

# 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	<b>November 16, 2017</b>
place	<b>Northwood &amp; High Building 2231 North High Street, Room 100</b>
time	<b>6:30pm – 9:20pm</b>
members present	<b>Ted Goodman, Keoni Fleming, Frank Petruziello, Pasquale Grado, Doreen Uhas-Sauer, Abby Kravitz, Stephen Papineau</b>
members absent	

### A.

	<b>Business of the Board</b>
1.	<b>Approval of Meeting Summary from September 2017</b>
6:30– 6:32	<ul style="list-style-type: none"><li>• <b>Mr. Ferdelman reviewed the salient items of discussion.</b></li></ul>
motion by	<b>Ms. Uhas-Sauer/ Mr. Papineau</b>
motion	<b>To approve the Meeting Summary as submitted.</b>
vote	<b>4-0 to Approve</b>

2.	<b>Approval of Meeting Summary from October 2017</b>
6:32– 6:34	<ul style="list-style-type: none"><li>• <b>Mr. Ferdelman reviewed the salient items of discussion.</b></li></ul>
motion by	<b>Mr. Papineau / Ms. Uhas-Sauer</b>
motion	<b>To approve the Meeting Summary as submitted.</b>
vote	<b>4-0 to Approve</b>

### B.

1.	<b>Applications for Certificate of Approval</b>	<b>Smith &amp; High Flats</b>
applicant: to be reviewed: 6:34 – 7:15	<b>1254 North High Street</b>	Chris Meyers, Kurt Miller ( Meyers + Associates Architecture), Don DeVere (Day Companies)
	<b>building and site</b>	
	<ul style="list-style-type: none"><li>• <b>Mr. Meyers gave background.</b></li><li>• <b>Mr. Miller reviewed the modifications in the design and details.</b></li><li>• <b>Mr. Petruziello commented on a difference in drawings versus the rendering.</b></li><li>• <b>The Board and Applicant discussed some of the details and materials.</b></li><li>• <b>Mr. Grado stated that the ivy on the North elevation was problematic.</b></li><li>• <b>Mr. Petruziello suggested expressing some of the elements from the South elevation on the North elevation.</b></li><li>• <b>Mr. Fleming suggested change of color patterns and shallow reveals a minimum of 2” offsets and the ivy will most likely not work on the north elevation.</b></li><li>• <b>Ms. Uhas-Sauer stated that the design works well.</b></li><li>• <b>Mr. Petruziello suggested that the North windows should be deeper.</b></li><li>• <b>Mr. DeVere expressed the need to get some determinate due to timing of funding.</b></li><li>• <b>Mr. Goodman expressed concern regarding the detailing; if the details change significantly, the project will need to come back to the Review Board for review and approval.</b></li></ul>	

motion by

**Mr. Petruziello / Mr. Grado**

**To approve the new multifamily residential building and site as submitted on the condition:**

motion

1. That the North façade shall be redesigned to better reflect the offsets and change of materials on the South façade, prior to final issuance of building permit.
2. That the North windows should be at least a foot taller.
3. That the proposed ivy on the North façade be eliminated from the proposal.
4. That staff shall issue a COA on the drawings as reviewed with the understanding that substantial changes be brought back to the Review Board for review and approval.

vote

**7 - 0 to Approve**

2.

applicant:  
to be reviewed:  
7:15 – 7:45

**1264 North High Street**

**Bowen Dentistry**

Oliver Holtsberry | DāNite Sign Co.

**signage**

- Mr. Holtsberry reviewed the program and sign details.
- Mr. Petruziello commented that the drawings need to have more context.
- The Board and Applicant discuss the height of the letters; the Board replied that the letters are too big.
- Mr. Grado commented that a 16" high sign seems most appropriate at this location.
- Mr. Petruziello commented that the minimum depth of channel letters is 3"; the letters on this sign should meet that standard.
- Mr. Holtsberry commented that the standard depth is 5".
- Mr. Petruziello requested specific details of the mounting and how to power the sign.
- Ms. Uhas-Sauer suggested a vertical sign on the corner.
- Mr. Goodman commented that the side 'main' entrance is not as nice as the High Street doors; it's unfortunate that the space is laid out as it is.

motion

**Tabled**

**To consider:**

1. That detailed drawings be provided to staff for review.
2. That the sign lettering be limited to Bowen Dentistry, Doctor Bowen, or Bowen DDS.
3. That the height of the letters be a maximum of 16".
4. The depth of the channel letters should be 3".

3.

applicant:  
to be reviewed:  
7:45 – 7:50

**1506 North High Street**

**Knobu**

Oliver Holtsberry | DāNite Sign Co.

**awning**

- Mr. Holtsberry reviewed the awning details.

motion by  
motion  
vote

**Mr. Grado / Mr. Papineau**

**To approve the awning as submitted.**

**7 - 0 to Approve**

**4.**  
applicant:  
to be reviewed:  
**7:50 – 8:00**

**186 East 16<sup>th</sup> Avenue**  
Bradley Blumensheid (Buckeye real Estate)  
**building addition and site**

**Multi-Family Residence**

- **Mr. Blumensheid reviewed the modifications in the plans and details at 186 East 16<sup>th</sup> Avenue.**
- **Mr. Fleming recommended keeping the windows on the East elevation; they do not seem to harm the interior spaces.**
- **Mr. Petruziello expressed concern with the use of TPO for the roof membrane.**
- **Mr. Goodman questioned the 1x8's that wrap the posts; they are 16' tall – how will the joints be handled?**

motion by  
motion

**Mr. Fleming / Mr. Papineau**  
**To approve the building addition as submitted on the condition:**  
**1. That the windows on the East elevation remain.**  
**2. That a dark membrane is used for the low slope roof.**  
**3. That a photos and details of the stairs are provided to staff for review.**

