

University Area Review Board

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

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

A.	Business of the Board
1.	Approval of Meeting Summary from January 2016
motion by	Ms. Uhas-Sauer / Mr. Grado
motion	To approve the Meeting Summary as submitted.
vote	4-0 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 (Acock Associates) Ryan Szymanski, Jeff Stone (Edwards Communities)
to be reviewed:	building and site review
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:
	<ul style="list-style-type: none">• 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. applicant: **1556 North High Street** **Gateway - University District**
to be reviewed: Kate Schroeder, Christina Moffa (Steiner + Associates), Erin Prosser (Campus Partners)
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. 1. applicant: **Applications for Zoning, Code Enforcement and/or Conceptual Review**
to be reviewed: **15 East Lane Avenue | 2106-2124 North High Street The Wilson (Mixed Use Redevelopment)**
7:40 - 7:50 Karrick Sherrill (Schremshock Architects), Mike Shannon (Kegler Bown & Frost)
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. applicant: **1583-1585 North 4th Street**
to be reviewed: Julie Bullock (Julie Bullock Architects)
7:50 -8:10 conceptual | new build/redevelopment

Multi-Family

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

Mixed Use

- 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**
- | | | | |
|----|--------------------------------------|-----------------------|--|
| | | items approved | |
| 1. | 96 West 8th Avenue | windows | |
| 2. | 1540 Neil Avenue | windows | |
| 3. | 1621 North 4th Street | windows | |
| 4. | 1972 Indianola Avenue | roof | |
| 5. | 2060 North High Street (Ohio Stater) | reface sign | |
| 6. | 162 East 13th Avenue | roof | |
| 7. | 1531 Perry Street | roof | |
| 8. | 195 Chittenden Avenue (Rooks Tavern) | HVAC equipment | |
- motion by **Ms. Uhas-Sauer / Mr. Petruziello**
- motion **To approve the submitted.**
- vote **5-0 to Approve**

- E.**
- | | | | |
|----|--|----------------------------------|-------------------|
| | Board Approved Applications Issued Certificates of Approval | approved : items approved | COA issued |
| 1. | 1558 North High Street (Jimmy John's) | 01/21/2016: signs, awning | 01/27/2016 |

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