**MEETING SUMMARY**

**date**
July 20, 2017

**place**
Northwood & High Building
2231 North High Street, Room 100

**time**
6:30pm – 9:35pm

**members present**
Ted Goodman, Pasquale Grado, Keoni Fleming, Stephen Papineau, Frank Petruziello, Abby Kravitz, Doreen Uhas-Sauer (left @ 8:05)

**members absent**

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### A. Business of the Board

#### 1. By-Laws

6:30 – 6:37

- Mr. Ferdelman reviewed the By-Laws of the UIDRB.
- Mr. Grado questioned the staff issuance of a COA on garage demolition.
- Mr. Ferdelman stated that the COA’s are issued if proper plan is submitted.
- Mr. Petruziello requested that a redlined version of the By Laws be made available.

Tabled – To be considered at the August UIDRB Meeting

#### 2. Staff Approvable List

6:37 – 6:42

- Mr. Ferdelman reviewed the Staff Approval list of the UIDRB.
- Mr. Grado expressed concern regarding allowing garage demolitions.
- Mr. Goodman questioned whether architectural significance of garages played a part.

Tabled – To be considered at the August UIDRB Meeting

### 3. Approval of Meeting Summary from June 2017

6:42 – 6:45

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

**motion**
To approve as submitted

**vote**
7 - 0 to Approve

### B. Applications for Certificate of Approval

1. 1980 North High Street

   **applicant:**
   Dave Perry (Perry Company); Tim Bass, Chris Mirella (Bass Studio Architects); Sandy Solomon (Owner)

   **to be reviewed:**
   6:45 – 7:15

- Mr. Perry reviewed the program and details.
- Mr. Bass commented that the final finish will be done by Kobalt Studios and Jerry Ulibarri using the existing parge and enhancing the surface then painting; all of the break metal will be replaced as well as the flashing.
- Mr. Grado expressed concern regarding the craftsmanship of the parge.
• Mr. Bass stated that the subsurface was to be done by Kobalt, but he thinks he can remediate the surface.
• Mr. Petruziello stated that a test panel should be produced prior to translating across the entire area.
• Mr. Goodman stated that he trusts the artists but a test panel should be produced as proof of concept.
• Ms. Uhas-Sauer expressed concern regarding the sun exposure and how any finish will work.
• The Board and Applicant discussed the sculpted nature of the terracotta versus the painted parge squares.
• Mr. Grado expressed concern regarding the nature of the signs in the band; the second tenant sign should be reviewed in relation to the PNC sign.

Mr. Fleming / Ms. Uhas-Sauer

To approve the façade improvements as submitted on the condition:
1. That south end treatment shall be flat, not cupped as depicted in the images.
2. That a sample panel be produced and approved by staff.

7 - 0 to Approve

2. 1980 North High Street
    PNC Bank
    applicant: Tracey Diehl (Expedite the Diehl), Dave Perry (Perry Company)
    to be reviewed: 7:15 – 7:30
    signage

• Ms. Diehl reviewed the sign and details.
• Mr. Grado commented that the sign should be moved south in order to provide additional space for the sign for the adjacent tenant space.
• Mr. Fleming stated that the projecting sign should be moved closer to edge of the building.
• The Board and Applicants reviewed the extent of the tenant space and determined that the PNC space did extend to the south property line wall.
• Mr. Petruziello commented that the wall sign should be moved 3 tiles south.
• Mr. Goodman concurred that it will be critical to give addition space to the tenant space to the north; the space from the terracotta to the South wall should be considered as the sign band.

Mr. Petruziello / Mr. Fleming

To approve the wall sign and projecting sign as submitted on the condition:
1. That wall sign should move to the south 3 (terracotta) tiles.
2. That the projecting sign be moved as near to the south wall as practical.
3. That all sign attachments and wiring shall be hidden

7 - 0 to Approve
3. 1978 North High Street  
applicant: Dave Hodge, Joe Tanner (Underhill Hodge, LLC)  
to be reviewed: 7:30 – 7:48  
ad mural

- Mr. Hodge reviewed the proposed graphic and details.
- Mr. Grado stated that the understanding was that the mural would an art piece, not merely an ad.
- Ms. Uhas-Sauer stated that the mural lacked the art component.
- Mr. Hodge stated that the intention was always to have advertisements; this particular ad would be displayed for one month.
- Mr. Fleming commended that he did not have a particular problem with the graphic; the text is tongue and cheek and would only be present for 30 days.
- Mr. Papineau commented that the text is just text and not art.
- Mr. Goodman commented that the ad mural looks like a business card rather than an artistic commercial mural.

motion by motion
Mr. Petruziello / Mr. Grado
To approve the WOW Ad Mural as submitted
vote
0-7 to Approve

motion by motion
Mr. Petruziello / Ms. Uhas Sauer
To approve the WOW Ad Mural as submitted on the condition:
1. That the text ‘not greasy’ be removed.
vote
3-4 to Approve

4. 1288 North High Street  
applicant: Gavin Meyers  
to be reviewed: 7:48 – 8:02  
storefront modification

- Mr. Meyers reviewed the program and details.
- Mr. Grado commented that the elevation and the drawing from the supplier are different; the architect’s design should rule.
- Mr. Meyers stated that the architect has it right.
- Mr. Goodman requested proper details.
- Mr. Grado questioned the smoking policy.
- Mr. Meyer stated that they smoke on 6th Avenue.

