

University Area Review Board

50 West Gay Street, Fourth Floor
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MEETING SUMMARY

date	October 15, 2015
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 9:16pm
members present	Ted Goodman, , Pasquale Grado, Frank Petruziello, Brian Horne, Richard Talbott (7:02)
members absent	Doreen Uhas-Sauer, Bob Mickley

A.	Business of the Board
1.	Approval of Meeting Summary from August 2015
6:30 - 6:32	
motion by	Mr. Grado / Mr. Horne
motion	To approve the Meeting Summary as submitted.
vote	4-0 to Approve

B.	Applications for Certificate of Approval
1.	North High Street, East 8th Avenue, Building 1 - SCG South Mixed Use Gateway II East 9th Avenue and Pearl Alley
applicant:	Stephen M. Caplinger (Creative Design + Planning), Yao Hua Yu, Bobby Finta (Humphreys Partners), Ryan Szymanski (Edwards Communities)
to be reviewed:	building and site review
6:32 - 7:30	

- Mr. Ferdelman gave a report on the proposal.
- Mr. Szymanski reviewed the modifications based on previous comments.
- Mr. Grado suggested removing the balconies from the building, they are inappropriate for the student population.
- The Board and Applicants discussed the use of balconies.
- Mr. Finta reviewed the modifications in the design of the elevations and materials.
- Mr. Petruziello suggested that the base still needs to be strengthened; the materials could extend a little higher. He expressed concern for the metal panels.
- Mr. Grado stated that the metal panel on the top level was out of context; the comment to lighten the upper story could and can be handled differently – increasing the size of the windows helped significantly.
- Mr. Horne commented that the metal panel does not concern him.
- Mr. Goodman stated that the change in material would make more sense if the shape of the upper story were to change also; the change of material seems arbitrary.
- Mr. Horne expressed support of the balconies except at the corner; a wraparound balcony is inappropriate.
- Mr. Szymanski stated that the wraparound balcony was a specific design feature of the proposal.
- Mr. Goodman and Mr. Petruziello concurred that the wraparound balcony should be reconsidered.
- Mr. Petruziello reinforced the idea that if the base is stronger the upper stories can do something entirely different.
- Several Board members stated that the center bay of the building is working well.

motion	Tabled To Consider: <ul style="list-style-type: none">• That the upper story be reconsidered. Material change may be ok, but justify.• That the base of the building needs to be strengthened.• That the wraparound balcony at the corner be reconsidered.• That wall sections, details and materials be available for final review.
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2. | **61 East 8th Avenue** | **Multi-Family**
applicant: Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design),
Wayne Garland (Owner)
to be reviewed: building and site review
7:30 – 7:40

- Mr. Ferdelman gave a report on the proposal. Mr. Blumensheid reviewed the modifications in the proposal.
- Mr. Goodman commented that the posts should not be continuous; the posts should be interrupted by the platforms.
- Mr. Horne suggested a stronger transition between the 2nd and 3rd floor.
- Mr. Grado suggested transom windows on the ground floor.
- Mr. Petruziello suggested sidelight on the entrance doors to strengthen the entrance.
- Mr. Grado requested the ganged windows to be all double hung, not fixed in middle.

motion by | **Mr. Horne / Mr. Petruziello**

To approve the proposed addition and remodel on the condition:

- **That the transition between floors be defined by a deeper trim board that matches the porch rafters in depth.**
- **That the windows on the West and East elevations be tripled ganged double hung windows.**
- **That the entry doors on the ground floor have sidelights.**
- **That the porch roofs at the North and South elevation end in a gable.**
- **That the band board on each porch wrap over the corner posts.**

vote | **5-0 to Approve**

3. | **1990 North High Street** | **Sbarro**
applicant: Brian Thomas (National Sign Co.), Dereck Reebea (Sbarro)
to be reviewed: wall and projecting sign
7:40 – 7:58

- Mr. Ferdelman gave a report on the proposal.
- Mr. Petruziello requested that the background be opaque.
- Mr. Thomas stated that the background will be metal.
- Mr. Grado suggested reversing the white and black; black background and white letters.
- The Board and Applicant discussed the graphics in the windows.

motion by | **Mr. Petruziello / Mr. Horne**

To approve the signage as submitted on the condition:

- **That the projecting sign will be black metal with the name and graphic routed and internally/back lit,**
- **That the projecting sign shall be 5" in depth with LED light source.**
- **That the wall sign is approved as submitted and the mounting surface shall remain unchanged (brown).**
- **That the vinyl graphics are not part of this approval.**

vote | **5-0 to Approve**

4. | **2480 North High Street** | **Retail**
applicant: Victor Orta (Christopher Construction Home Improvement), Quinn Chandler (Owner)
to be reviewed: storefront, facade
7:58 – 8:17

