MEETING SUMMARY

October 15, 2015
Northwood & High Building
2231 North High Street, Room 100
6:30pm – 9:16pm

members present
Ted Goodman, Pasquale Grado, Frank Petruziello, Brian Horne, Richard Talbott (7:02)
Doreen Uhas-Sauer, Bob Mickley

members absent

A. Business of the Board

1. Approval of Meeting Summary from August 2015

motion by Mr. Grado / Mr. Horne

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, 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: 6:32 - 7:30

building and site review

- 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.

Tabled

To Consider:

- 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.
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 Reeba (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
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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 a gas station motif.
- Mr. Chandler commented that the proposal needs a site plan to show compliance with the zoning code.
- Mr. Ferdelman 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 lintels 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
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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 placed at the top and bottom of the pole sign.
- That the background shall be opaque and the only portion to be lit is white.

vote 5-0 to Approve
Applications for Zoning, Code Enforcement and/or Conceptual Review
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.

motion
To approve the Staff Approvals as submitted.
vote
5-0 to Approve
### E. Board Approved Applications Issued Certificates of Approval

<table>
<thead>
<tr>
<th>#</th>
<th>Location</th>
<th>COA Issued Date</th>
<th>Action Date</th>
<th>Approval Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10 East 11th Avenue (Raising Cane's)</td>
<td>09/28/2015</td>
<td>09/17/2015</td>
<td>storefront, canopy signs</td>
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<tr>
<td>2</td>
<td>77 East 16th Avenue (Oxford House)</td>
<td>09/23/2015</td>
<td>08/20/2015</td>
<td>site and building</td>
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<tr>
<td>3</td>
<td>348 King Avenue (Porch)</td>
<td>10/09/2015</td>
<td>07/16/2015</td>
<td>porch</td>
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<tr>
<td>4</td>
<td>1393 North High Street (Bio Blood Components)</td>
<td>10/09/2015</td>
<td>07/16/2015</td>
<td>sign</td>
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<td>5</td>
<td>1423 North High Street (Northside Library-Site Compliance)</td>
<td>09/23/2015</td>
<td>08/20/2015</td>
<td>site and building</td>
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<td>6</td>
<td>1560 North High Street (Campus Parc - Signs)</td>
<td>09/23/2015</td>
<td>07/17/4</td>
<td>sign</td>
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### F. Next Meeting

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