

# University Area Review Board

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

## MEETING SUMMARY

date **July 21, 2016**  
place **Northwood & High Building**  
**2231 North High Street, Room 100**  
time **6:30pm**

### A.

1. **Business of the Board**  
**Approval of Meeting Summary from May 2016**  
motion by **Mr. Papineau / Mr. Horne**  
motion **To approve as submitted.**  
vote **5-0 to Approve**

### B.

1. **Applications for Certificate of Approval**  
**1980 North High Street** **Charlies | Wing 10**  
applicant: Philip Radke (PR Signs & Services), Dori North, Matt Van Buren (Charlies)  
to be reviewed: building and site review  
**6:30 – 7:05**

- Mr. Ferdelman gave a report on the proposal.
- Ms. North explained the need to relocate to this location and the need to co-brand.
- Mr. Radke described the construction of the signs.
- Ms. Uhas-Sauer stated that the proposal has too many graphics.
- Mr. Horne suggested two signs over each other.
- Mr. Grado stated that the graphics are busy and confusing.
- Mr. Goodman commented that the signs should stay within the brick area and not project into the terracotta.
- Ms. North suggested that sign graphics be stacked.
- Mr. Petruziello commented that the sign should not go over the vertical limit between the brick and terracotta; the orange panels around the entry are disruptive.
- Mr. Van Buren expressed concern that the brand identity will not be expressed.
- Mr. Horne suggested a blade sign over the entry.
- Mr. Van Buren commented that a blade sign would not read from across the street.
- Mr. Grado replied that a blade sign would read at oblique angles; rarely is the view directly perpendicular to elevation; vinyl graphics in the window could read from across the street.
- Mr. Van Buren stated that a wall sign is preferred, but a blade may work.
- Mr. Grado enquired about the height of the sign band; Mr. Van Buren stated that the band is 5'-4".
- The Board and Applicant discussed the orange colored panel around the entry and window.

### Tabled

#### To consider:

motion

- **Sign should not go across line between brick and terracotta**
- **A larger blade/projecting sign over the entry door.**
- **Limit the orange panels to the window frame or entry alcove but not both.**

2.  
applicant:  
to be reviewed:  
7:05 – 7:25

**1980 North High Street** **Building Modifications**

Brandon Doherty (Bass Studio Architects), Scott Solomon (Owner)  
partial building demolition, new exterior wall, parking layout

- Mr. Ferdelman gave a report on the proposal.
- Mr. Doherty reviewed the scope of the project; 72' of building will be removed at rear.
- Mr. Grado expressed concern that the demising wall with McDonalds is not a smooth surface.
- Mr. Solomon stated that he did not know what that wall will be until it is uncovered.
- Mr. Horne suggested stuccoing the surface of the revealed wall.
- Mr. Solomon replied that he is ok with stuccoing the exposed wall.
- Mr. Goodman stated that a mason could tool the wall properly.
- Mr. Grado questioned the treatment of the ends of the walls as they are cut.
- Mr. Petruziello commented that they could tooth in new block then finish the ends with a pier.
- Mr. Solomon suggested a metal cap; because the walls are constructed of a structural clay tile.
- The Board and Applicant discussed the finish materials on the exposed walls.
- Mr. Doherty stated that an elastomeric paint will be used on the exposed walls.
- Ms. Uhas-Sauer suggested a mural be done on the East wall; expressed how the alley is used by a large population of the area.
- Mr. Solomon expressed concerns regarding graffiti all along Pearl Alley.
- Mr. Grado concurred with Ms. Uhas-Sauer regarding the mural.

motion by

**Mr. Petruziello / Mr. Horne**

**To approve as submitted on the condition:**

- **That cut off light fixtures are used**
- **That the party wall with McDonalds will have a smooth clean surface; the wall shall be retooled or a new stucco surface applied.**
- **That the wall ends be capped properly.**
- **That the Applicant should consider a mural on the East wall at some future date.**

motion

vote

**5-1 to Approve**

C.

