

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 16, 2017
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:25pm
members present	Ted Goodman, Frank Petruziello, Stephen Papineau, Pasquale Grado, Doreen Uhas-Sauer, Brian Horne
members absent	Abby Kravitz

A.

1.	Business of the Board
6:28 – 6:30	Approval of Meeting Summary from January 2017
motion by	Ms. Uhas-Sauer / Mr. Grado
motion	To approve as submitted
vote	6-0 to Approve

B.

1.	Applications for Certificate of Approval
applicant:	1552 North High Street Gateway Kiosk
to be reviewed:	Erin Prosser (Campus Partners) Aaron Conroy (Orange Barrel Media)
6:30 – 6:46	signage
	<ul style="list-style-type: none">• Ms. Prosser reviewed the proposal; Mr. Conway reviewed the details of the sign design.• Mr. Petruziello stated that technical drawings are still needed.• Mr. Grado stated that the screens where too large.• Mr. Petruziello stated that the screens should be 16x9 not the 4x3 screens as shown.• Mr. Grado stated that the screens should be oriented vertically.

Tabled

To consider:

motion	<ol style="list-style-type: none">1. That the screens should be 16x9 and oriented vertically.2. That the LED output should be monitored and not overly bright.3. That detailed and engineered drawings be provided for review.
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2.	1567 North High Street First Watch
applicant:	Amanda Williams (AGI), Dave Nichols (First Watch)
to be reviewed:	storefront, signage, graphics
6:46 - 6:52	<ul style="list-style-type: none">• Ms. Williams reviewed the modifications in the proposal.• Mr. Grado commented that the changes were appropriate.
motion by	Ms. Uhas-Sauer / Mr. Horne
motion	

To approve as submitted

vote

6-0 to Approve

3.
applicant:
to be
reviewed:
6:52 – 7:05

1980 North High Street

PNC Bank

Tracey Diehl, Pete Hatcher (Expedite The Diehl)
signage

- Mr. Hatcher reviewed the proposed signage.
- Mr. Grado stated that the brick behind the sign needs to be rectified before any sign is approved.
- Mr. Petruziello enquired whether the storefront would be modified and would require the review of an ATM location.
- Mr. Goodman and Mr. Petruziello concurred that the wall needs to be improved.
- Mr. Goodman commented that the signs themselves seem appropriate but the conditions of the building need to be addressed; several Board members concurred.
- Mr. Grado expressed the concern that all the work on this building has been piecemeal; the building needs a comprehensive approach to the coordination of signage and improvements.

motion

Tabled

To consider:

1. That no signs will be approved on the building until the sign band is improved.

4.
applicant:
to be
reviewed:
7:05 – 7:30

1444 North High Street

Multi-Family Residence

Todd Latham, Bill Woods (Hometeam Properties)
exterior modification, signage

- Mr. Latham reviewed the proposed design.
- Mr. Grado commented that the sign over the canopy is inappropriate.
- The Board and Applicant discussed the use of signage to advertise the business versus the property itself. Several Board members expressed concern regarding naming the building for the business (Hometeam Properties)
- Mr. Petruziello stated that the grand gesture may be appropriate but the details need to be worked out; the space will be quite dark due to the opaque roof.
- Mr. Grado stated that the roof should be translucent.
- Ms. Uhas-Sauer commented that she was not opposed to the concept; other safety concerns should be addressed including the parking.
- Mr. Horne stated that the concept seemed fine, but the canopy should set off the existing roofs; the roof should be set back from the existing building so that they read as the main masses.
- Mr. Latham commented that the proposal includes a patio that comes off the front of the building ten feet.
- Mr. Papineau and Mr. Goodman concurred that the concept is fine but should be refined.
- Mr. Goodman added that the landscape should be integrated with the design; the roof should be translucent to not create a cave like space.
- The Board and Applicant discussed the use of signage to advertise the business versus the property itself.
- Ms. Uhas-Sauer commented that the improvements to the building and site should act as the signifier of the quality of the company.
- Mr. Petruziello questioned whether the building could extend to High Street with a retail space.

- Mr. Latham stated if it could be leased.
- Mr. Ferdelman remarked that the sign should be reviewed by the Zoning Office for compliance to the Code.
- Ms. Laura Bidwa (UD Neighbor) concurred with the Board regarding the loss of the tree; raised concerns regarding a proposed retaining wall along the High Street frontage; the buildings have their own integrity and should be enhanced not negated; the sign does not enhance the building or site.
- Mr. Latham stated that raising the grade was an attempt to have some level landscaped area for the benefit of the tenants.
- Mr. Petruziello stated that the cord of the arch needs to be flattened or a shed.

