

# University Area Review Board

50 West Gay Street, Fourth Floor  
Columbus, Ohio 43215-9031  
(614) 645-6096 (614) 645-6675 fax

## MEETING SUMMARY

date	May 18, 2017
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:40pm
members present	Ted Goodman, Pasquale Grado, Doreen Uhas-Sauer, , Keoni Fleming, Stephen Papineau, Frank Petruziello
members absent	Abby Kravitz
A.	Business of the Board
1.	Approval of Meeting Summary from April 2017
6:30	
motion by	Mr. Grado / Ms. Uhas-Sauer
motion	To approve as submitted
vote	6 - 0 to Approve
B.	Applications for Certificate of Approval
1.	257 East 11 <sup>th</sup> Avenue
applicant:	Derrick Haber (Owner)
to be reviewed:	Residence
6:30 – 7:05	building and site
	<ul style="list-style-type: none"><li>• Mr. Haber reviewed the modifications in the proposal; added windows, porch details, 10:12 roof pitch and other details.</li><li>• Mr. Petruziello expressed concern that the proposed building may look squat compared to its neighbors; the drawings do not have enough information.</li><li>• Mr. Goodman commented that the building will need to come out of the ground some; the first floor height should be at approximately the same height of the neighboring residences, 30" to 36".</li><li>• Ms. Uhas-Sauer commented that the proposal needs some landscaping.</li><li>• Mr. Haber stated that the landscaping will be left to the prospective owner of the building.</li><li>• Mr. Fleming noted several discrepancies between the plan, sections and elevations.</li></ul>
motion by	Mr. Petruziello / Mr. Papineau
motion	To approve as submitted on the condition: <ol style="list-style-type: none"><li>1. That the window head height on the first floor shall match the height of the entry door head.</li><li>2. That the height of the first floor should match the height of the first floors of the adjacent properties, approximately 30" to 36" above grade.</li><li>3. Add windows to plan per elevation dated 5/18.</li><li>4. That the porch posts shall be clad 6x6 posts, per typical Board detail.</li><li>5. That the porch skirt shall be wood lattice.</li><li>6. That the porch fascia shall mimic the neighboring porches.</li><li>7. Provide landscape plan to staff for review and approval.</li></ol>
vote	6 - 0 to Approve

2.

applicant:  
to be reviewed:  
7:05 – 7:20

1980 North High Street

PNC Bank

Amy Blair (Expedite The Diehl)  
signage

- Ms. Blair stated that it was her understanding that the signs were ok, but the building face has some issues.
- Mr. Grado agreed with the statement.
- Mr. Ferdelman reported that the building owner (Scott Solomon) had started improving the exterior but is in mid process; the contractor is using a cement parge and striking lines to mimic the terra cotta tiles above; Mr. Solomon stated that the parge will be painted to closely match the tiles above.
- Mr. Grado stated that the finish is not acceptable.
- Mr. Ferdelman commented that the improvements are not completed.
- Mr. Petruziello asked whether the Board had approved of the proposed solution.
- Mr. Grado replied that that is his point; we did confirm that the Board would not approve a sign till the building face was improved.
- Mr. Petruziello commented that the need to improve the corner was a condition of approval for the Ad Mural from David Hodge; that was several months ago.
- Mr. Ferdelman agreed that the Ad Mural was approved with the condition that the corner be improved by a certain date; he stated that he would need to look into when the graphic was approved.
- Mr. Goodman commented that stucco will never come close to matching the terra cotta; it will always look like a mistake.
- Mr. Ferdelman commented that the parge work may be considered maintenance; maintenance does not require a permit.
- Mr. Grado commented that the appearance of the façade is the Board's concern.
- Mr. Petruziello replied that it would only be maintenance if he were to replace like-for-like, he is not proposing a marquee.
- Mr. Goodman commented that we want the building to look good; a high profile tenant should have to deal with a crummy façade – for their sake and your sake.
- Mr. Petruziello requested a reading of the motion from last month.
- Mr. Ferdelman replied that the item was tabled, but the notes stated that the Board would not approve new signage until the sign band was improved.
- Mr. Fleming stated that the improvements need to be in place or documented before the Board can move forward with the application.
- Mr. Ferdelman reviewed that to apply stucco to the brick in this particular instance does not require a building permit (Staff conferred with BZSD (6/12/2017) and was corrected. Applying any new exterior finish to a building requires a Building Permit).
- Mr. Grado commented that the Board was to be presented with a proposal to make the improvements to the sign band; this applicant has not presented those improvements.
- Mr. Papineau commented that the corner is the responsibility of the applicant of the Ad Mural.
- Ms. Blair reviewed the sign locations and materials; she stated that understands the Board's concerns because it was her understanding the signs would be mounted to an architectural background; we do not want our channel letters of a surface that looks bad.
- Mr. Petruziello reviewed the details with the applicant;
- Ms. Uhas-Sauer expressed some concern regarding the red surround on the storefront under the Chick Harley bas-relief.
- Mr. Ferdelman stated that that storefront is not part of this tenant space.

motion by

Mr. Grado / Mr. Petruziello

motion

That no signage will be approved until a plan to finish the area of exposed service brick and that the metal fascia above the storefront and below the brick is addressed.

vote

6 - 0 to Approve

3.

applicant:  
to be reviewed:  
7:20 – 7:48

314 King Avenue

Residence

Mike Murphy (JSB Home Solutions) Pete Kengeter, Howard Fradkin (Owners)  
rear patio enclosure

