

University Area Review Board

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

| | |
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| date | March 16, 2017 |
| place | Northwood & High Building 2231 North High Street, Room 100 |
| time | 6:30pm – 9:03pm |
| members present | Ted Goodman, Frank Petruziello, Pasquale Grado, Doreen Uhas-Sauer, Abby Kravitz |
| members absent | Stephen Papineau |

A.
1.
6:30 – 6:32
Business of the Board
Approval of Meeting Summary from February 2017

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

B.
1.
applicant:
to be reviewed:
6:32 – 6:52
Applications for Certificate of Approval
2004 North High Street
Wendy’s
David Hodge (Underhill & Hodge LLC), Doug Kinkaid (Interstate Construction)
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.

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| motion by | Mr. Petruziello / Ms. Uhas-Sauer |
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- 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 1/2” maximum escutcheon cover may be used with color to match new sign body.**

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| vote | 5 - 0 to Approve |
|-------------|-------------------------|

2.

applicant:
to be reviewed:
6:52 – 7:35

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:

motion

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:

motion

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.

applicant:
to be reviewed:
7:35 – 8:00

2106 North High Street

Glen Davidson (White Castle)

White Castle

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 is 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 storefronts along High Street.

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**

motion

4.

applicant:
to be reviewed:
8:00 – 8:20

2114 North High Street

Robert Schorr (DaNite Sign Co.)

Amazon

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.

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.**

motion

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

1. 77 East 10th Avenue (APN:010-269255) Multi-Family

applicant: Bob Mickley (Buckeye Realty)
to be reviewed: conceptual | building and site review
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:

motion

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

- | | | |
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| 1. | 1221 North High Street (T-Mobile) | items approved 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

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|----|---|----------------------------|------------------|
| | | approved : items approved | COA issued |
| 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)**