Tabled

To consider:

motion

1. That canopy should be translucent; that it should extend over the existing roofs; that the roof cord should be flattened or a shed roof.
2. That the lanterns should be more modern/industrial.
3. The sign should advertise the property not the company.
4. That the landscaping should be integrated with the site and building; retaining wall was not seen as favorable.

5.
applicant:
to be
reviewed:
7:30 – 7:50

1812 North High Street **Fraternity Managers Association**
David Keyser (dkb Architects), Kyle Albert (Campus Partners)
exterior modification, signage

- Ms. Keyser reviewed the program of the renovation.
- Mr. Alberts commented that the space will be occupied for two years prior to demolition.
- Mr. Grado commented that the changes were appropriate.
- Mr. Petruziello stated that the storefronts can vary as long as the other elements are consistent in material and color.
- The Board and Applicant discussed the condition and possible condition of the existing storefront, piers and friezes.

motion by

Mr. Papineau / Ms. Uhas-Sauer

motion

To approve as submitted on condition of providing final drawings to staff for approval.

vote

6-0 to Approve

5.
applicant:
to be
reviewed:
7:50 – 8:15

2595 North High Street **Old North Arcade**
Benjamin Morgan (Owner)
exterior modification

- Mr. Morgan reviewed the proposed overhead door.
- Mr. Grado asked for clarification regarding the business.
- Mr. Morgan explained the business expansion from bar to repair and sales of video games; he stated that permits were attained to expand and liquor license is for all three storefronts.
- Mr. Grado commented that the expansion should have been filed as a Change of Use; the area that may be retail; during the day is being used as part of the bar in the evening, especially the fenced off "patio" between the buildings.

2. No shutters.

D.

Staff Issued Certificates of Approval

		items approved
1.	40 McMillen Avenue	property management sign
2.	41 McMillen Avenue	property management sign
3.	45 McMillen Avenue	property management sign
4.	51 McMillen Avenue	property management sign
5.	57 McMillen Avenue	property management sign
6.	61 McMillen Avenue	property management sign
7.	71 West 8th Avenue	property management sign
8.	72 King Avenue	property management sign
9.	78 - 86 East Norwich Avenue	property management sign
10.	81 - 83 East Norwich Avenue	property management sign
11.	90 King Avenue	property management sign
12.	105 West 8th Avenue	property management sign
13.	113 West 8th Avenue	property management sign
14.	125 East Norwich Avenue	property management sign
15.	145-147 West 9th Avenue	property management sign
16.	173-177 East 11th Avenue	property management sign
17.	186 Chittenden Avenue	property management sign
18.	191 Chittenden Avenue	property management sign
19.	196 West 8th Avenue	property management sign
20.	202 West 8th Avenue	property management sign
21.	204 Chittenden Avenue	property management sign
22.	206-208 West 8th Avenue	property management sign
23.	230- 232 Chittenden Avenue	property management sign
24.	252 West 8th Avenue	property management sign
25.	286 - 288 East13th Avenue	property management sign
26.	311 – 315 East 17th Avenue	property management sign
27.	319 East 17th Avenue	property management sign
28.	1432 - 1434 Hunter Avenue	property management sign
29.	1490 Indianola Avenue	property management sign
30.	1492 Indianola Avenue	property management sign
31.	1515-1517 Worthington Avenue	property management sign
32.	1528 - 1530 Summit Street	property management sign
33.	1603 Summit Street	property management sign
34.	1621 North 4th Street	property management sign
35.	1638 North 4th Street	property management sign
36.	1644 North High Street	property management sign
37.	1739 - 1741 North 4th Street	property management sign
38.	1871 North 4th Street	property management sign
39.	1956 Summit Street	property management sign
40.	2105 Indiana Avenue	property management sign
41.	2133 Indiana Avenue	property management sign
42.	2337 - 2339 North High Street	property management sign

motion by **Mr. Papineau/Ms. Uhas-Sauer**

motion **To approve as submitted**

vote **6-0 to Approve**

F.

Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	1497 North 4th Street (Residence)	1/21/2016: building and site	1/23/2017
2.	1636 North High Street (Trism	10/20/2016: storefront, patio and signs	2/7/2017
3.	2247-2289 North High Street (View at Pavey Square - Permit)	10/20/2016: building and site	1/31/2017
4.	1497 Perry Street (Carriage House)	8//2016: carriage house	1/23/2017

G.

1. **Next Meeting**
Thursday March 16, 2017 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)