- Mr. Murphy reviewed the scope of the project and the details of the enclosure system.
- Mr. Grado stated that the detailing of the enclosure system was not compatible with the existing porch; the proportions of the elements need to be more sensitive to the architecture of the porch; the system could be contained within confines of existing porch elements.
- Mr. Goodman commented that the porch addition needs to be done in the same vernacular.
- Mr. Petruziello enquired as to the goal of the project.
- Mr. Kengeter stated that they hope to create a four season room to view out to the garden.
- Mr. Petruziello remarked that a good solution would be a modernist glass enclosure that healed around the existing elements.
- Mr. Kengeter replied that the existing porch has significant structural issues; it is original 1890's construction with a log holding it up.
- Mr. Fleming stated that maybe the system could be contained within the posts and extended out into the garden.
- Mr. Grado enquired whether a flat roof could work.
- Mr. Murphy replied that the roof system needs some slope.
- Mr. Grado further elaborated on Mr. Fleming's comment.
- Mr. Goodman stated that the porch details, post and rails, should read stronger than the enclosure glass.

Tabled

To Consider:

1. That the enclosure system be contained within the posts and extended.
2. That the new roof be stick built rather than the modular roof system.

motion

4.

applicant:  
to be reviewed:  
7:48 – 8:10

2407 North High Street

LMS Realty

Scott McAfee (Brilliant Colorworks)  
signage

- Mr. McAfee reviewed the proposal and clients request; he stated that the former signs were applied with significant amounts of silicone; removing the silicone damages the tile.
- Mr. Grado commented that the sign on the south should not extend beyond the tile area.
- Mr. Ferdelman reviewed the guidelines for signage from the UDP.
- Mr. Papineau commented that the sign graphics are too big, but the sign cabinet maybe should cover the entire tile.
- Mr. Petruziello stated that the sign should be limited to Legacy Management Services and the blade sign may be LMS for short; the sign cabinet could wrap the corner; the projecting sign moved to the north end of the leased space.
- Mr. Grado disagreed with Mr. Petruziello's proposal.
- Mr. Goodman commented that all of the exposed conduit should be removed.

Tabled

To Consider:

1. That the signage should be reduced to one wall sign and one projecting sign.
2. That the sign cabinet may cover the entire tile but with limited graphics based on the UDP Guidelines.
3. That the entire exposed conduit be removed.

motion

5.  
applicant:  
to be reviewed:  
8:10 – 8:23

77 East 10<sup>th</sup> Avenue (APN:010-269255)                      Multi-Family  
Wayne Garland (Buckeye Realty), Bradley Blumensheid (dkb Architects)  
building and site review

- Ms. Garland reviewed the modifications in the design.
- Mr. Goodman commented that the design is good to go..
- Ms. Uhas-Sauer commented that the design is on the right track.
- Mr. Blumensheid reviewed the modifications in the parapet, windows and material.
- Mr. Papineau complimented the applicants for addressing the Boards comments.
- Mr. Petruziello expressed concern regarding the downspouts.
- The Board and Applicant talked through the wall and other exterior details.
- Mr. Garland stated that he will use internal cast iron downspouts.
- Mr. Fleming remarked that he liked the proposal and Scheme A is a better proposal.

motion by

Mr. Petruziello / Mr. Papineau

motion

To approve the construction of a new multi-family building on the condition:  
1. That the downspouts shall be internal.

vote

5 - 0 to Approve

6.  
applicant:  
to be reviewed:  
8:23 – 8:35

244 King Avenue    University Apartments  
Paul Lyda (SignAffects)  
signage, graphics

- Ms. Uhas-Sauer left prior to the presentation of this item.
- Lyda talked through the details of the sign.
- Mr. Petruziello stated that the sign element that projects above should have a flatter cord.
- Mr. Grado commented that the sign was appropriate, though the street address should be moved to the building.

motion by  
motion

Mr. Grado / Mr. Petruziello

To approve the monument sign:

1. That the center semicircular projection be consistent with the rendering (flatter cord) rather than the elevation.
2. That the address be removed from the sign and may be relocated to the building

vote

5 - 0 to Approve

C.

Staff Issued Certificates of Approval

items approved

- |    |                                  |             |
|----|----------------------------------|-------------|
| 1. | 28 East 11th Avenue              | roof        |
| 2. | 61 West 9th Avenue               | roof        |
| 3. | 86 West 8th Avenue               | roof        |
| 4. | 107-121 West 14th Avenue         | roof        |
| 5. | 119 East 13th Avenue             | roof        |
| 6. | 1473 Neil Avenue                 | roof        |
| 7. | 114 East 13th Avenue             | stairs      |
| 8. | 1586 North High Street (Verizon) | sign reface |

motion by

Mr. Grado / Mr. Papineau

motion

To approve as submitted.

vote

6 - 0 to Approve

**D.**

**Board Approved Applications Issued Certificates of Approval**

		approved : items approved	COA issued
1.	1516 North High Street (Chumley's)	2/16/2016: storefront, signs and patio	4/17/2017
2.	1510 North High Street (Popeye's)	4/20/2016: awnings, signs and patio	5/8/2017
3.	1567 North High Street (First Watch)	2/16/2016: storefront, signs and patio	4/17/2017
4.	2114 North High Street (Amazon - Signs)	4/20/2016: signage	5/4/2017

**E.**

**Next Meeting**

1. **Thursday June 15, 2017 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)**