# 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. Business of the Board

1. **Approval of Meeting Summary from May 2015**
   
   **motion by**  
   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. Applications for Certificate of Approval

1. **1393 North High Street**  
   Bio-Blood Components
   
   **applicant:**  
   Nisha Patel, Jane Hancock (Bio Blood Components)  
   **to be reviewed:**  
   6:30 – 6:45
   
   - 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:  
   - 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:**  
   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**

*To approve the proposed porch on the condition:*
  - 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

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3. **348 King Avenue**
   **Multi-Family Residential**

applicant: Jared Blevins (Archetype Restoration) Skip Weiler (University Apartments)

to be reviewed: porch

6:55 - 7:10

• 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**

*To approve the proposed porch on the condition:*
  - 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

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4. **66 East 15th Avenue**
   **Mixed Use**

applicant: Erin Prosser, Amanda Hoffsis (Campus Partners), Joe Sullivan (Sullivan Bruck Architects)

to be reviewed: building and site design

7:10 – 7:40

• 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**

*To approve the proposed building and site as submitted on the condition:*
  - 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
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<thead>
<tr>
<th>5.</th>
<th>1778 North High Street</th>
<th>Kaplan</th>
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<tbody>
<tr>
<td>applicant:</td>
<td>Jill Waddell, Robert Schorr (DaNite Sign Co.)</td>
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<td>to be reviewed:</td>
<td>7:40 – 7:50</td>
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- 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.

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<thead>
<tr>
<th>6.</th>
<th>1509 North High Street</th>
<th>Multi-Family</th>
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<tbody>
<tr>
<td>applicant:</td>
<td>Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)</td>
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<td>to be reviewed:</td>
<td>building and site review</td>
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- 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.

**vote**

5-0 to Approve

C.

<table>
<thead>
<tr>
<th>1.</th>
<th>Applications for Zoning, Code Enforcement and/or Conceptual Review</th>
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<tr>
<td>30 West 9th Avenue</td>
<td>Multi-Family</td>
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<tr>
<td>applicant:</td>
<td>Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design), Wayne Garland (Owner)</td>
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<tr>
<td>to be reviewed:</td>
<td>conceptual review</td>
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- 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.

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<th>motion</th>
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<tr>
<td>To be considered:</td>
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<tr>
<td>• Simplified version of what already exists, with no brick.</td>
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<tr>
<td>• Projecting sign graphics should match existing company graphics.</td>
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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.

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<td>To be considered:</td>
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<tr>
<td>• Redesign the entry feature.</td>
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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.

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D. **Staff Issued Certificates of Approval**

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**

<table>
<thead>
<tr>
<th>Location</th>
<th>Date Approved</th>
<th>Purpose</th>
</tr>
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<tbody>
<tr>
<td>55 East 9th Avenue (SCG South - Building 2)</td>
<td>05/21/2015</td>
<td>SCG II Garage</td>
</tr>
<tr>
<td>20 East 13th Avenue (Formaggio)</td>
<td>05/21/2015</td>
<td>wall sign</td>
</tr>
<tr>
<td>358 King Avenue (Dormer)</td>
<td>04/26/2012</td>
<td>porch and dormer</td>
</tr>
<tr>
<td>1568 North High Street (WOB-Signs)</td>
<td>01/15/2015</td>
<td>wall signs</td>
</tr>
<tr>
<td>1725 Summit Street (Multi-Family)</td>
<td>06/18/2015</td>
<td>addition, remodel and site</td>
</tr>
<tr>
<td>2020 North High Street (GNC)</td>
<td>06/18/2015</td>
<td>wall sign</td>
</tr>
<tr>
<td>2620 North High Street (Secret Vessel)</td>
<td>06/18/2015</td>
<td>wall sign and blade sign</td>
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</tbody>
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F. **Next Meeting**

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