

University Area Review Board

50 West Gay Street, Fourth Floor
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MEETING SUMMARY

date	October 20, 2016
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 10:15pm
members present	Ted Goodman, Frank Petruziello, Brian Horne, Stephen Papineau, Pasquale Grado, Doreen Uhas-Sauer (6:45 - 9:25)
members absent	

A.

1.	Business of the Board
6:30 – 6:32	Approval of Meeting Summary from September 2016
motion by	Mr. Petruziello / Mr. Horne
motion	To approve as submitted.
vote	5-0 to Approve

B.

1.	Applications for Certificate of Approval	Ad Mural
applicant:	1976 North High Street	
to be reviewed:	David Hodge (Underhill & Hodge)	
6:32– 7:20	graphics	
	<ul style="list-style-type: none">• Mr. Ferdelman gave a report on the proposal.• Mr. Hodge reviewed the history of the Ad Mural.• Mr. Goodman questioned why the ad mural was not before the Board for the zoning recommendation.• Mr. Ferdelman commented that it was an oversight on his part; the UAC, Planning and Zoning Staff were in opposition to the granting of the Variance; the Graphics Commission thought otherwise, but did make the stipulation that all graphics need a COA.• Mr. Horne commented that he was okay with a mural, but not an Ad Mural; Mr. Grado concurred.• Ms. Uhas-Sauer stated that she remembered the Board was positive about an artistic mural, but Ad's were and are discouraged along High Street. That the Ad Mural is here seems like an end run; the proposed Ad Mural does not add to the vitality of the building or of the street.• Mr. Petruziello stated that he believed something should be done on this wall; the something should relate to the context and be interesting, not just a two-dimensional typical billboard ad. The graphics could be broken up into several panels, or could be vertical; this proposal is just a box with picture in it.• M. Papineau stated that he was not opposed to the Ad Mural, but could be more artistic.• Mr. Goodman stated that the proposed graphic works well enough, though it could use more of the palate or be 3 dimensional.• Mr. Grado stated that a Mural would be ok; we worked hard to excluded advertising graphics along this portion of High Street. The use of these Ad Murals downtown is the result of the destruction of the downtown; the inclusion of these ads do not add to the vibrancy of downtown.• Mr. Hodge stated that the history of these type of Ads is longer and more varied than Mr. Grado is giving them credit.• Mr. Horne commented that the copy on the Ads should be limited and the graphics should be creative.• Mr. Petruziello reviewed the text of the Downtown Commission guidelines; he stated that he liked that the graphics would change over time.	

- Ms. Laura Bidwa (UD Resident) commented that the UAC zoning committee had unanimous opposition to the AD Mural idea; if an Ad Mural is placed it should be high quality – not just an ad taken from a magazine.
- John Connor (Student) stated that something is better than nothing, but should be high quality.
- Deb Supelak (UAC Commissioner) concurred with Ms. Uhas-Sauer and Mr. Grado regarding new advertisements along High Street; the UDO is conducting a multi-year arts enhancement project and this location would be a good start for an arts installation; the UARB should be consistent with their guidelines
- Mr. Grado stated that some guidelines need to be adopted before any ad mural is installed.

Tabled

To consider:

motion

- 1. An artistic mural rather than an ad mural.**
- 2. Use several panels that work artistically with the architecture of the building.**
- 3. Work with UDO in their art enhancement project.**

2.

applicant:
to be reviewed:
7:20 – 7:58

2247-2289 North High Street

Mixed Use | View at Pavey Square

Bhakti Bania, Baharat Baste (BBCO Architects), Pete Williams (PLANIT Studios)
redevelopment, building review

