

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-6675 fax

MEETING SUMMARY

date	August 18, 2016
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 9:05pm
members present	Ted Goodman, Frank Petruziello, Brian Horne, Stephen Papineau
members absent	Richard Talbott, Doreen Uhas-Sauer, Pasquale Grado

A.

1.	Business of the Board
motion by	Approval of Meeting Summary from July 2016 Mr. Papineau / Mr. Horne
motion	To approve as submitted.
vote	4-0 to Approve

B.

1.	Applications for Zoning, Code Enforcement and/or Conceptual Review
applicant:	2247-2289 North High Street Mixed Use View at Pavey Square
to be reviewed:	Bhakti Bania (BBCO Architects)
6:30 – 7:30	conceptual redevelopment

- Mr. Ferdelman gave a report on the proposal.
- Mr. Maniace reviewed the proceedings at the BZA meeting; loss of quorum and inability to get a determination on zoning.
- Ms. Bania reviewed the modifications to the drawings since the June meeting.
- Mr. Goodman asked for neighborhood input.
- Ms. Ann Lee (UD Resident) commented that the applicants should design with the Secretary of Interior Standards in mind.
- Ms. D'lynn Stinziano (UD Resident) enquired whether the applicants had completed and submitted the traffic study that was requested at the BZA.
- Ms. Deb Supelak (UAC Commissioner) stated that the proposed building is a gross imposition on the neighborhood.
- Mr. Joe Motil (UD Resident) commented that the materials are inappropriate for the building and is not reflective of the adjacent contributing buildings.
- Mr. Goodman ended the public comment period.
- Mr. Horne stated that the 6th floor does not work; obviously the architects have worked to reduce its impact but he stated that he could not support the project unless the 6th floor was removed.
- Mr. Petruziello concurred regarding the 6th floor; it would need to be really special and subservient to the rest of the building.
- Mr. Goodman commented that where the building meets the sky it seems unrelenting; he concurred that the 6th floor does not seem to be working. The properties to the West would be experience the mass and height of the proposed building.
- The Board and Applicants discussed the implications of removing a floor.

motion Tabled
To consider:

- That the 6th floor should be removed from the proposal.

2.
applicant:
to be reviewed:
7:30 – 8:00

77 East 10th Avenue (APN:010-269255)

Multi-Family

Wayne Garland (Buckeye Realty)
conceptual | building and site review

- Mr. Ferdelman gave a report on the proposal.
- Mr. Garland reviewed the changes in the design.
- Mr. Papineau enquired as to the number of units.
- Mr. Goodman commented that he like the direction the design is going.
- Mr. Horne questioned whether the windows truly have different header heights.
- Mr. Garland stated that the headers are at varying heights to give the façade interest.
- Mr. Petruziello asked for confirmation of the building length.
- Mr. Garland stated that the building is 205' long.
- Mr. Petruziello stated that it would be very important to control where the vertical and horizontal joints are placed.
- Mr. Horne expressed concern at the solid/void relationship on the south elevation.

Tabled

To consider:

- That care is given to the placement of horizontal and vertical control joints.
- That the south elevation should be studied for window and wall proportions.

motion

C.

1.
applicant:
to be reviewed:
8:00

Applications for Certificate of Approval

1979 Iuka Avenue

Alpha Gamma Rho

Charles Kuhlman (Segna Architects)
pergola

- Applicant tabled item just prior to meeting.

2.
applicant:
to be reviewed:
8:00 – 9:00

1398-1400 North High Street

Mixed Use

Christopher Johnson (CA Ventures), Kyle Semat, Maki Mosely (Humphrey's Partners)
building and site review

- Mr. Ferdelman gave a report on the proposal.
- Mr. Johnson described the minor changes in the programming
- Mr. Semat reviewed the material and design elements.
- Ms. Elizabeth Kloss (UD Resident – Euclid) commented that the building could better integrate with neighborhood; several buildings on Euclid have yellow brick as a material. Ms. Kloss expressed concern regarding the traffic pattern on Euclid.
- Mr. Johnson replied that they have conducted a traffic study and are working with Public Service to meet their standards; Pearl Street will be repaved as part of the project.
- Mr. Papineau stated that the brick base and the red streaks do not help the project.
- Mr. Petruziello commented that the brick base is inappropriate; maybe the base could be a larger masonry unit and not red, the last iteration of the building was better. The building has lost most of the dimensionality and interest; it is too homogenized and flat.
- Mr. Horne stated that the infilling of windows is problematic; the windows that are present should be inset from the surface too provide a shadow line.
- Mr. Goodman commented that the design does not have the integrity of the previous version; modern details need to be well articulated; the east elevation is too boxy.
- Mr. Johnson stated that recessing the windows will have a significant effect on the budget, but may be accommodated.
- Mr. Petruziello suggested irregular grid, but has to have dimension; the base could use ground

face block.

- The Board and Applicant discussed options for achieving some dimension or interest in the façade.

Tabled

To consider:

motion

- That red brick should not be used as a material on the ground floor; a cleaner modular masonry unit would be more appropriate.
- That the building should have some dimensionality.
- Mr. Johnson requested action on the foundation
- Mr. Goodman stated that it was appropriate to allow such action.
- Mr. Ferdelman commented that several projects have been done in this fashion.

motion by

Mr. Petruziello / Mr. Papineau

motion

To support the application to the Building Department for a foundation start with the understanding that the remainder of the building is subject to review and approval by this Board.

vote

4-0 to Approve

D.

Staff Issued Certificates of Approval

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

57 East 17th Avenue
141 East 12th Avenue
163 Chittenden Avenue
186 East 11th Avenue
1479 North 4th Street
1523-1525 Summit Street
1579 Summit Street

items approved

roof
garage replacement
doors
roof
roof, siding
windows, roof, siding
roof

9:00 – 9:05

motion by

Mr. Horne / Mr. Petruziello

motion

To approve as submitted.

vote

4-0 to Approve

E.

Board Approved Applications Issued Certificates of Approval

- 1.
- 2.
- 3.
- 4.

109 West 8th Avenue
(SFR – Permit)
128 East 11th Avenue
(MFR – Permit)
1892-1928 North High Street
(Site Compliance_Rev1)
1980 North High Street
(Building & Site Modifications)

approved : items approved

12/15/2015: building & site
06/16/2015: building & site
04/21/2016: building & site
04/21/2016: demo, bldg. mod. & site

COA issued

07/22/2016
07/27/2016
08/03/2016
08/11/2016

F.

- 1.

Next Meeting

Thursday September 15, 2016 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)