

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
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MEETING SUMMARY

date	September 15, 2016
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 9:45pm
members present	Ted Goodman, Frank Petruziello, Brian Horne, Stephen Papineau, Pasquale Grado
members absent	Doreen Uhas-Sauer
A.	
1.	Business of the Board
6:30	Approval of Meeting Summary from August 2016
motion by	Mr. Horne / Mr. Petruziello
motion	To approve as submitted.
vote	5-0 to Approve
B.	
1.	Applications for Certificate of Approval
applicant:	2247-2289 North High Street Mixed Use View at Pavey Square
to be reviewed:	Bhakti Bania (BBCO Architects) redevelopment, building and site review
6:32- 7:55	<ul style="list-style-type: none">• Mr. Ferdelman gave a report on the proposal.• Ms. Bania reviewed the program and details; the removal of the sixth floor from the proposal.• Mr. Tom Lee (UD Resident) stated that the proposal is still too tall and too dense.• Ms. D'Lynn Stinziano (UD Resident) expressed concern regarding the mature trees that will be lost due to the proposed development.• Ms. Deb Supelak (UD Resident) reviewed the UAPO code that indicates that the UARB are to preserve and protect the University District; the current proposal does not meet code or the guidelines in the UDP.• Mr. Aaron Marshall (UD Resident) stated that the current proposal should be the starting point to bring the project into compliance with the UDP, not the end point.• Ms. Laura Bidwa (UD Resident) reiterated that the current proposal would have been a good starting point and would have saved the design/development team at least 6 months of trial.• Mr. Bob Singleton (UD Resident) expressed concern that the red farmhouse should be saved and relocated.• Mr. Joe Motil (UD Resident) reviewed several design details that he was not consistent with the guidelines.• Mr. Aaron Marshall (UD Resident) stated that the proposal was a start but we only got here by the efforts of all the community interest over as many months.• Ms. Laura Bidwa (UD Resident) commented that the current proposal would have been a good starting point, it is still too much.• Mr. Bob Singleton (UD Resident) expressed concern for the red farmhouse and requested that the building be preserved through relocation.• Mr. Joe Motil (UD Resident) reviewed building details that were inappropriate.• Mr. Evan Davis (UD Resident) expressed concern regarding the number of trees that will be lost.• Mr. Goodman closed public comment.• Mr. Baste reviewed material selections: brick and cast stone on the 1st and 2nd levels, above the podium will be simulated brick EIFS, spandrels will be grey EIFS, windows will be fiberglass. The window frames will be color matched with the grey spandrel material and storefronts.• Mr. Horne requested clarification of the horizontal siding.• Mr. Baste described the EIFS detail that permitted the horizontal bands.• Mr. Petruziello commented that in the past EIFS would have frightened him, but the use of EIFS on the

Joesph Hotel in SN has convinced him that the product is acceptable in some situations; but that brick should be brought up one more level. When brick and 'brick' EIFS are in the same plane it is hard to justify its use. Transition of materials need to be considered throughout.

- The Board and Applicant discussed the Sycamore trees in the ROW on Northwood Avenue; the Applicants stated that they intend to keep them.
- Mr. Papineau concurred that the real brick should be brought up a level.
- Mr. Horne commented that the material on the West façade should be darker, not white; a mockup of the 'block' EIFS panels should be provided, showing the size and detail of the divisions.
- The Board and Applicant discussed the difference between the cast stone at the base and the EIFS stone pattern above; the cast stone will be square cut joints and the EIFS will be V grooved.
- Mr. Grado commented that the sign band at the southeast corner does not work; the brick piers should be brought to grade, the change of material does not seem to benefit this corner.
- Mr. Goodman enquired what would be done to the remaining 6 residences.
- Mr. Ferdelman commented that in-kind replacement of materials is usually staff approved.
- Mr. Maniace commented that the Landmarks Board recommended a review of the preservation easement at their Monday meeting; stated that the development team needs some indication that they can proceed into construction documents.
- The Board indicted that they could give some assurances.
- Mr. Goodman entertained a motion for Conceptual Approval.

motion by

Mr. Petruziello / Mr. Horne

To Conceptually Approve the proposal as dated September 15, 2016 for building form and site arrangement; to allow for the issuance of a Certificate of Approval (COA) for the Foundation Start only.