- Mr. Ferdelman gave a report on the proposal.
- Ms. Bania reviewed the changes in the brick at southeast and changes on west façade.
- The Board and Applicants reviewed the window choices; Mr. Petruziello commented that he preferred the fiberglass windows to the vinyl.
- Mr. Grado expressed concern that the window and surround on the west elevation is still too flat.
- Mr. Petruziello stated that the surround should be thicker, at least an inch and a half reveal.
- The Board and Applicants discussed the landscape and lighting; Mr. Williams reviewed the plant material.
- Mr. Goodman commented that there should be guidelines for protection of the existing trees.
- The Board and Applicants discussed the storm water system; Mr. Baste stated that the storm water sewer connects at Wall Street.
- Mr. Petruziello suggested that the 'flying brick' on the north elevation be replaced with the dark grey EIFS.
- Mr. Grado enquired about the openings along the parking area.
- Mr. Baste replied that a metal wire mesh will be installed in those opening.
- Mr. Motil (UD Resident) expressed concern that the west elevation still does not reflect the richness of detail that is warranted for this project.

motion by

Mr. Petruziello / Mr. Papineau

To approve as submitted on the condition:

motion

- 1. That the window surrounds on the west elevation should have at least a 1 ½" reveal.**
- 2. That the dark grey EIFS be used on the unsupported piers between the windows on the north elevation.**

vote

6-0 to Approve

3.

applicant:

1979 Iuka Avenue

Alpha Gamma Rho

Charles Kuhlman (Segna Architects)

to be reviewed:
7:58 – 8:04

pergola

- Mr. Ferdelman gave a report on the proposal.
- Mr. Kuhlman reviewed images of a pergola that occupied this location about 70 years ago; the new trellis would be of treated lumber with opaque white stain.
- Mr. Petruziello stated that a pergola would be good, but the drawings are lacking; substantial fiber cement columns would be more appropriate.
- Mr. Gardo stated that architectural drawings should be submitted.
- Mr. Petruziello quipped about the existing columns on the building ‘entasis for emphasis’; the columns for the pergola should have entasis.
- Mr. Goodman confirmed that the arrangement is fine but the pergola needs to be designed and detailed.

motion

Tabled

To consider:

- 1. That proper materials and details be used for the Pergola.**

4.

applicant:
to be reviewed:
8:04- 8:17

244 King Avenue

University Apartments

Paul Lyda (SignAffects)
signage, graphics

- Mr. Ferdelman gave a report on the proposal.
- Mr. Lyda reviewed the material (MDO) and the graphics.
- Mr. Grado suggested reducing the size of the sign by about a third and place perpendicular to the street; Ms. Uhas-Sauer concurred.
- Mr. Petruziello suggested a better built sign; the sign seems to be a temporary construction sign.
- The Board did not object to the proposed graphics.

motion

Tabled

To consider:

- 1. Reduce size of sign and rotate 90 degrees to the building and street.**
- 2. A better built sign.**

5.

applicant:
to be reviewed:
8:17 – 8:30

2321 North High Street

Cazuelas

Brendan Moody (SignAffects)
signage, graphics

- Mr. Ferdelman gave a report on the proposal.
- Mr. Moody reviewed the sign design.
- Mr. Petruziello requested properly dimensioned and detailed sign.
- Mr. Goodman suggested tweaking the proportions on the sign.
- Ms. Lisa Mutshler (UD Resident) commented regarding the light and noise created by the business.

motion

Tabled

To consider:

- **Correct the proportions of the drawing.**
- **Reduce the logo and provide enough space around logo and lettering.**

6.

applicant:

1242 North High Street

Mass Appeal

Logan Dilts (DaNite Sign Co.)

to be reviewed:
8:30 – 8:45

signage, graphics

- AUDIO CUT OUT at 8:31
- Mr. Ferdelman gave a report on the proposal.
- Mr. Petruziello suggested mounting the letters on top of the raceway and mounted lower on the wall, do not bisect the transom.
- Mr. Grado expressed concern with mounting the raceway and spanning between the brick opening.
- Mr. Horne questioned whether the raceway could span the distance.
- Mr. Goodman stated that proposal is a good one.

motion by

Mr. Petruziello / Ms. Uhas-Sauer

motion

To approve as submitted.

