

University Area Review Board

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

date	March 19, 2015
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm - 8:30pm
members present	Ted Goodman, Frank Petruziello, Bob Mickley, Pasquale Grado, Doreen Uhas-Sauer (8:00)
members absent	Brian Horne

A.

1.	Approval of Minutes Meeting Summary from February 2015
motion	Tabled

B.

1.	Applications for Certificate of Approval East 8th Avenue, East 9th Avenue, SCG South Residential Pearl Alley and Section Alley
applicant:	Stephen M. Caplinger (Creative Design + Planning), Brad Parrish (Architectural Alliance), Erin Prosser (Campus Partners), Brian Jones (Architect), Ryan Szymanski (Edwards Community Development)
to be reviewed: 6:30 – 7:30	building and site review

- Mr. Ferdelman gave a report and the proposal.
- Mr. Keith Myers commented about Campus Partners support of the proposal as designed.
- Mr. Szymanski discussed the schedule and phases of the entire development.
- Mr. Parrish reviewed the modifications to the proposal. Brick, Vinyl Board & Batten Siding, Aluminum Windows.
- Mr. Jones reviewed the streetscape views and design language.
- Mr. Mickley enquired where the Vinyl is located
- Mr. Parrish stated that the Vinyl B&B would be located in the breezeway and at the rear of the building.
- Mr. Grado expressed concern regarding the elevations and understanding the materials; Mr. Petruziello concurred.
- Mr. Jones commented that window and other fixtures would be coordinated in relation to their colors.
- Mr. Mickley stated that he was good with eh massing and materials, except for the vinyl. Vinyl windows and siding are too low grade for this level of development.
- Mr. Szymanski replied that the vinyl siding and windows in this proposal is being used on many of their upper scale developments throughout Columbus.
- Mr. Petruziello commented that the breezeways need to be diminished, lowering the roof plane may help. The third floor windows could or should be differentiated.
- Mr. Goodman stated that the modifications in the roof and windows have helped the proposal. The railings on the cantilevered balconies need to stronger horizontals. Mr. Petruziello concurred.
- Mr. Petruziello enquired about the lighting and light fixtures throughout the proposal; including the landscaping.
- Mr. Szymanski replied that they would like to have the Landscaping and Lighting reviewed as part of the whole development, Buildings 2, 3 & 4.
- The Board indicated that they were in agreement with the design and details, but drawings clarifying the issues raise would need to be provided.
- Ms. Laura Bidwa (Weinland Park resident) expressed concern regarding the entryway to the units; these entries do not promote the porch culture that exists on adjacent properties.
- Mr. Rory Krupp (Weinland Park resident) expressed concern regarding the material pallet used in the proposal.
- Mr. Ferdelman questioned the plan versus the rendering in regards to two niches at either end of building 3 and 4.
- Mr. Parrish stated that the inset would be one to two inches. Mr. Ferdelman commented that the rendering appeared to be over one or two feet deep and was not reflected in the plan.
- Mr. Goodman stated that the depth does not need to be two feet, but should not be one inch.

motion | **Tabled**
Things to consider:

- **Color renderings for final approval.**
- **Lower the roofs on the breezeways.**
- **Balcony railings need to be as indicated in the rendering, not the line drawing.**
- **Landscape Plan with Site Lighting**

2. | **1457 Neil Avenue** | **Multi-Family Residence**
applicant: | Bradley Blumensheid (Rhythm Architecture & Design), Wayne Garland (Owner)
to be reviewed: | building and site review
8:02 – 8:10

- Mr. Ferdelman gave a report and the proposal.
- Mr. Mickley recused himself; quorum was broken for this proposal until Ms. Uhas-Sauer arrived at 8:00pm.
- Mr. Goodman expressed concern regarding the continuous trim of the columns; a 20' board is not practical.
- Mr. Blumensheid stated he would introduce an element to break the vertical properly.

motion by | **Mr. Grado / Mr. Petruziello**
motion | **To approve the proposal as submitted.**
vote | **4-0 to Approve**

3. | **1469 Neil Avenue** | **Multi-Family Residence**
applicant: | Bradley Blumensheid (Rhythm Architecture & Design), Wayne Garland (Owner)
to be reviewed: | building and site review
8:10 -8:15

- Mr. Ferdelman gave a report and the proposal.
- Mr. Mickley recused himself.
- Mr. Blumensheid reviewed the proposal and the change from the proposed SFR to MFR.
- Mr. Petruziello commented that the addition is really ugly; he stated that the roof is the problem.
- Mr. Goodman commented that if the roof pitches matched it would help.
- The Board and Applicant discussed alternate roof scenarios.

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

- **That all the pitches of the roof on the addition shall match the existing structure.**
- **That a revised site plan be submitted to staff for review and approval.**

vote | **4-0 to Approve**

C. Applications for Zoning, Code Enforcement and/or Conceptual Review

15 East Avenue Mixed-Use

1. applicant: Mike Fitzpatrick, Jeff Meacham, Paul Kwapich (Elford Development) , Brad Parrish (Architectural Alliance)
to be reviewed: conceptual review | building and site review
7:30 – 8:02

- Mr. Ferdelman gave a report and the proposal.
- Mr. Parrish discussed the design and site constraints, specifically the acute angle at Lane and High.
- Mr. Grado commented that he supports the proposed development, but could not support the parking reduction.
- Mr. Mickley concurred with the concern regarding parking.
- Mr. Petruziello stated that the building needs a little excitement; it does not work well as a retail building. The first floor looks sunken – needs to be higher and expressive. He expressed little concern regarding the parking.
- Mr. Goodman stated that the building works well; the interlocking of industrial versus contemporary. He concurred that the corner need a little more interest.
- Mr. Petruziello expressed concern regarding the stair tower, it does not work well. Make the stair element unique.
- Mr. Grado did not agree about the stair element, but did concur regarding the first floor.

motion **Tabled**
Things to consider:

- **Increase the floor to ceiling height on the ground floor.**
- **Reconsider the stair tower.**
- **Consider parking strategies with adjacent property.**

D. Staff Issued Certificates of Approval

		items approved
1.	29-35 West 9th Avenue	stair and deck replacement
2.	206-208 West 8th Avenue	window replacement
3.	265 East 11th Avenue	siding, windows
4.	338 King Avenue	porch replacement
5.	410 King Avenue	roof
6.	1457 Neil Avenue	ac condenser
7.	1556 N. High Street	reface sign (SCG Management)
8.	1952 Iuka Avenue	windows
9.	2148 Indianola Avenue	windows
10.	2151 North High Street	reface signs (BW3)
11.	1487-1499 Hamlet Street	windows, door
12.	2164 Tuller Avenue	siding, windows

motion by **Mr. Mickley / Mr. Petruziello**

motion **To Approve as Submitted**

vote **5-0 to Approve**

E. Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	142-176 King Avenue (King Avenue Apartments)	11/20/2014: site redevelopment	03/11/2015
2.	1770 North High Street (Bullwinkle's)	02/19/2015: storefront, sign reface	02/26/2015
3.	2591 North High Street (Old North Arcade)	12/18/2015: stairs, door	02/24/2015

G. Next Meeting

1. **Thursday April 16, 2015 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)**