

University Area Review Board

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

date	April 21, 2016
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:55pm
members present	Ted Goodman, Pasquale Grado, Frank Petruziello, Brian Horne, Doreen Uhas-Sauer (left at 7:58)
members absent	Richard Talbott, Bob Mickley

A.	Business of the Board
1.	Approval of Meeting Summary from February 2016
motion by	Ms. Uhas-Sauer / Mr. Horne
motion	To approve the Meeting Summary as submitted.
vote	5-0 to Approve

B.	Applications for Certificate of Approval
1.	1892-1928 North High Street 15th & High Redevelopment University Residences
applicant:	Stephen M. Caplinger (Creative Design + Planning), Ted Musielewicz, George Acock (Acock Associates) Ryan Szymanski, Jeff Stone (Edwards Communities), Keith Myers (Campus Partners)
to be reviewed:	building and site review
6:35 – 7:16	

- Mr. Ferdelman gave a report on the proposal.
- Mr. Musielewicz reviewed the progress of the design diagrams.
- Mr. Acock reviewed material choices and scale of elements.
- Mr. Grado stated that unit mix is important, more one and two bedrooms and less three plus bedrooms are detrimental to the neighborhood.
- Mr. Horne commented that the corners work and the West façade is under control; a single course of limestone may work better than the double course of brick.
- Mr. Petruziello stated that the details work well to break down the mass and add interest to the streetscape; the storefronts and signage that go in this development need to compliment the architecture.
- Ms. Uhas-Sauer commented that the brick colors work; she asked for review of the changes to the East façade.
- Mr. Acock stated that they were inspired Mr. Myers's photos of European allies.
- Ms. Uhas-Sauer inquired about the existing building elements.
- Mr. Szymanski reviewed the possible elements that will be reintegrated into the project.
- Mr. Goodman expressed concern that one of the storefronts on the West façade is too enclosed, not open enough.
- Mr. Horne questioned the muntin pattern in the windows.
- Mr. Acock stated that the windows would be three over three simulated divide lights.

motion by	Mr. Petruziello / Mr. Horne
motion	To approve the proposed redevelopment as submitted.
vote	5-0 to Approve

2.	15 East Lane Avenue 2106-2124 North High Street The Wilson (Mixed Use Redevelopment)
applicant:	Karrick Sherrill (Schremshock Architects)
to be reviewed:	building and site review

7:11 – 7:46 |

- Mr. Ferdelman gave a report on the proposal.
- Mr. Sherrill reviewed the modifications to the design.
- Mr. Gary Cogley (UD Neighbor) questioned whether the space allotted to the trash for the units was large enough.
- D’Lyn Stinziano (UD Neighbor) commented that the clock is an odd element for the building.
- Mr. Petruziello requested review of the materials and details; expressed concern that the details are not being expressed properly on the elevations and renderings; commented that the clock should be a digital display.
- Mr. Ferdelman replied that a digital display would require variances from the graphics code.
- Mr. Petruziello inquired about the windows on the north façade.
- Mr. Sherrill stated that the windows were real but a shaft wall was directly behind the windows.
- Mr. Petruziello expressed concern on the use of “faux” windows.
- Mr. Horne voiced concern that the details are lacking to show transition from concept to construction; how are outside corners details handled?
- Mr. Grado commented that the design is still too busy; unit mix is important and units should be four bedrooms or less.
- Mr. Goodman commented that the clock does not fit; the renderings need to more emphatic about the details; joint patterns and connectors should be worked out by the architect, not the contractors.

To consider:

- **Plans, sections, elevations and details should be coordinated and expressed properly in the drawings.**
- **Review possible options for faux windows on north elevation.**
- **Provide sufficient details to express how building will be constructed.**
- **Simplify the elevations.**

motion by	Mr. Grado / Mr. Petruziello
motion	To issue a certificate of approval for the expressed purpose to allow a foundation start, on the condition: <ul style="list-style-type: none">• That the exterior shell of the building shall be subject to additional review for another Certificate that will be issued on the final approved architecture and amended or supplementary building permits.
vote	5-0 to Approve

3.	1555-1563 North 4th Street	Mixed Use
applicant:	Julie Bullock (Juliet Bullock Architects)	
to be reviewed:	storefront	
7:46 – 7:58		

