MEETING SUMMARY

August 18, 2016
Northwood & High Building
2231 North High Street, Room 100
6:30pm – 9:05pm

Ted Goodman, Frank Petruziello, Brian Horne, Stephen Papineau
Richard Talbott, Doreen Uhas-Sauer, Pasquale Grado

A. Business of the Board

1. Approval of Meeting Summary from July 2016

motion by Mr. Papineau / Mr. Horne
motion To approve as submitted.
vote 4-0 to Approve

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

2247-2289 North High Street Mixed Use | View at Pavey Square
Bhakti Bania (BBO Architects)
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 or removing a floor.

motion Tabled
To consider:
- That the 6th floor should be removed from the proposal.
2. 77 East 10th Avenue (APN:010-269255) Multi-Family
applicant: Wayne Garland (Buckeye Realty)
to be reviewed: 7:30 – 8:00
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.

C.
Applications for Certificate of Approval

1. 1979 Iuka Avenue Alpha Gamma Rho
applicant: Charles Kuhlman (Segna Architects)
to be reviewed: 8:00 pergola

- Applicant tabled item just prior to meeting.

2. 1398-1400 North High Street Mixed Use
applicant: Christopher Johnson (CA Ventures), Kyle Semat, Maki Mosely (Humphrey’s Partners)
to be reviewed: 8:00 – 9:00 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:

- 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

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

<table>
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<th>items approved</th>
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<tr>
<td>1. 57 East 17th Avenue</td>
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<td>2. 141 East 12th Avenue</td>
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<td>3. 163 Chittenden Avenue</td>
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<td>4. 186 East 11th Avenue</td>
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<td>5. 1479 North 4th Street</td>
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<td>6. 1523-1525 Summit Street</td>
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<td>7. 1579 Summit Street</td>
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9:00 – 9:05

motion by Mr. Horne / Mr. Petruziello

To approve as submitted.

vote 4-0 to Approve

E. Board Approved Applications Issued Certificates of Approval

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<th>approved : items approved</th>
<th>COA issued</th>
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<tbody>
<tr>
<td>1. 109 West 8th Avenue</td>
<td>12/15/2015: building &amp; site 07/22/2016</td>
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<td>(SFR – Permit)</td>
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<tr>
<td>2. 128 East 11th Avenue</td>
<td>06/16/2015: building &amp; site 07/27/2016</td>
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<td>(MFR – Permit)</td>
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<td>3. 1892-1928 North High Street</td>
<td>04/21/2016: building &amp; site 08/03/2016</td>
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<td>(Site Compliance_Rev1)</td>
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<td>(Building &amp; Site Modifications)</td>
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F. Next Meeting

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