 -1439 North High Street** | **Village Idiot**
 applicant: Sean Mentel (Attorney)
 to be reviewed: code enforcement | patio, signage
 8:43 -8:50

- Mr. Ferdelman gave a report about the code enforcement issues.
- The Applicant did not show.
- Mr. Grado commented that the South wall had been murals since they opened; the new mural is a commercial advertisement.

D. | **Staff Issued Certificates of Approval**

<p>8:50 -8:55</p> <p>1. 10 East 17th Avenue</p> <p>2. 102-104 East 16th Avenue</p> <p>3. 1493 North 4th Street</p> <p>4. 1950 North 4th Street</p>	<p>items approved</p> <p>windows</p> <p>porch ceiling</p> <p>windows, doors, siding</p> <p>storefront (Suzi Cue)</p>
<p>motion by</p> <p>motion</p> <p>vote</p>	<p>Mr. Petruziello / Mr. Kane</p> <p>To approve as submitted.</p> <p>7-0 to Approve</p>

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

<p>1. 21 Smith Place (Mango's Cafe)</p> <p>2. 1434 N. High St. (High Up)</p> <p>3. 1708 N. High St. (Blaze Pizza)</p> <p>4. 2020 N. High St. (View on High)</p>	<p>approved : items approved</p> <p>10/16/2014: patio enclosed</p> <p>12/18/2014: exterior paint, wall sign</p> <p>11/20/2014: wall sign</p> <p>12/18/2014: wall sign</p>	<p>COA issued</p> <p>01/07/2015</p> <p>12/30/2014</p> <p>12/16/2014</p> <p>12/22/2014</p>
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F. | **2015 Appointments | Reappointments**

1. | **UAC – George Kane**

G. | **Next Meeting**

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