MEETING SUMMARY

March 16, 2017
Northwood & High Building
2231 North High Street, Room 100
6:30pm – 9:03pm

Ted Goodman, Frank Petruziello, Pasquale Grado, Doreen Uhas-Sauer, Abby Kravitz
Stephen Papineau

A. Business of the Board

1. Approval of Meeting Summary from February 2017

   motion by Ms. Uhas-Sauer/ Mr. Grado

   To approve as submitted

   vote 5 - 0 to Approve

B. Applications for Certificate of Approval

   1. 2004 North High Street

      Wendy’s

      applicant: David Hodge (Underhill & Hodge LLC), Doug Kinkaid (Interstate Construction)

      to be reviewed: 6:32 – 6:52

      signage

      • Mr. Hodge reviewed the proposed sign.
      • Mr. Kinkaid reviewed the construction of the sign; aluminum sign with routed push through letters.
      • Mr. Petruziello expressed concern regarding the sequence involved in attaching a new sign to the existing blade.
      • Mr. Kinkaid reviewed the construction sequence including how the ballasts will be located on the interior of the building with wires run within the existing and proposed sign.
      • Mr. Petruziello stated that he would not support an escutcheon or a mounting plate on the existing sign, nor should any wiring be visible on the exterior – all wires and structure should be interior to the sign.
      • Mr. Goodman concurred with the mounting detail but commented that an escutcheon could be allowed to cover the hole made to allow the support through the existing sign.
      • Mr. Petruziello replied as long as the escutcheon is truly used to cover the hole not as a mounting plate.
      • Mr. Goodman requested that the sign body be reduced in depth from the 10”.
      • Mr. Kinkaid stated that he may be able to get the depth down to 5” or 6”.
      • The Board and Applicant discussed the true measurements of the sign.

      motion by Mr. Petruziello / Ms. Uhas-Sauer

      To approve as submitted on condition:

      1. That the height of the new sign be determined by measuring between the top three joints on the existing red panels or approximately 90” +/-.
      2. That the thickness of the new sign shall be 6” or less.
      3. That the front panels of the existing sign be removed; that the horizontal supports be mounted to the existing structure beyond the sign face; that the red panels are to be coped to the diameter; that an ½” maximum escutcheon cover may be used with color to match new sign body.

      motion

      vote 5 - 0 to Approve
1516 North High Street
Chumley’s
Steve Caplinger (Creative Design Planning), Ryan Szymanski (Edwards), Debra Bruce (Chumleys)

storefronts, signage, patio

- Mr. Szymanski reviewed the program of the restaurant.
- Ms. Kravitz commented that the patio should continue to the next building recess to the south.
- Mr. Szymanski replied that another tenant would occupy that frontage.
- Mr. Grado stated that the approved design had a canopy to the right of the corner entryway.
- Mr. Petruziello commented that the proposed awnings do not work.
- Ms. Bruce expressed concern that the canopy will not cover diners.
- Mr. Szymanski expressed concern about how to handle the water runoff from a canopy; a canopy would obscure the sign above.
- Mr. Grado commented that the sign would not be obscured, it is proposed above the canopy.
- Mr. Petruziello stated that the rails and stiles on the folding doors are out of proportion with the other windows used in this proposal.
- Mr. Goodman stated that the changes to the exterior – awning, windows and door - look field improvised, not part of an integrated design.
- Mr. Szymanski replied that removing the door can be done, but a solid canopy would be problematic for several reasons.
- Mr. Petruziello explained how the canopy in the previous design was used as an element to pull the façade together; the awnings disrupt the composition of the façade.
- Mr. Grado reinforced the idea that folding windows need to integral with the building as designed.
- The Board and Applicants discussed the signs and patio.
- Mr. Petruziello commented that the big sign should extend out from the wall – possibly a little more than shown in the drawing.
- Ms. Bruce commented that the sign is an important aspect of the business.
- Mr. Petruziello expressed support for graphics variance if warranted.

Building

Tabled

To consider:
1. That a canopy be used to the right of the corner entry as previously approved.
2. That the man door on the High Street façade be removed.
3. That the folding window/doors have profiles that are similar to the other window systems used on this project.

