**MEETING SUMMARY**

**date**  
February 18, 2016

**place**  
Northwood & High Building  
2231 North High Street, Room 100

**time**  
6:30pm – 8:45pm

**members present**  
Ted Goodman, Doreen Uhas-Sauer, Pasquale Grado, Frank Petruziello, Bob Mickley (7:25)

**members absent**  
Richard Talbott, Brian Horne

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### A. Business of the Board

1. **motion by**  
   Ms. Uhas-Sauer / Mr. Grado

   **motion**  
   To approve the Meeting Summary as submitted.

   **vote**  
   4-0 to Approve

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### B. Applications for Certificate of Approval

1. **applicant:**  
   Stephen M. Caplinger (Creative Design + Planning), Ted Musielewicz (Acock Associates)  
   Ryan Szymanski, Jeff Stone (Edwards Communities)

   **to be reviewed:**  
   6:40 - 7:30

   - Mr. Ferdelman gave a report on the proposal.
   - Mr. Musielewicz stated that the Sigma Nu building was used as inspiration for the new building; the storefront widths were increased along the base and most dramatically along Pearl Street; the cornice was brought down to provide a more modern look above.
   - Mr. Grado expressed concern over the sameness of the windows.
   - Ms. Uhas-Sauer commented that the building is coming off as an old hotel; the quality of materials is good; though the building is massed in a way that the little things are being lost. She asked whether ideas or elements from the Wellington could inform the form of the new building.
   - Mr. Musielewicz stated that the details from the Wellington do not translate to this building well.
   - Mr. Szymanski commented that the building design has had the input of 20+ architects and the constant idea is that it should be related to the 15th and High buildings, maybe not brother/sister but more like cousins and it is the team’s thought that this proposal works.
   - Ms. Uhas-Sauer commented that Pearl Alley has not been differentiated; it could use a little more eccentricity.
   - Mr. Szymanski stated that Pearl Alley may need additional attention, but there is a lot of concern because the site has significant grade changes.
   - Mr. Petruziello stated that the intent is good but the execution is timid; the top two floors should be the metal panel, a lowered cornice line and a different window proportion and different everything – a strong contrast; only break the cornice line at 17th so the axial relationship reads; look at different brick colors for the portions of the 3rd story break pieces; think of layers – new and old; emphasize the ground floor at 17th avenue.
   - Mr. Goodman commented that on the upper floor(s) the windows should read at a different scale or modules; though the shapes on the façade break down the mass, they are superficial – they have no dimension; additional offset on the upper floor(s) would help – 2 feet at minimum.
   - The Board and Applicants discussed the interior courtyards.

   **motion**  
   Tabled

   **Things to consider:**  
   - Vary the size/width windows on the upper floors to reduce the ‘sameness’.
   - A differentiated experience along the Pearl Alley frontage.
• Lower the cornice, use metal panel on upper two floors and use different window patterns and proportions.
• Emphasize the ground floor at 17th Avenue.
• Provide dimensionality to forms on the façade.
• Setback the upper floor(s) by a min. of 2 feet.

2. 1556 North High Street
Gateway - University District
applicant: Kate Schroeder, Christina Moffa (Steiner + Associates), Erin Prosser (Campus Partners)
to be reviewed: 7:30 – 7:40 graphics

• Mr. Mickley joined the Board to hear the case.
• Mr. Ferdelman gave a report on the proposal.
• Ms. Schroeder reviewed the proposed graphics and branding.
• Mr. Petruziello mentioned that the graphics could be more dramatic.
• Ms. Moffa stated that the graphics can get sassier, though because of the lighting it might make more sense to keep all the lettering white.
• Ms. Uhas-Sauer and Mr. Mickley stated the existing proposal seemed appropriate.
• Mr. Grado suggested that the words at the bottom are less animated.
• Mr. Goodman stated that the existing proposal is fine but should and could be tweaked to be more dramatic.

motion by Mr. Petruziello / Ms. Uhas-Sauer
motion To approve the proposed graphics as submitted and allow the applicants to modify the lower graphics in consultation with staff.
vote 5-0 to Approve

