

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
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MEETING SUMMARY

date	July 16, 2015
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 10:05pm
members present	Ted Goodman, Bob Mickley, Pasquale Grado, Frank Petruziello, Brian Horne, Richard Talbott (7:55) , Doreen Uhas-Sauer (8:10)
members absent	

A.

1.	Business of the Board
motion by	Approval of Meeting Summary from May 2015 Mr. Horne / Mr. Mickley
motion	To approve the Meeting Summary as submitted.
vote	5-0 to Approve

2.	Approval of Meeting Summary from June 2015
motion	Tabled. Correct errors in record of motion.

B.

1.	Applications for Certificate of Approval
applicant:	1393 North High Street Bio-Blood Components
to be reviewed:	Nisha Patel, Jane Hancock (Bio Blood Components)
6:30 – 6:45	sign

- Mr. Ferdelman gave a report on the proposal.
- Ms. Hancock reviewed the proposed color and letter sizes.
- Mr. Petruziello questioned the details of the existing limestone – border.
- Mr. Ferdelman explained the anomalies of the image.
- Mr. Petruziello commented that the background should be on a grey background.

motion by	Mr. Grado / Mr. Mickley
motion	To approve the proposed wall sign on the condition: <ul style="list-style-type: none">• That the channel letters shall be 16” in height.• That the cabinet/background shall be charcoal grey.• That the letter spacing should be studied.• That the ‘blood drop’ Logo may be taller than the letters, even extend beyond the cabinet.
vote	5-0 to Approve

2.	352-354 King Avenue Multi-Family Residential
applicant:	Jared Blevins , Anthony Rylie(Archetype Restoration), Skip Weiler (University Apartments)
to be reviewed:	porch
6:45 – 6:55	

- Mr. Ferdelman gave a report on the proposal.
- Mr. Petruziello stated that the porch should not be built out of pressure treated wood.

- Mr. Goodman commented about the size of the skirt board frame.
- Mr. Blevins started that it would be a 1x10.

motion by	Mr. Grado / Mr. Mickley
motion	To approve the proposed porch on the condition: <ul style="list-style-type: none">• That the color ...• That 1 ½" wood balustrades are used.• That a taper is used on the top of the handrail.• That all the material used on the porch is paint grade wood.• That the last post for stair rail is past the last step.• That 1x6 trim is used around to frame the latticed porch apron.
vote	5-0 to Approve

3. applicant: to be reviewed: 6:55 -7:10	348 King Avenue Jared Blevins (Archetype Restoration) Skip Weiler (University Apartments) porch	Multi-Family Residential
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- Mr. Ferdelman gave a report on the proposal.
- The Board and Applicant discussed how the porch at this property is different than 352 King Avenue, though some of the details needed to remain similar.
- Mr. Goodman requested a flashing detail on the column capitals.

motion by	Mr. Mickley / Mr. Petruziello
motion	To approve the proposed porch on the condition: <ul style="list-style-type: none">• That metal flashing is used on the column capital.• That 1 ½" wood balustrades are used.• That a taper is used on the top of the handrail.• That all the material used on the porch is paint grade wood.• That the last post for stair rail is past the last step.• That 1x6 trim is used around to frame the latticed porch apron.
vote	5-0 to Approve

4. applicant: to be reviewed: 7:10 – 7:40	66 East 15th Avenue Erin Prosser, Amanda Hoffsis (Campus Partners), Joe Sullivan (Sullivan Bruck Architects) building and site design	Mixed Use
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- Mr. Ferdelman gave a report on the proposal.
- Mr. Horne suggested that the porch looked squat for the building.
- Mr. Sullivan stated that he would study the porch proportions
- Mr. Goodman commented that the windows in the center of the North façade should be differentiated.
- Mr. Grado concurred about the porch proportions.
- The Board and Applicant discussed the material selections.

motion by	Mr. Grado / Mr. Mickley
motion	To approve the proposed building and site as submitted on the condition: <ul style="list-style-type: none">• That the windows above the entryway be triple ganged.• That the railing detail be studied and consistent through the development.• That the height of the porch roof be reviewed, consider raising approximately 2 feet.
vote	5-0 to Approve

5. | **1778 North High Street** | **Kaplan**
applicant: | Jill Waddell, Robert Schorr (DaNite Sign Co.)
to be reviewed: | sign
7:40 – 7:50

- Mr. Ferdelman gave a report on the proposal.
- The Board and Applicant discussed the proposed sign and the similarity to a sign proposed in 2009 that was not approved.
- The Board suggested a more novel approach to the sign design; internally illuminated box signs are inappropriate.

motion | **Tabled**
To consider:

- **Consider a sign that bridges the gap in the East façade.**

6. | **1509 North High Street** | **Multi-Family**
applicant: | Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design),
Wayne Garland (Owner)
to be reviewed: | building and site review
7:50 – 8:05

- Mr. Ferdelman gave a report on the proposal.
- Mr. Horne questioned how the water would be directed off the entry canopy.
- Mr. Garland stated that they would consider a box gutter that would then drain internally.
- Mr. Goodman expressed concern regarding the span of the limestone/precast band at the upper portion of the building.
- Mr. Grado suggested that the upper band should be done out of the same metal panel as the canopy.