Signs

motion by Mr. Petruziello / Ms. Uhas-Sauer

To approve as submitted on the condition:
1. That the signs are approved as submitted.
2. To support a variance should one be necessary for projecting sign on the High Street frontage.
3. That the storefront, patio and canopies be brought back for review and approval to the Board at a future date

vote
5 - 0 to Approve
3. **2106 North High Street**

applicant: Glen Davidson (White Castle)

to be reviewed: 7:35 – 8:00

**exterior building modifications, signage**

- Mr. Davidson discussed some history of stores around Columbus; he reviewed the several options to detail the building.
- Ms. Uhas-Sauer enquired whether the chosen stone could be removed if White Castle chose to move.
- Mr. Davidson replied that the stone would be applied to cement board that is mechanically adhered to the existing brick.
- Ms. Uhas-Sauer noted that she preferred the porcelain steel White Castle material.
- Mr. Petruziello stated that he would not vote to approve ‘lick-and-stick’ stone for this project; if aluminum panel was used over the frontage and exposed south elevation, you would have my vote tonight.
- Mr. Davidson replied that they have used Citadel panels on other projects.
- Mr. Grado concurred that one material should be used across the frontage and side, but the tower is a bit problematic.
- Ms. Kravitz commented that the proposal has too many contrasting materials; she agreed that using aluminum panels would be preferred.
- Mr. Goodman commented that the stone in inappropriate, but the tower maybe an appropriate expression on this building.
- Ms. Uhas-Sauer stated that the tower does not bother her. The clean aesthetic of metal panels is important to the White Castle story.
- Mr. Petruziello requested a drawing that includes the other store fronts along High Street.

motion

Tabled

To consider:

1. Do not use the stone; use materials more reminiscent of the older White Castle buildings.
2. A elevation drawing that includes the adjacent storefronts

4. **2114 North High Street**

applicant: Robert Schorr (DaNite Sign Co.)

to be reviewed: 8:00 – 8:20

**signage**

- Mr. Schorr reviewed the proposal.
- Mr. Grado stated that the opaque vinyl over the windows is not appropriate; he requested that the wall sign should be centered over the Amazon space.
- Mr. Goodman concurred that the opaque vinyl is not appropriate; the vinyl graphics themselves are ok.
- Mr. Petruziello suggested moving the projecting sign on the beam and further south on the building.
- Mr. Grado commented that the blade sign should be removed; Mr. Goodman concurred.

motion

Tabled

To consider:

1. That the main sign be individual letters centered over space; that the arrow needs to be read as a separate element on the sign.
2. Move the projecting sign to the horizontal beam and south of wall sign.
C. Applications for Zoning, Code Enforcement and/or Conceptual Review
77 East 10th Avenue (APN: 010-269255) Multi-Family

applicant: Bob Mickley (Buckeye Realty)
to be reviewed: 8:20 – 8:52

- Mr. Mickley reviewed the modifications in the proposal; stated that several materials have been contemplated.
- Mr. Grado stated that the building really needs to be sculptural, not so regimented.
- Mr. Ferdelman showed elevations of the building as proposed at the last time the project was reviewed.
- Mr. Petruziello commented that the proposal has devolved; the previous scheme was a much better building; Mr. Grado concurred.
- Mr. Mickley enquired about materials - white brick above and ground face block below.
- Mr. Petruziello expressed concern regarding the brick and how it would be expressed across this long expanse; the panel system creates a pattern that would be lost using brick.
- Mr. Goodman stated that a good mason will be critical for this project and control joints will be need to be designed by the architect, not left to chance.
- Mr. Petruziello suggested using cast stone panels; Mr. Grado concurred that large stone panels may be appropriate.
- Mr. Goodman suggested prefinished metal panels or metal shingles.
- The Board and Applicant discussed suppliers – Fine Metal Roof Tech, Dimensional Metals in Columbus has diamond panel.

Tabled
To consider:
1. The ground face block on the ground floor is appropriate.
2. Building should read as sculptural, not regimented.
3. Use cast stone or a panel system, not brick on the upper stories.
4. If brick is used, it must be detailed expressly.

D. Staff Issued Certificates of Approval
8:52 – 9:03

1. 1221 North High Street (T-Mobile) replacement cell antennas
2. 2114 North High Street (Amazon) storefront window

motion by Mr. Petruziello / Ms. Uhas-Sauer
motion To approve as submitted
vote 5 - 0 to Approve

F. Board Approved Applications Issued Certificates of Approval

| 1. 341-345 West 8th Avenue (Multi-Family Residence) | 1/21/2016: addition | 2/14/2017 |
| 2. 2643 North High Street (Buffalo Exchange) | 1/21/2016: signage | 2/17/2017 |

G. Next Meeting
1. Thursday April 20, 2017 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)