

University Area Review Board

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

date	January 19, 2017
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:30pm
members present	Ted Goodman, Frank Petruziello, Stephen Papineau, Pasquale Grado, Doreen Uhas-Sauer, Abby Kravitz
members absent	Brian Horne

A.	Business of the Board
1.	Induct & Welcome Abby Kravitz <ul style="list-style-type: none">Mr. Ferdelman reviewed Ms. Kravitz's qualifications and conducted the swearing in ceremony.
2.	Approval of Meeting Summary from October 2016
6:30 – 6:38	
motion by	Mr. Papineau / Mr. Grado
motion	To approve as submitted.
vote	5-0 to Approve

B.	Applications for Certificate of Approval	
1.	343-345 West 8th Avenue	Multi-Family Residential
applicant:	Wayne Garland (Buckeye Real Estate)	
to be reviewed:	addition	
6:38 - 6:55		
	<ul style="list-style-type: none">Mr. Garland reviewed the changes from the previous proposal.Ms. Uhas-Sauer stated that she preferred option B of the two schemes.Mr. Papineau stated that the addition is a good thing for the neighborhood.Mr. Petruziello requested that the window at the shower should have the proportions of ½ of the Double Hung windows.	
motion by	Mr. Petruziello / Mr. Grado	
	To approve the addition to 341-345 West 8th Avenue with the following conditions:	
motion	<ol style="list-style-type: none">That the recess on the front of the building is removed.That a ½ Double Hung window is used at the shower location.That the charcoal finish CMU be used on the foundation wall.	
vote	6-0 to Approve	

2.
applicant:
to be
reviewed:
6:55 - 7:05

2643 North High Street
Melody Ward (Signcom, Inc.)
signage

Buffalo Exchange

- Mr. Petruziello commented that the wall sign should be made of 3/4" acrylic and should stand off the face of the brick, level to each other; the pins should only be set in mortar joints; the projecting sign should be thick enough to hide the fasteners.
- Mr. Grado commented that no tag lines should be used.
- Mr. Goodman stated that there should be no exterior conduit for the lights.

motion by

Mr. Petruziello / Mr. Papineau

motion

To approve the wall and projecting signs at 2643 North High Street with the following conditions:

1. That no exterior conduit be used.
2. That the wall sign should be made of 3/4" acrylic.
3. That the wall sign letters should stand off the face of the brick but level to each other.
4. That the pins should only be set in mortar joints.
5. That the text 'Exchange' be shifted to align with the down stroke of the B and the edge of the o in Buffalo.
6. That the projecting sign be widened (3"+) to allow the fasteners to be hidden in the cabinet.

vote

6-0 to Approve

3.
applicant:
to be
reviewed:
7:05 – 7:21

1568 North High Street
Erin Prosser (Campus Partners)
signage

World of Beer

- Mr. Grado stated that the sign was inappropriate; the alley is getting junked up with too many messages; the Kiosk should serve this purpose if anything.
- Mr. Goodman commented that the chaos may be ok.
- Ms. Uhas-Sauer concurred that the sign was inappropriate; where is the confusion that the fenced in area is not for the WoB?
- Ms. Prosser replied that the WoB needs visibility and a way to demarcate their beer garden.
- Mr. Ferdelman commented that the area suggested for the sign was intended as a common space for all tenants.

motion

Tabled

To consider:

1. The majority of the Board indicated that the sign or any sign at this location was inappropriate.

4.
applicant:
to be
reviewed:
7:21 – 7:42

1552 North High Street **Gateway Kiosk**
Erin Prosser (Campus Partners), Aaron Conroy (Orange Barrel Media)
signage

- Ms. Prosser reviewed the new proposal; Mr. Conway reviewed the details of the sign design.
- Mr. Petruziello stated that technical drawings will be required before he would vote affirmatively.
- Mr. Grado commented that the current design is major progress; will make all the banners and placards obsolete.
- Mr. Petruziello suggested reviewing the angle of the panels; think flag rather than volume.
- Mr. Goodman commented that the theater sign has always worked.

Tabled

To consider:

motion

1. That technical drawings are provided for review; including all dimensions, materials, construction details and specifications.
2. That the angle between the panels be decreased.

5.
applicant:
to be
reviewed:
7:42 – 8:05

1567 North High Street **First Watch**
Amanda Williams (AGI)
storefront, signage, graphics

- Ms. Williams reviewed the revisions to the proposal.
- Mr. Petruziello stated that the brick panel needs to be inset for the existing piers by a minimum of four inches.
- Mr. Grado commented that the exterior ramp on the High Street does not work; he questioned whether the interior floor could be modified to address the elevational differences.
- Mr. Goodman commented that the signage seemed ready but the café seating and other exterior details need additional attention.
- Mr. Petruziello reviewed the details that need review:
 1. Remove the exterior ramp and locate seating against storefronts.
 2. The new brick panel at the kitchen location should be inside 4" or more.
 3. Coordinate the construction details of the canopy.

motion by

Mr. Papineau / Mr. Petruziello

motion

To approve the signs and graphics as submitted

vote

6-0 to Approve

C.	Applications for Zoning, Code Enforcement and/or Conceptual Review		
1. applicant: to be reviewed: 8:05 -8:25	1900 North High Street	Target	
	David Hodge (Underhill & Hodge), Doug Bartolomeo, Aaron Hemquist (Target), Ryan Szymanski (Edwards)		
	Zoning Recommendation graphics		
	<ul style="list-style-type: none"> • Mr. Bartolomeo reviewed the modifications in the proposal. • Mr. Petruziello praised the design approach and thanked the applicants for truly listening to the Board. • Mr. Grado and Mr. Goodman concurred. 		
motion by	Zoning Recommendation Ms. Uhas-Sauer / Mr. Papineau		
motion	To recommend approval of the requested Zoning Variances to advance the design presented.		
vote	6-0 to Approve		
motion by	Signage Mr. Papineau / Ms. Uhas-Sauer		
motion	To approve the wall, projecting signs and graphics at 1900 North High Street with the following conditions:		
	1. That the projecting signs be approximately 5" to 6" in depth.		
vote	6-0 to Approve		
D.	Staff Issued Certificates of Approval		
8:25 -8:30		items approved	
1.	74 East 13th Avenue	windows	
2.	114 East Norwich Avenue	windows	
3.	320 East 17th Avenue	rear stair replacement	
4.	1456 North High Street	windows	
motion by	Mr. Petruziello / Mr. Papineau		
motion	To approve as submitted.		
vote	6-0 to Approve		
F.	Board Approved Applications Issued Certificates of Approval		
		approved : items approved	COA issued
1.	1242 North High Street (Premium Cloth)	11/17/2016: sign	12/20/2016
2.	1376 - 1414 North High Street (1400 North High - Site Compliance)	09/15/2016: building and site	01/04/2017
3.	2247-2289 North High Street (View at Pavey Square – Partial Demo)	10/20/2016: building and site	12/29/2017
G.	Next Meeting		
1.	Thursday February 16, 2017 6:30pm 2231 North High Street (Northwood & High Building, Room 100)		