vote

1-5 to Approve (Disapproved)

7.

applicant:
to be reviewed:
8:45 – 9:03

1556 North High Street

Gateway

Erin Prosser (Campus Partners), Dan Hanes (Columbus Architect al Studio)

signage, graphics

- Mr. Ferdelman gave a report on the proposal.
- Mr. Petruziello stated that the form is ungainly; Blade Runner-ish.
- Mr. Grado commented that the proposal is inappropriate; may not be needed that all the activity
- Mr. Goodman stated that he was not opposed to the concept, but the frame is not correct.
- Mr. Papineau commented that the proposal looks like a robot.
- Mr. Petruziello remarked that the thing should not just read a digital billboard; the fork and knife set a different tone.
- Mr. Horne commented that the proposed message center should be more at the human scale.
- Mr. Goodman stated that the item should be more sculptural.

motion

Tabled

To consider:

- 1. That the message center should be more sculptural**
- 2. That it should work better at the human/pedestrian scale.**
- 3. That there should be no digital displays.**

8.

applicant:
to be reviewed:
9:03 – 9:25

1636 North High Street

Restaurant

Tim Lai, Sarah Montique (Tim Lai ArchitecT)

exterior modifications, signage, graphics

- Mr. Ferdelman gave a report on the proposal.
- Mr. Petruziello commented that the flood lights are mounted too high.

motion by

Mr. Horne / Ms. Uhas-Sauer

motion

To approve as submitted.

vote

6-0 to Approve

9.

1716 North High Street

Big Bar

applicant: John Massimiani (Owner)
to be reviewed: canopy
9:25

Tabled prior to Meeting

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

1. 131 East 15th Avenue Delta Gamma Sorority
applicant: Jeff Brown (Smith & Hale), Mitch Acock (Acock Associates)
to be reviewed: zoning recommendation | building and site review
9:25 – 9:55

- Mr. Ferdelman gave a report on the proposal.
- Mr. Brown reviewed the requested Variances; Mr. Acock reviewed the modifications in the design.
- Mr. Grado objected to the increase in the size of the building

motion by **Mr. Horne / Mr. Petruziello**

motion **To support the variances as presented to advance the proposed design**

vote **4-1 to Approve (Mr. Grado)**

2. 2004 North High Street Wendy's
applicant: Joe Tannery (Underhill & Hodge)
to be reviewed: conceptual | graphics
9:55 -10:05

- Mr. Ferdelman gave a report on the proposal.
- Mr. Grado suggested that the vertical sign worked the best; several Board members concurred.

motion **Tabled**
To consider:
1. That the sign be vertically orientated.

D. Staff Issued Certificates of Approval

10:05 -10:15

1.	223 East Oakland	items approved garage demo and site modification
2.	58 East 12th Avenue	parking
3.	1479 North 4th Street	garage and concrete flat work
4.	1523-1525 Summit Street	doors, windows and porch
5.	2111-2113 Indiana Avenue (Windows)	windows
6.	60 Euclid Avenue	roof
7.	1985 Waldeck Avenue	windows

motion by **Mr. Grado / Mr. Papineau**

motion **To approve as submitted.**

vote **5-0 to Approve**

E. Board Approved Applications Issued Certificates of Approval

approved : items approved

COA issued

- | | | | |
|-----------|---|--|-------------------|
| 1. | 1892-1928 North High Street
(University Residences - Permit) | 04/21/2016: building & site | 10/05/2016 |
| F. | | | |
| 1. | 2017 Board Reappointments | | |
| 2. | Frank Petruziello (AIA) | | |
| 1. | Brian Horne (AIA) | | |
| 1. | 2016 Appointment (Dick Talbot) | | |
| 1. | Abby Kravitz (UAC) | | |
| G. | | | |
| 1. | Next Meeting | | |
| 1. | Thursday November 17, 2016 6:30pm 2231 North High Street (Northwood & High Building, Room 100) | | |