- Mr. Ferdelman gave a report on the proposal.
- Mr. Petruziello commented that additional details should be submitted to staff, but the storefronts are good.
- Mr. Goodman expressed some concern with the use of stucco at the bulkhead.
- Ms. Laura Bidwa (UD Neighbor) expressed concern that the details of the storefront and renovation are important.

motion by	Mr. Grado / Mr. Horne
motion	To approve the proposed storefronts as submitted on the condition: <ul style="list-style-type: none">• That additional detail is presented to staff.• The color scheme is reviewed with staff.
vote	5-0 to Approve

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

1.
applicant:
to be reviewed:

2247-2289 North High Street **Mixed Use**
Bhakti Bania (BBCO Architects)
conceptual | redevelopment

TABLED

2.
applicant:
to be reviewed:
7:58 – 8:41

1398-1400 North High Street **Mixed Use**
Christopher Johnson, Francisco Worly (CA Ventures); Tom Pope, Rick Fay (HPA Architects)
conceptual | redevelopment

- Mr. Ferdelman gave a report on the proposal.
- Mr. Pope reviewed the design and program of the project.
- Mr. Bob Singleton (UD Neighbor) articulated a concern regarding the pool on High Street and safety along the High Street frontage.
- Mr. Gary Cogley (UD Neighbor) questioned whether the space at the corner of 7th and High Street was sufficient.
- Mr. Ferdelman remarked that the High Street sidewalks will be redone in the coming year including a new 'bump out' at 7th and High, that should resolve the pinch point at that location.
- Mr. Horne commented that he appreciated the contemporary design and articulation of the project; expressed concern regarding the location of the generator at the south corner and sound control.
- Mr. Petruziello commented that the elevation at Euclid and High versus 7th and High should be treated differently – more emphasis at 7th and High – design is too regimented; questioned the section versus the elevations; the ground floor is deadly - needs more excitement and/or articulation; Pearl Street needs more study – change the meter of the grid and piers, it all runs through.
- Mr. Goodman remarked that the design is a well thought out vernacular; Pearl Street works well – maybe the window arrangement could be shifted.
- Mr. Horne commented that the metal panel system should be a different material on the ground level.

motion

Tabled

To consider:

- **A better location of the generator**
- **The elevation at Euclid and High versus 7th and High should be treated different.**
- **Coordinate the sections, elevations and details.**
- **Provide more interest to the ground floor.**
- **Pearl Street façade needs additional study.**
- **A different material than metal at the ground level.**

D. Staff Issued Certificates of Approval

		items approved
1.	18 East 11th Avenue (Supzilla)	reface signs
2.	32 East 17th Avenue	windows
3.	74 East 13th Avenue	siding, gutters
4.	80 East 13th Avenue	door
5.	1486 Hunter Avenue	retaining wall
6.	1555-1563 North 4th Street	windows
7.	Gateway Elevator	window graphics
8.	1624 North High Street (Yoga Six)	door screening
9.	1960-1962 Summit Street	siding
10.	1988 Iuka Avenue (Phi Sigma Kappa)	graphics
11.	2016 North High Street (FedEx Office)	sign
12.	2036 North High Street (Rippers)	sign reface
13.	2173 Indianola Avenue	parking layout
14.	1510 Hamlet Street	siding
15.	2118 - 2120 North 4th Street	roof, siding, windows

8:41 – 8:45

motion

Tabled

E. Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	34 West 9th Avenue (Mixed Use_Site Compliance)	12/15/2015: site and building	03/22/2016
2.	67 East 15th Avenue (Delta Tau Delta)	01/21/2016: site and addition	04/01/2016
3.	1466 -1516 North High Street (University Residences South)	01/21/2016: site and building	03/14/2016
4.	1607 North High Street (Pizza Rev)	03/17/2016: sign, awnings and storefront	03/23/2016
5.	1816 North High Street (Huntington Bank)	11/19/2015: sign and awning	03/16/2016
6.	2700 North High Street (Acre_Patio)	08/20/2015: patio and doors	04/01/2016

G. Next Meeting

1.	Thursday May 19, 2016 6:30pm 2231 North High Street (Northwood & High Building, Room 100)
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