C. Applications for Zoning, Code Enforcement and/or Conceptual Review
1. 15 East Lane Avenue | 2106-2124 North High Street The Wilson (Mixed Use Redevelopment)
applicant: Karrick Sherrill (Schremshock Architects), Mike Shannon (Kegler Bown & Frost )
to be reviewed: 7:40 – 7:50 zoning recommendation | redevelopment

• Mr. Ferdelman gave a report on the proposal.
• Mr. Shannon reviewed the zoning variances and program.
• Mr. Grado expressed his support of the zoning.
• Mr. Goodman requested clarification regarding the allowance of accessory uses on the ground floor, would it lead to residential in that area?
• Mr. Shannon stated that it would remain an area for gym or shared space for the tenants.
• The Board and Applicants discussed the parking variances.

motion by Ms. Uhas-Sauer / Mr. Talbott
motion To support the requested variances to advance the project as proposed.
vote 5-0 to Approve
2. 1583-1585 North 4th Street  Multi-Family
applicant:  Julie Bullock (Julie Bullock Architects)
to be reviewed:  conceptual | new build/redevelopment
7:50 - 8:10

- Mr. Ferdelman gave a report on the proposal.
- Ms. Bullock reviewed the changes from the initial proposal and indicated that a new variance application was submitted.
- Mr. Mickley expressed concern that the front doors on the 4th street frontage could not be seen coming north.
- Mr. Grado stated that the tower piece does not work and the transitional metal siding is odd against the townhouse typology.
- Mr. Petruziello commented that it may be appropriate for the building to come almost to the ROW on 4th; resolve the upper window on the 4th street façade.
- Mr. Goodman stated that he liked the proposal (Ms. Uhas-Sauer concurred); the corner is resolved okay.
- Mr. Grado suggested windows and doors.

motion: Tabled
To consider:
- Study the tower and entrances on the 4th Street façade.

3. 1555-1563 North 4th Street  Mixed Use
applicant:  Julie Bullock (Julie Bullock Architects)
to be reviewed:  conceptual | building façade, storefront
8:10 - 8:32

- Mr. Ferdelman gave a report on the proposal.
- Mr. Grado commented that the building may have been a Kroger from the 1920’s; there are other examples around Columbus.
- The Board and Applicants discussed the location of possible examples of the building type.
- Mr. Petruziello expressed concern regarding the loss of the slate roof; keep if possible.
- Ms. Bullock stated that the storefronts need to be completed in order to get residential or commercial tenants.
- Mr. Mickley expressed concern that the frameless storefront would be susceptible to vandalism and breakage.
- Mr. Goodman stated that the storefront should be a more traditional wood frame system, but should be fully detailed so that it may be constructed properly.
- The Board and Applicants discussed the structure behind the blocked over openings.
- Ms. Bullock reviewed the unit count; six units composed of (4) two bedrooms and (2) three bedrooms.

motion: Tabled
To consider:
- Upper story windows to fill existing rough openings – existing windows are inappropriate.
- Work with staff to approve 2nd story windows
- Traditional wood frame storefront.
D. 8:32 - 8:35  

**Staff Issued Certificates of Approval**  

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<tbody>
<tr>
<td>1.</td>
<td>96 West 8th Avenue</td>
<td>windows</td>
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<td>2.</td>
<td>1540 Neil Avenue</td>
<td>windows</td>
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<td>3.</td>
<td>1621 North 4th Street</td>
<td>windows</td>
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<td>4.</td>
<td>1972 Indianola Avenue</td>
<td>roof</td>
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<td>5.</td>
<td>2060 North High Street (Ohio Stater)</td>
<td>reface sign</td>
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<td>6.</td>
<td>162 East 13th Avenue</td>
<td>roof</td>
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<td>7.</td>
<td>1531 Perry Street</td>
<td>roof</td>
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<td>8.</td>
<td>195 Chittenden Avenue (Rooks Tavern)</td>
<td>HVAC equipment</td>
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**motion by**  

Ms. Uhas-Sauer / Mr. Petruziello  

**motion**  

To approve the submitted.  

**vote**  

5-0 to Approve

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E. Board Approved Applications Issued Certificates of Approval  

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<td>1.</td>
<td>1558 North High Street (Jimmy John’s)</td>
<td>01/21/2016: signs, awning</td>
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G. Next Meeting  

1. Thursday March 17, 2016 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)