Items to consider for a final COA:

motion

- Mockup of the EIFS panels for West façade.
- Modified elevations to address material breaks.
- That brick should be used one level above the podium.
- Full array of samples on windows, exterior finishes, lighting and landscape elements.
- Provide Landscape and Lighting Plans.
- Increase the depth of the of the windows on the West façade, that a shadow line be evident.

vote

5-0 to Approve

2.

applicant:
to be reviewed:
7:55 – 8:26

1398-1400 North High Street

Mixed Use

Christopher Johnson (CA Ventures), Shaun Bell (Humphries Partners)
building and site review

- Mr. Ferdelman gave a report on the proposal.
- Ms. Johnson reviewed the modifications to the proposal from last month.
- Mr. Bell reviewed the materials and how the depth of the openings are achieved.
- Mr. Grado suggested that the Applicants talk to the Exec. Dir. Of the UDO, Matt Hanson, regarding the streetscape changes along High Street.
- Mr. Petruziello commended the Architect and Development team on the correct and appropriate detailing.
- Mr. Goodman requested clarification of how the vertical and horizontal joints in the cement board would be achieved.
- Mr. Bell commented that the joints will be achieved by using metal reglets.

motion by

Mr. Petruziello / Mr. Papineau

motion

To Approve as submitted on the condition:

- That material samples are provided to Staff for Review and Approval.

vote

5-0 to Approve

C.

1.

applicant:
to be reviewed:
8:26 – 8:47

**Applications for Zoning, Code Enforcement and/or Conceptual Review
1636 North High Street Restaurant**

Tim Lai (Tim Lai ArchitecT)
conceptual | exterior modifications, signage

- Mr. Ferdelman gave a report on the proposal.
- Mr. Lai reviewed the program and details.
- Mr. Grado enquired about the dangling elements of the sign.
- Mr. Lai stated that the 'icicles' would be 1" wide heavy gauge sheet metal (12 ga.).
- The Board and Applicant discussed the details of the light bar.
- Mr. Grado expressed concern about how the 'icicles' would be attached to the building; he questioned the color of the elements.
- Mr. Lai stated that they would be dark bronze.
- Mr. Horne requested additional details for the storefront systems.
- Mr. Petruziello requested accurate drawings.

Tabled

To consider:

motion

- Attachment details of the 'icicles'.
- Additional details on the tilted storefronts.
- That the elevations are drawn accurately to show the actual proportions of mullions, head and jambs on the storefront systems.

2.

applicant:
to be reviewed:
8:47 – 9:30

131 East 15th Avenue Delta Gamma Sorority

Jeff Brown (Smith & Hale), Mitch Acock (Acock Associates)
conceptual | building and site review

- Mr. Ferdelman gave a report on the proposal.
- Mr. Brown reviewed the program of the project.
- Mr. Grado enquired why the project was under review if it required a variance.
- Mr. Ferdelman reviewed the requested variances.
- Mr. Brown reviewed the Step Program and the change in the requirements from the Ohio State Student Life Office.
- Mr. Grado explained the upcharge for beds in the District from \$900 to \$1200 per bed.
- Mr. Acock reviewed the FAR and building design.
- Mr. Grado commented that the addition was inappropriate in size and design; buildings of this size and layout cannot be repurposed should the fraternity/sorority move out.
- Mr. Petruziello stated that the addition should be simpler and more like the original; he expressed concern over the sameness of windows whether bedroom or chapter room; the chapter room should be expressed differently than a bedroom.
- Mr. Horne remarked that the end walls at the east and west need to be brick.
- Mr. Goodman stated that the height of the building needs to be mitigated;
- Mr. Petruziello commented that the fourth floor should be removed.
- The Board and Applicants discussed the use and programmatic needs of the chapter room.

Tabled

To consider:

motion

- That the fourth floor should be removed from the proposal.
- The east and west walls should be brick.
- The use of the rooms should be expressed on the exterior.

D.

Staff Issued Certificates of Approval

- | | | |
|----|--------------------------------------|---------------------------|
| | | items approved |
| 1. | 1528 Neil Avenue | handrail |
| 2. | 1479 North 4th Street | garage replacement |
| 3. | 1556 North High Street (Tailgateway) | banners - Gateway |
| 4. | 2153-2155 Indianola Avenue | windows |
| 5. | 222 East 16th Avenue | windows |
| 6. | 50 East 7th Avenue | roof |
| 7. | 93 East 15th Avenue | roof |

9:30 – 9:45

motion by Mr. Petruziello / Mr. Papineau
 motion To Approve as submitted as submitted
 vote 5-0 to Approve

E.

Board Approved Applications Issued Certificates of Approval

- | | | | |
|----|---|---------------------------------------|------------|
| | | approved: items approved | COA issued |
| 1. | 67 East 15th Avenue
(DTD-Patio) | 01/21/2016: building & site | 08/23/2016 |
| 2. | 1980 North High Street
(Building & Site Modifications) | 07/21/2016: partial demolition & site | 08/11/2016 |

F.

1. **New Business**
 Mr. Grado expressed concern over the review of projects that require Variances.
- Mr. Ferdelman replied that Applicants might have Architectural Review, as it may affect the Zoning. In the particular case, the Board suggested the removal of a floor; removal of a floor would affect the Zoning.

G.

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