

University Impact District Review Board

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

MEETING SUMMARY

date	August 17, 2017
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:25pm
members present	Ted Goodman, Keoni Fleming, Stephen Papineau, Frank Petruziello, Abby Kravitz, Doreen Uhas-Sauer
members absent	Pasquale Grado

A.

1.

Business of the Board By-Laws

7:52 – 8:08

- Mr. Ferdelman reviewed the changes from previous by-laws.
- Ms. Uhas-Sauer suggested reiterating the board composition found within the UDZO Code within the By-Laws.
- Mr. Petruziello questioned the 'stated guideline' rule.
- Mr. Ferdelman stated that some cases do not come to the UIDRB because they do not have a design question related to the requested Zoning Variance.
- Mr. Petruziello stated that he hates reviewing Variances; requested speaker slips.
- Mr. Ferdelman commented that there should be a sign in sheet.

motion by

Mr. Fleming/ Mr. Papineau

motion

To approve as submitted with the proposed amendments:
1. Reiterate Board composition in By-Laws.
2. Provide sign-in sheet at meetings.

vote

6 - 0 to Approve

2.

Staff Approvable List

8:08 – 8:20

- The Board discussed the approval list.

motion by

Mr. Papineau / Mr. Fleming

motion

To approve as submitted.

vote

6 - 0 to Approve

3. Ad Mural Guidelines

6:30– 6:33

- **Mr. Ferdelman reviewed the ad mural guidelines.**
- **Mr. Fleming noted that the guidelines should not reference the Downtown**
- **Mr. Petruziello suggested that a graphic or substitute banner should always be present.**
- **Mr. Ferdelman stated that the rules the Board will vote on are a Graphics Plan for a particular ad mural at 1976 North High Street and is not pertinent to any current or future graphics elsewhere in the District**

motion by

Ms. Uhas-Sauer / Mr. Papineau

motion

To approve the graphics plan as submitted on the condition:

- **That a pre-approved temporary mural be installed between approved ad murals.**

vote

6 - 0 to Approve

4. Approval of Meeting Summary from July 2017

6:33– 6:35

- **Mr. Ferdelman stated that the Meeting Summary was not yet completed.**

motion

Tabled

B.

1.

applicant:
to be reviewed:

6:35 – 6:43

**Applications for Certificate of Approval
25 Chittenden Avenue**

Leo's on the Alley

Jim McDonald, Mike Lusk (Lusk Architecture)
storefront modifications, signage

- **Mr. Lusk reviewed the program and details.**
- **The Board and Staff discussed the rule of local zoning for state owned properties.**
- **Mr. Ferdelman confirmed that all State properties must abide by local zoning codes but the buildings are reviewed by the state for building code.**
- **Mr. McDonald reviewed the details of the overhead doors.**
- **Mr. Goodman suggested making the blade sign thinner.**

motion by

Ms. Uhas-Sauer / Mr. Papineau

motion

To approve as submitted

vote

7 - 0 to Approve

2.
applicant:
to be reviewed:
6:43 – 6:52

1976 North High Street
Joe Tanner (Underhill Hodge, LLC)
ad mural

Columbus State

- **Mr. Tanner reviewed the graphics and details.**
- **Mr. Fleming commented that the overall design is a better proposal than the last ad; he asked how long the ad would be displayed.**
- **Mr. Tanner replied that the ad would be in place for 5 weeks (ending 10/1).**
- **Mr. Petruziello observed that the last ad failed because the entire graphic was oriented toward the advert not the art; the current proposal is more balanced between art and ad.**
- **Mr. Fleming commented that the previous advert was tongue and cheek.**

motion by Mr. Fleming / Mr. Papineau

motion To approve as submitted

vote 6- 0 to Approve

3.
applicant:
to be reviewed:
6:52 – 7:10

2060 North High Street
Mark Rubich (DaNite Sign Co.),
wall sign

Chatime / D’licious Cafe

- **Mr. Rubich reviewed the proposed sign.**
- **Mr. Goodman explained why the Board does not approve box signs.**
- **Mr. Rubich asked why the landlord approved the sign and was not aware of the Board’s stance.**
- **Mr. Ferdelman commented that the current D’licious sign was approved this Board; the Baskin Robin sign is a grandfathered sign that the Board tried to get replaced last year.**
- **Mr. Fleming concurred and stated that signs are refaced.**
- **Mr. Petruziello suggested installing a separate Chatime sign adjacent to the existing café sign.**
- **Mr. Rubich commented that he will look into a contour rather than an individual letter.**

motion by Mr. Petruziello / Mr. Papineau

motion To approve the sign as submitted on condition:

- **That the signs be composed of contoured or individual channel letters.**
- **That the two signs be stacked**

vote 6 - 0 to Approve

C.