1.  
applicant:  
to be reviewed:  
7:25 – 8:05

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

**2247-2289 North High Street** **Mixed Use | View at Pavey Square**

Bhakti Bania, Baharat Baste (BBCO Architects), Mike Balakrishnan (Celmark), Jim Maniace (Taft)  
zoning recommendation | redevelopment

- Mr. Ferdelman gave a report on the proposal.
- Mr. Maniace reviewed the requested variance and the reason behind the need.
- Mr. Goodman questioned why the variance was needed when the buildings are 'grandfathered'
- Mr. Maniace replied that the parcels will be joined, therefore any building that is removed and replaced will be considered a primary building and would need to be placed 0-10' from the property line according to the UCO. The variance is to allow the existing buildings to remain and be recognized in the site's zoning.
- Mr. Stuart Macintyre (UD Neighbor) stated that the proposed development will create upward pressure on rents in neighborhood.
- Ms. Sarah Nocar (UD Neighbor) why is variance needed if front buildings are being preserved?
- Mr. David Swiftly (UD Property Owner) commented that the proposed development is a good solution; all property owner and resident will benefit.
- Ms. D'lynn Stinziano (UD Neighbor) stated that once the variance is granted the buildings can be demolished.

- Mr. Thomas Wade (UD Neighbor) commented that the proposed development is too much and the UARB should advocate for the community.
- Mr. Evan Davis (UD Neighbor) observed that the proposed development is the antithesis of neighborhood.
- Ms. Deb Supelak (UAC Commissioner) remarked that the UAC voted 15-1 to oppose the proposed development and variance; the maximal economic benefit to the property owner is not guaranteed in law; the UARB should consider that neighborhood is people.
- Mr. Maniace replied to the question regarding for the need of variance - the parcels will be combined, therefore all the buildings are considered primary; the buildings that remain will have a protective covenant.
- Mr. Petruziello questioned when the covenant would be put in place; stated that he would condition approval on having covenant recorded prior to building permit being issued.
- Mr. Grado clarified that he is (has been) opposed to the height and density of the proposed project, but is supportive of the Variance to preserve the 6 buildings that front High Street.
- Mr. Horne stated that he supports the variance to allow the preservation of the 6 buildings but is still troubled by the height/scale of the rear building.

motion by

**Mr. Petruziello / Mr. Horne**

motion

**To support the requested variance to allow the preservation of the existing structures on High Street, on the condition :**

- **That a legally binding Preservation Easement or other legal covenant be recorded prior to the issuance of a Building Permit.**

vote

**5-0-1 to Approve**

**D.**

**Staff Issued Certificates of Approval**

		items approved
1.	<b>30-32 East 10th Avenue</b>	<b>roof</b>
2.	<b>33 East 14th Avenue</b>	<b>windows</b>
3.	<b>46 East 10th Avenue</b>	<b>roof</b>
4.	<b>67 Chittenden Avenue</b>	<b>roof</b>
5.	<b>180 East 12th Avenue</b>	<b>roof</b>
6.	<b>182 East 14th Avenue</b>	<b>siding</b>
7.	<b>244 King Avenue</b>	<b>siding, roof, ramp</b>
8.	<b>1706-1708 Summit Street</b>	<b>balcony</b>
9.	<b>1842 Indianola Avenue</b>	<b>sign (Kappa Sigma)</b>
10.	<b>1857 North 4th Street</b>	<b>roof</b>
11.	<b>2157 Summit Street</b>	<b>windows</b>
12.	<b>18 East 13th Avenue</b>	<b>roof</b>
13.	<b>115 East 12th Avenue</b>	<b>windows</b>
14.	<b>1343 Highland Avenue</b>	<b>windows</b>
15.	<b>1552 North High Street</b>	<b>reface sign (Fig Leaf Boutique)</b>
16.	<b>1846 Summit Street</b>	<b>windows</b>

E.

**Board Approved Applications Issued Certificates of Approval**

		approved : items approved	COA issued
1.	34 West 9th Avenue (Mixed Use – Permit)	12/15/2015: building & site	06/15/2016
2.	165 East 15th Avenue (Beta Theta Pi - Site Compliance)	02/19/2015: building & site	07/05/2016
3.	195 Chittenden Avenue (Rooks Tavern)	06/15/2016: sign & patio	06/20/2016
4.	1555-1563 North 4th Street (Storefronts)	04/21/2016: storefronts	06/10/2016
5.	1892-1928 North High Street (University Residences - Phase 1)	04/21/2016: building & site	06/14/2016
8:05 – 8:11			
motion by	Mr. Papineau / Mr. Grado		
motion	To approve as submitted.		
vote	5-0 to Approve		

F.

1. **Next Meeting**  
Thursday August 18, 2016 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)