- Mr. Ferdelman gave a report on the proposal.
- Mr. Chandler described the concept of the retail space; a craft beer store modeled on gas station motif.
- Mr. Ferdelman commented that the proposal needs a site plan to show compliance with the zoning code.
- Mr. Chandler commented that it had been a carryout; was it a 'legal' carryout.
- Mr. Ferdelman stated that BZSD would need to make that decision; just because a business is operating in a particular location does not mean they acquired the proper permits to do so.
- Mr. Wheeler commented that the applicant would need to make a determination of uses they would want in that location and work with BZSD on the requirements to make it so.
- Mr. Petruziello questioned whether the applicants can operate a carryout at this location.
- Mr. Ferdelman stated that the C-4 zoning will allow this use.
- Mr. Goodman stated that the applicant should get zoning clearance, then come before the Board for review.
- Mr. Petruziello commented that the Board will need to know the specifications of the doors and windows.
- Mr. Petruziello suggested taking a photo at noon to see where the lenthils of the original doors were located; it may be more advantageous to have wider openings rather rectangular.

motion | **Tabled**
To Consider:

- **Scaled site plan, plans, elevations, sections, details and specifications.**

5. | **1551 North High Street** | **Stop & Shop**
applicant: Steve Moore (Moore Signs)
to be reviewed: wall sign, pole sign
8:17 – 8:28

- Mr. Ferdelman gave a report on the proposal.
- Mr. Moore described the construction of the signs.
- Mr. Grado objected to the descriptor of the 24 Hour in the sign copy.
- Mr. Moore stated that the Graphics code allows such graphics.
- Mr. Ferdelman reviewed the guidelines found in the UDG (2015)
- Mr. Goodman suggested that the address could replace the 24 Hour graphic.
- Mr. Petruziello suggested that a band of grey be placed at the top and bottom.

motion by | **Mr. Talbott / Mr. Grado**
To approve the proposed signs on the condition:

- **That the 24 Hours text is removed**
- **That a horizontal gray band is place at the top and bottom of the pole sign.**
- **That the background shall be opaque and the only portion to be lit is white.**

motion
vote | **5-0 to Approve**

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

1. 1525 North High Street Mixed Use (Taco Bell)

applicant: David Ruma (Virginia Homes), Skip Weiler (Weiler Real Estate), Mike Shannon (Attorney)
 to be reviewed: conceptual review | building and site design
8:28 – 9:15

- Mr. Ferdelman gave a report on the proposal.
- Mr. Shannon explained the process and variances that will be requested. Building at 72', not 35' per code; one space per unit, 116 spaces for tenants and 21 spaces for the retail; and allowing accessory uses for tenants on High Street.
- The Board and Applicants discussed the balconies.
- Mr. Petruziello expressed concern regarding the element that separated the North and South portion of the High Street façade; the tower element should be played down, it is too strong.
- Mr. Grado concurred that the tower was the weakest aspect of the design.
- Mr. Berardi expressed willingness to revisit the design element.
- Mr. Petruziello stated that the blade should either have no widows as a mass or be blended in.
- Mr. Berardi stated that he would rather wrap it in glass.
- Mr. Petruziello stated that the tower/blade will be read from the East 9th Avenue.
- The Board and Applicant jokingly talked about an LED display on the blade.
- Mr. Horne commented that the Northeast corner of the building is too heavy; the storefront system should warp the corner.
- Mr. Goodman suggested butt glass for the Southern portion of the High Street façade or very slender mullions.
- Mr. Grado concurred with Mr. Horne regarding the Northeast corner.
- The Board and Applicants discussed the zoning and review process.

motion

No Action

To Consider:

- **That the tower/blade should be reconsidered – glass or granite**
- **That the storefront system on at the Northeast corner should wrap around the corner.**
- **That the windows on the Southern portion of the High Street façade have slender mullions or be butt glass.**

D. Staff Issued Certificates of Approval

		items approved
1.	4-18 East Patterson Avenue	windows
2.	61 West 10th Avenue	siding
3.	83-87 West 10th Avenue	siding
4.	199 East 15th Avenue	windows
5.	204 East 14th Avenue	windows
6.	1592 Worthington Avenue	siding
7.	1778 North High Street (Kaplan)	reface sign
8.	1951 Indianola Avenue	windows
9.	1988 Summit Street	windows
10.	2004 North High Street (Wendy's)	bike parking

9:15 – 9:20

motion by

Mr. Grado / Mr. Talbott

motion

To approve the Staff Approvals as submitted.

vote

5-0 to Approve

E.

Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	10 East 11th Avenue (Raising Cane's)	09/17/2015: storefront, canopy signs	09/28/2015
2.	77 East 16th Avenue (Oxford House)	08/20/2015: site and building	09/23/2015
3.	348 King Avenue (Porch)	07/16/2015: porch	10/09/2015
4.	1393 North High Street (Bio Blood Components)	07/16/2015: sign	10/09/2015
5.	1423 North High Street (Northside Library-Site Compliance)	08/20/2015: site and building	09/23/2015
6.	1560 North High Street (Campus Parc - Signs)	07/17/4 sign	09/23/2015

F.

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