motion by | **Mr. Petruziello / Mr. Grado**
To approve the renovation as submitted on the condition:

- **That the upper units receive the same metal panel as found on the front of the building.**
- **That the soffit is made of the same metal panel material.**
- **That perforated metal is used for the railings.**
- **That box gutters are used for the front canopy.**
- **That staff review the CD's prior to issuance for permit.**

motion

vote | **5-0 to Approve**

C. | **Applications for Zoning, Code Enforcement and/or Conceptual Review**
1. | **30 West 9th Avenue** | **Multi-Family**
applicant: | Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design),
Wayne Garland (Owner)
to be reviewed: | conceptual review | building and site review
8:05 -8:27

- Mr. Ferdelman gave a report on the proposal.
- Mr. Grado expressed concern about the South Elevation.
- Mr. Petruziello commented that the aesthetic is somewhat reminiscent of 60's schools.
- Mr. Goodman stated that the architecture of the 9th Avenue building should be carried over to the Wall Street building.

motion | **Tabled**

2. | **10 East 11th Avenue** | **Raising Cane's**
applicant: | Drew Gatliff, Amanda Zuck (M+A Architects)
to be reviewed: | conceptual review | exterior modifications, signage
8:27 -8:50 |

- Mr. Ferdelman gave a report on the proposal.
- Mr. Grado stated that the brick and EIFS were inappropriate material at this corner; consider metal panel.
- Ms. Zuck stated that brick was a brand standard.
- Mr. Mickley concurred about the need for different materials.
- Mr. Horne suggested painting the existing material.
- Mr. Talbot suggested ceramic tile.

motion | **Tabled**
To be considered:

- **Simplified version of what already exists, with no brick.**
- **Projecting sign graphics should match existing company graphics.**

3. | **1706-1708 Summit Street** | **Multi-Family Residential**
applicant: | Tony Colosimo (3D Group Architects)
to be reviewed: | code enforcement | building alteration
8:50 – 9:18 |

- Mr. Ferdelman gave a report on the proposal.
- The Board and Applicant discussed how the faux door feature was not working.
- The Board accepted the windows, window and door parings and railing proposal.

motion | **Tabled**
To be considered:

- **Redesign the entry feature.**

4. | **1525 North High Street** | **Mixed Use**
applicant: | David Ruma (Virginia Homes), Skip Weiler (Weiler Co.), George Berardi (Berardi Partners)
to be reviewed: | conceptual review | building and site design
9:18 – 9:56 |

- Mr. Ferdelman gave a report on the proposal.
- Mr. Berardi reviewed the proposal for a 126 unit building (156 beds) with retail on the ground floor and a parking structure.
- Mr. Grado stated that the proposal is overly ambitious; would require significant variances from the code; too dense and not enough parking.
- Mr. Mickley concurred about the parking and the mass; consider reducing the mass and stair step the building to the West.
- Mr. Horne commented that the building though articulated is still too much of a block.
- Mr. Petruziello stated that he was encouraged by the articulation of the box and the use of materials.
- Mr. Talbott stated that the proposal is too dense; the parking provided does not address both uses.
- Ms. Uhas-Sauer encouraged the applicants to review records of the building that occupied the site prior to the Taco Bell. The College Inn was a massive four story building; to have six stories at this location is not favorable.
- Mr. Goodman commented that he likes ambitious buildings; the parking and density should be considered, but denser buildings should be located here. The High Street façade should be broken up a little more.

motion | **Tabled**

D.

Staff Issued Certificates of Approval

		items approved	
1.	29-35 West 9th Avenue	stair replacement	
2.	35 East Norwich Avenue	windows	
3.	81 West 9th Avenue	roof	
4.	105-107 E. Lane Avenue	concur with HRC on addition and remodel	
5.	177-179 E. 14th Avenue	roof	
6.	358 King Avenue	dormer	
7.	1956-1962 Iuka Avenue	renovate existing buildings	
8.	2160-2162 Indianola Avenue	windows	
9.	2166 Indianola Avenue	windows	

motion by Mr. Talbott / Ms. Uhas-Sauer

motion To approve as submitted

vote 7-0 to Approve

E.

Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	55 East 9th Avenue (SCG South - Building 2)	05/21/2015: SCG II Garage	06/30/2015
2.	20 East 13th Avenue (Formaggio)	05/21/2015: wall sign	07/01/2015
3.	358 King Avenue (Dormer)	04/26/2012: porch and dormer	07/08/2015
4.	1568 North High Street (WOB-Signs)	01/15/2015: wall signs	06/15/2015
5.	1725 Summit Street (Multi-Family)	06/18/2015: addition, remodel and site	07/08/2015
6.	2020 North High Street (GNC)	06/18/2015: wall sign	07/01/2015
7.	2620 North High Street (Secret Vessel)	06/18/2015: wall sign and blade sign	07/01/2015

F.

Next Meeting

1. **Thursday August 20, 2015 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)**