1.

applicant:
to be reviewed:
7:10 – 7:52

Applications for Zoning, Code Enforcement and/or Conceptual Review

84 East 15th Avenue

Zeta Tau Alpha

Jeffery Brown (Smith & Hale Attorneys), Nick Davis (BDMD Architects)

Zoning Recommendation – demo & rebuild

- Mr. Ferdelman reviewed the building and site; requested the Board make a determination as to whether the building was a Contributing or Non-Contributing structure.
- The Board made several observations about the slate roof, odd portico and modified windows; it was determined that the structure was built in 1936.
- Ms. Uhas-Sauer expressed the opinion that it was a Contributing structure; it was built before the war and had the site configuration and style that was common.
- The Board and Applicant discussed the Contributing versus Non-Contributing standards.
- Mr. Petruziello stated that the building has not been altered beyond character and seems to exhibit many of the qualities that would make it a Contributing structure.
- Mr. Fleming questioned the need to scrape and rebuilt; why not just do an addition.
- Mr. Davis commented that a feasibility study was done prior to the design work; in order to bring the building to code and the appropriate amount of program the old building and addition was not the right course.
- Mr. Goodman commented that the building had been too modified.
- Mr. Brown reviewed the proposed redevelopment of the Zeta Tau Alpha Sorority and the requested Variances.
- Ms. Uhas-Sauer stated that the UAC voted to not support the requested variances; the issues were density and parking; a discussion was had around the need for the Fraternity and Sorority expansions and how else could they accommodate their aims.
- Mr. Brown commented that this particular site is within the first block from High Street; the average Sorority has 45 members and each person that pledges must be accommodated by one Sorority or other.
- Mr. Goodman commented that the proposed building is three stories and is much bigger than the other houses on 15th; it may be okay in this particular location.
- The Board and Applicant talked about the bed count.
- Mr. Fleming stated that he understands the UAC's concern regarding increasing the bed count but providing less parking, at some point the parking becomes untenable and may already be their currently.
- Mr. Brown stated that the alternatives to cars including Uber, COGO and Car2Go.
- Mr. Petruziello asked for review of the parking; 16 existing spaces for 20 existing beds; 19 proposed spaces for 42 proposed beds; he asked for the parking count for the previously approve Fraternities and Sororities?
- Mr. Brown replied that he did not have those numbers at the moment.
- Mr. Fleming concurred that additional information should be presented.
- Mr. Goodman expressed concern on the portico, it needs nor depth; the windows should have some hierarchy.
- Mr. Fleming stated that the commercial storefront entry is not appropriate for this type of residential building.
- Mr. Petruziello expressed concern regarding the static nature of the building; there are a variety of spaces in this building but they are all expressed on the exterior in the same staid manner.

motion

Tabled

To Consider:

1. Reduce the bed count to lessen the need for the host of zoning variances.
2. The windows need some hierarchy – expressing the interior uses on the exterior.
3. The portico needs depth, the fake engaged columns are inappropriate.
4. Provide some variation on the exterior play with symmetry/asymmetry.

D.

8:20 – 8:35

Staff Issued Certificates of Approval

		items approved
1.	83 East Frambes Avenue	roof
2.	204 East 14th Avenue	roof
3.	295 West 9th Avenue	windows
4.	1221 North High Street	sign reface (Madison USA)
5.	1689 North 4th Street	roof
6.	2114 North High Street	add storefront door (Amazon)
7.	2124 North High Street	sign update & replacement (Noodles)
8.	2194 North High Street (Roof)	roof

- Mr. Ferdelman reviewed the changes to Amazon storefront doors; the reface of American Apparel; reface of the Noodles sign.

motion by

Mr. Petruziello/ Mr. Papineau

motion

To approve as submitted.

vote

6 - 0 to Approve

E.

Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	131 East 15th Avenue (Delta Gamma - Sorority)	11/17/2016: building & site	7/24/2017
2.	244 King Avenue (University Apartments)	5/18/2017: sign	7/18/2017
3.	314 King Avenue (Single Family Residence)	6/15/2017: rear porch addition and enclosure	7/19/2017
4.	1494 North High Street (The Highline at Nine)	6/15/2017: sign	7/18/2017
5.	2106 North High Street (White Castle)	6/15/2017: exterior cladding & sign	7/26/2017
6.	2203 North High Street (Three's)	7/20/2017: Code Enforcement glazed overhead door – south opening, replace storefront	8/1/2017
7.	2475 North High Street (Pasta Villa)	6/15/2017: awning with graphic	7/19/2017

F.

1. Next Meeting
Thursday September 21, 2017 | 6:30pm | 2231 North High Street (Room 100)