motion by motion
Mr. Petruziello / Mr. Papineau
To approve the rolling overhead door as submitted on the condition:
1. That the doors be composed of 9 panels with clear glass.
2. That installation details be submitted to staff for review and approval.
vote
7-0 to Approve
5. 2250 North High Street  
Kafe Kerouac  
Mike Heslop (Owner), Emily Clemons (Designer)  
patio

- Mr. Heslop reviewed the program and details; Elite Construction Company is lined up to do the work.
- Mr. Grado questioned whether the patio would require a Zoning Variance to allow the expansion.
- Mr. Goodman requested review of the architecture and details.
- Ms. Clemons stated that the benches would be built of composite decking.
- Mr. Petruziello expressed concern that composite decking tends to sag; a specific product should be selected.
- Mr. Fleming enquired why a Zoning Variance would be required.
- Mr. Grado stated that additional parking would be required.
- Mr. Fleming replied that the business is almost exclusively dominated by people who walk.

Tabled

To consider:
1. Review seating material – composite decking tends to sag.
2. Confirm the need for a Zoning Variance.
3. Sections and details of the benches and planters.

C.

Applications for Zoning, Code Enforcement and/or Conceptual Review

470-472 King Avenue  Multi-Family Residence  
Thom Shapaka (Architect), Josh McDowell (Contractor)  
Code Enforcement – addition, garage, site – work without permit and/or COA

- Mr. Goodman was recused from the case; Mr. Petruziello acted as chair.
- Mr. Petruziello asked to clarify that the addition was completed without a permit; Mr. Ferdelman stated that that was correct - in fact the owner had met with staff prior to commencing work.
- Mr. Shapaka reviewed the program; remove 700sf of concrete; add landscaping; garage was structurally compromised – will need to be rebuilt.
- Mr. Grado commented that the building appears to be over the 0.40 FAR.
- Mr. Ferdelman stated that if the building is existing non-conforming it is okay, but the addition would need to be removed; the garage doors would need to be removed on South.
- Mr. Grado expressed concern that the house and garage exceeded the 35% lot coverage rule in the UDZO.
- Ms. Kravitz requested 4” caliper trees; removal of more than 700sf of concrete.
- Mr. Papineau stated that the garage seems appropriate.
- Mr. Ferdelman calculated the proposed coverage to be 35% and the FAR to be 0.47; the addition is a no-go without a variance.

motion by

Mr. Fleming / Mr. Papineau

To approve the site arrangement and garage on the condition:
1. That the garage doors to the south may be replaced with a man door.
2. That the site arrangement meets code requirements.
3. That Staff will confirm side yard setback requirement.

vote

5-0 to Approve (1 Recusal)
2203 North High Street  
Three's  
Scott Ellsworth (Owner)

**Code Enforcement – storefront – work without permit and/or COA**

- Mr. Goodman returned to chair the meeting.
- Mr. Ellsworth reviewed the proposed overhead doors; the need to fill in a portion of storefront because of the overhead lap.
- Mr. Grado expressed concern that the sign had been modified without review; commented that the addition to the north may not be legal.
- Mr. Goodman commented that partially filling in the openings is not appropriate.
- Mr. Petruziello suggested moving door to north and provide dummy glass panel with matching mullions to the south – to fill entire opening.
- The Board and Applicant discussed other options for overhead doors.
- Mr. Goodman requested drawings of elevation and details.

**motion by Mr. Petruziello / Mr. Papineau**

To approve the installation of a glazed rolling door on the south elevation on the condition:

1. That the storefront on the east elevation be reinstalled; the storefront shall match the existing storefront along the east (High Street) façade.
2. That the overhead door on the south elevation shall fit the existing storefront opening.

**vote 6-0 to Approve**

**D. 9:20 – 9:30**

**Staff Issued Certificates of Approval**

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<thead>
<tr>
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<th>items approved</th>
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<tbody>
<tr>
<td>1.</td>
<td>33 East 14th Avenue</td>
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<td>2.</td>
<td>83 East Frambes Avenue</td>
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<td>3.</td>
<td>90 East 12th Avenue</td>
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<td>4.</td>
<td>242 King Avenue</td>
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<td>5.</td>
<td>295 West 9th Avenue</td>
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<td>6.</td>
<td>1980 North High Street</td>
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<td>7.</td>
<td>2407 North High Street</td>
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**motion by Mr. Papineau / Mr. Flemming**

**motion**

To approve as submitted

**vote**

6 - 0 to Approve

**E. Board Approved Applications Issued Certificates of Approval**

<table>
<thead>
<tr>
<th></th>
<th>approved : items approved</th>
<th>COA issued</th>
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<tbody>
<tr>
<td>1.</td>
<td>257 East 11th Avenue (Single Family Residence)</td>
<td>6/15/2017: building &amp; site</td>
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<td>2.</td>
<td>2247-2289 North High Street (View at Pavey Square)</td>
<td>10/20/2016: building &amp; site</td>
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<td>3.</td>
<td>2620 North High Street (NE Chinese Restaurant)</td>
<td>6/15/2016: signage</td>
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**F. Next Meeting**

Thursday August 17, 2017 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)