**MEETING SUMMARY**

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

### A. Business of the Board

#### 1. Approval of Meeting Summary from September 2017

6:30–6:32

- Mr. Ferdelman reviewed the salient items of discussion.

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

**motion**

To approve the Meeting Summary as submitted.

**vote** 4-0 to Approve

#### 2. Approval of Meeting Summary from October 2017

6:32–6:34

- Mr. Ferdelman reviewed the salient items of discussion.

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

**motion**

To approve the Meeting Summary as submitted.

**vote** 4-0 to Approve

### B. Applications for Certificate of Approval

#### 1. 1254 North High Street

**申请人**: Chris Meyers, Kurt Miller (Meyers + Associates Architecture), Don DeVere (Day Companies)

**to be reviewed**: 6:34 – 7:15

- Mr. Meyers gave background.
- Mr. Miller reviewed the modifications in the design and details.
- Mr. Petruziello commented on a difference in drawings versus the rendering.
- The Board and Applicant discussed some of the details and materials.
- Mr. Grado stated that the ivy on the North elevation was problematic.
- Mr. Petruziello suggested expressing some of the elements from the South elevation on the North elevation.
- 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.
- Ms. Uhas-Sauer stated that the design works well.
- Mr. Petruziello suggested that the North windows should be deeper.
- Mr. DeVere expressed the need to get some determinate due to timing of funding.
- 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.
Mr. Petruziello / Mr. Grado
To approve the new multifamily residential building and site as submitted on the condition:
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.

7 - 0 to Approve

2.

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.

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.

1506 North High Street
Knobu
Oliver Holtsberry | DāNite Sign Co.

awning
- Mr. Holtsberry reviewed the awning details.

motion by
Mr. Grado / Mr. Papineau
To approve the awning as submitted.

7 - 0 to Approve
4. 186 East 16th Avenue
applicant: Bradley Blumensheid (Buckeye real Estate)
to be reviewed: 7:50 – 8:00
Building addition and site

- Mr. Blumensheid reviewed the modifications in the plans and details at 186 East 16th 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?

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.

7 - 0 to Approve

5. 15 East Lane Avenue
applicant: Steve Moore (Moore Signs)
to be reviewed: 8:00
Signage

- Item was tabled prior to meeting

6. 15 East Lane Avenue
applicant: Oliver Holtsberry (DaNite Sign Co.)
to be reviewed: 8:00 – 8:14
Signage

- 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”

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.

7 - 0 to Approve
7. 470-472 King Avenue  Multi-Family Residence
applicant: Thom Shapaka (Architect)
to be reviewed: 8:14 – 8:25

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.

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. 1525 North High Street  Luxe Belle
applicant: Dave Hodge (Underhill Hodge, LLC)
to be reviewed: 8:25 - 8:50

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 October’s 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.

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. 1525 North High Street  
   Taco Bell  
   Dave Hodge (Underhill Hodge, LLC)  
   Conceptual Review - signage

   • Mr. Hodge reviewed the design ideas.  
   • Mr. Grado commented regarding the salability of the 2nd 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. Staff Issued Certificates of Approval

9:10 – 9:20

1. 1564 Highland Street  
   roof
2. 60 East 7th Avenue  
   roof
3. 229 East 15th Avenue  
   windows
4. 1764 North High Street  
   windows
5. 21 East Maynard Avenue  
   windows
6. 2628 North High Street (Cinnamon Grill)  
   sign reface

   motion by 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. 2203 North High Street  
   (Three’s _ Storefront)  
   10/19/2017: store fronts  
   10/20/2017
2. 1980 North High Street  
   (PNC_Sign)  
   07/20/2017: sign  
   11/01/2017
3. 1976 North High Street  
   (Columbus State_Ad Mural)  
   10/19/2017: ad mural  
   11/03/2017

F. Next Meeting

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