vote

**7 - 0 to Approve**

**5.**  
applicant:  
to be reviewed:  
**8:00**

**15 East Lane Avenue**  
Steve Moore (Moore Signs)  
**signage**

**Chipotle**

- **Item was tabled prior to meeting**

**6.**  
applicant:  
to be reviewed:  
**8:00 – 8:14**

**15 East Lane Avenue**  
Oliver Holtsberry (DaNite Sign Co.)  
**signage**

**Starbucks**

- **Mr. Holtsberry reviewed the sign locations and details.**
- **Mr. Petruziello requested clarification of the geometry of the storefront for this business; the storefront is a segmental arch and is flat at the corner.**
- **Mr. Goodman expressed concern that the letters are too big for the spandrel depth.**
- **Mr. Grado commented that the letter height should be limited to 16".**
- **Mr. Petruziello agreed that the letters should be smaller but maybe 18" or 19"**

motion by  
motion

**Mr. Petruziello / Ms. Uhas-Sauer**  
**To approve the signs as submitted on the condition:**  
**1. That the width of the sign be constrained by the piers below.**

vote

**7 - 0 to Approve**

7.

applicant:  
to be reviewed:  
8:14 – 8:25

**470-472 King Avenue**

**Multi-Family Residence**

Thom Shapaka (Architect)

**exterior modifications**

- **Mr. Goodman recused himself from this case; Mr. Fleming stepped in as Chair.**
- **Mr. Shapaka reviewed the program and design.**
- **Mr. Petruziello questioned some of the roof details.**
- **Mr. Grado requested additional details.**
- **Mr. Papineau stated that other projects came forward with less details.**

motion by  
motion  
vote

**Mr. Papineau / Mr. Petruziello**

**To approve the building modifications as submitted.**

**6 - 0 to Approve**

C.

**Applications for Zoning, Code Enforcement and/or Conceptual Review**

1.

applicant:  
to be reviewed:  
8:25 - 8:50

**1525 North High Street**

**Luxe Belle**

Dave Hodge (Underhill Hodge, LLC)

**Conceptual Review - signage**

- **Mr. Grado commented that at last months meeting we stated that the sign should start below the horizontal band at the top and should only go down two stories.**
- **Ms. Uhas-Sauer reviewed the notes from Octobers Meeting Summary; the notes state that the letters should lose the serifs or be toned; the scale of the letters should be reduced; a more modern type lettering.**
- **Mr. Petruziello commented that if they go with the projecting sign, it will need to be a lot smaller. The lettering vertical or horizontal need to of consistent size – box like. The spacing of the letters have to be precise to work with scale of letters and scale of building.**
- **Mr. Goodman commented that the sign works; it may be too big but its not that far off.**
- **Mr. Petruziello stated that the sign advertises the building not a store.**
- **Mr. Flemming concurred that the sign is too big for its context.**
- **Mr. Petruziello commented that if a projecting sign is used, it needs to be of the building – look at Aveda in Gateway.**

motion

**Tabled**

**To consider:**

1. **That lettering should be consistent in size and weighted similarly.**
2. **If run vertically the sign should be no taller than two stories (20' +/-).**
3. **The sign should be of the building.**

2.  
applicant:  
to be reviewed:  
8:50 - 9:10

**1525 North High Street**  
Dave Hodge (Underhill Hodge, LLC)  
**Conceptual Review - signage**

**Taco Bell**

- Mr. Hodge reviewed the design ideas.
- Mr. Grado commented regarding the salability of the 2<sup>nd</sup> floor units.
- Ms. Kravitz mentioned that the graphics look like bad tattoos.
- Mr. Goodman stated that the graphics look a little cheesy.
- Mr. Ferdelman commented that the tacos do not have text, therefore may be able to be classified as a mural rather than a commercial graphic/sign.
- Mr. Hodge referred to a court case that may indicate that they are commercial speech.
- Mr. Petruziello suggested a ground sign rather than all the graphics and such.

motion

**Tabled**  
**To be considered:**  
1. That the graphics act more as art rather than commercial graphic.  
2. That a unique ground sign.

D.

9:10 – 9:20

- |    |  |                |
|----|--|----------------|
| 1. | <b>1564 Highland Street</b>                    | items approved |
| 2. | <b>60 East 7th Avenue</b>                      | <b>roof</b>    |
| 3. | <b>229 East 15th Avenue</b>                    | <b>roof</b>    |
| 4. | <b>1764 North High Street</b>                  | <b>windows</b> |
| 5. | <b>21 East Maynard Avenue</b>                  | <b>windows</b> |
| 6. | <b>2628 North High Street (Cinnamon Grill)</b> | <b>windows</b> |

items approved  
**roof**  
**roof**  
**windows**  
**windows**  
**windows**  
**sign reface**

motion by  
motion  
vote

**Ms. Uhas-Sauer/ Mr. Grado**  
**To approve as submitted.**  
**7-0 to Approve**

E.

**Board Approved Applications Issued Certificates of Approval**

- |    |   | approved : items approved      | COA issued        |
|----|---|--------------------------------|-------------------|
| 1. | <b>2203 North High Street<br/>(Three's _ Storefront)</b>    | <b>10/19/2017: storefronts</b> | <b>10/20/2017</b> |
| 2. | <b>1980 North High Street<br/>(PNC_Sign)</b>                | <b>07/20/2017: sign</b>        | <b>11/01/2017</b> |
| 3. | <b>1976 North High Street<br/>(Columbus State_Ad Mural)</b> | <b>10/19/2017: ad mural</b>    | <b>11/03/2017</b> |

F.

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