

# University Impact District Review Board

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

### A.

1.  
**6:30 – 6:37**

#### Business of the Board By-Laws

- 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.  
**6:37 – 6:42**

#### Staff Approvable List

- 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.  
**6:42 – 6:45**  
motion by

#### Approval of Meeting Summary from June 2017

Ms. Uhas-Sauer / Mr. Papineau

motion **To approve as submitted**

vote **7 - 0 to Approve**

### B.

1.  
applicant:  
to be reviewed:  
**6:45 – 7:15**

#### Applications for Certificate of Approval 1980 North High Street façade improvements

#### Multi-Tenant Commercial Building

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

- 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.**

motion by  
motion

**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.**

vote

**7 - 0 to Approve**

**2.**  
applicant:  
to be reviewed:  
**7:15 – 7:30**

**1980 North High Street**

**PNC Bank**

Tracey Diehl (Expedite the Diehl), Dave Perry (Perry Company)

**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.**

motion by

**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**

motion

vote

**7 - 0 to Approve**

**3.**  
applicant:  
to be reviewed:  
**7:30 – 7:48**

**1978 North High Street** **Wow**  
Dave Hodge, Joe Tanner (Underhill Hodge, LLC)  
**ad mural**

- **Mr. Hodge reviewed the proposed graphic and details.**
- **Mr. Grado stated that the understanding was that the mural would be 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**

- **Mr. Perry reviewed the program and details.**

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.**  
applicant:  
to be reviewed:  
**7:48 – 8:02**

**1288 North High Street** **North High Brewing**  
Gavin Meyers  
**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 6<sup>th</sup> Avenue.**

motion by

**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.**

motion

vote

**7-0 to Approve**

5.

applicant:  
to be reviewed:  
8:02 – 8:25

**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:**

motion

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.

1.

applicant:  
to be reviewed:  
8:25 – 8:45

**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:**

motion

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)**

2.  
applicant:  
to be reviewed:  
**8:45 – 9:20**

**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**

motion

**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 reinstated; 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**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Staff Issued Certificates of Approval**

items approved

- |                               |                                  |
|-------------------------------|----------------------------------|
| <b>33 East 14th Avenue</b>    | <b>windows</b>                   |
| <b>83 East Frambes Avenue</b> | <b>roof</b>                      |
| <b>90 East 12th Avenue</b>    | <b>roof, siding</b>              |
| <b>242 King Avenue</b>        | <b>roof, siding</b>              |
| <b>295 West 9th Avenue</b>    | <b>windows</b>                   |
| <b>1980 North High Street</b> | <b>banner (PNC Bank)</b>         |
| <b>2407 North High Street</b> | <b>Signs (Farmers Insurance)</b> |

motion by

**Mr. Papineau / Mr. Flemming**

motion

**To approve as submitted**

vote

**6 - 0 to Approve**

E.

- 1.
- 2.
- 3.

**Board Approved Applications Issued Certificates of Approval**

approved : items approved

COA issued

- |   |  |                  |
|---|--|------------------|
| <b>257 East 11th Avenue</b><br><b>(Single Family Residence)</b>     | <b>6/15/2017: building &amp; site</b>  | <b>6/7/2017</b>  |
| <b>2247-2289 North High Street</b><br><b>(View at Pavey Square)</b> | <b>10/20/2016: building &amp; site</b> | <b>6/16/2017</b> |
| <b>2620 North High Street</b><br><b>(NE Chinese Restaurant)</b>     | <b>6/15/2016: signage</b>              | <b>6/20/2017</b> |

F.

- 1.

**Next Meeting**

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