

University Impact District Review Board

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

date December 21, 2017
place Northwood & High Building
2231 North High Street, Room 100
time 6:30pm -

members present Ted Goodman, Keoni Fleming, Frank Petruziello, Abby Kravitz, Stephen Papineau
members absent Pasquale Grado, Doreen Uhas-Sauer

- A.**
- 1.**
6:30– 6:32
motion by Mr. Papineau / Mr. Petruziello
motion To approve the Meeting Summary as submitted.
vote 5-0 to Approve
- Business of the Board**
Approval of Meeting Summary from November 2017
- Just prior to the start of the meeting the power went out, but the emergency lights were on and we started the meeting.
 - Mr. Ferdelman reviewed the salient items of discussion.
- 2.**
6:32
Presentation
University District - Arts and Character Plan – Matt Hanson and Josh Lapp
- The presentation was postponed due to the power outage.
- B.**
- 1.**
applicant: Oliver Holtsberry | DāNite Sign Co.
to be reviewed: **signage** **Bowen Dentistry**
- 6:32 – 6:40
- Mr. Holtsberry reviewed the sign details.
 - Mr. Fleming questioned how the power to the sign was fed.
 - The Board and Applicant discussed details of the sign mounting and power feed.
 - Mr. Holtsberry indicated that the power was fed through the column to the North.
- motion by** Mr. Petruziello/ Mr. Papineau
motion To approve the signs for Bowen Dentistry on the condition:
1. That the raceway shall span the entire length between the storefront columns.
 2. That the power shall be fed from the inside through the box column and into the raceway; at no point shall the wiring be visible from the exterior.
 3. That there shall be no exposed conduit or junction boxes on the exterior of the building.
 4. That the four vertical brackets be removed.
- vote** 5 - 0 to Approve

2.
applicant:
to be reviewed:

84 East 15th Avenue

Zeta Tau Alpha

Nick Davis, Christine Eaton (Browning Day Mullins Dierdorf)

demo & rebuild

6:40 – 7:10

- Mr. Davis reviewed the modifications in the plans. The project reviewed the zoning variances; the building contains 19 bedrooms, 40 beds and done in federal style; Longwood University in Virginia was the inspiration of the building design; brick veneer, fiberglass columns and Azek siding and modeling (not Fypon).
- Mr. Goodman suggested if the colonnade remains, it should be pulled away from the building more; the building is much improved.
- The power returned at 6:55pm.
- Mr. Fleming requested additional study of the Longwood University building; clarify the elements of the building; current proposal a little fussy.
- Mr. Papineau suggested simplifying the 15th avenue façade.
- Mr. Petruziello requested removing the colonnade; enlarge the overhangs; the pediment seems sunken; set the pediment lower and break with the windows; break up the symmetry – allow the interior spaces to be read on the outside.
- Mr. Goodman commented that fully developed plans, sections and details for COA.
- Ms. Kravitz preferred the entry of the example; remove colonnade.

Tabled

To Consider:

motion

1. Pull the colonnade out further or remove.
2. Simplify the façade, look to the Longwood University building for clues.
3. Hierarchy of elements and differentiate interior spaces.
4. Enlarge the overhangs.
5. Review pediment.

3.
applicant:
to be reviewed:
~ 7:15

1924 North High Street

Chick-Fil-A

Steve Malloy (Edwards + Hotchkiss Architects)

signage & patio

7:10 – 7:50

- Mr. Malloy reviewed the proposed entrance, patio and signage.
- Mr. Fleming stated that he did not support the patio as proposed due to the use of the sidewalk in this area, not enough buffer.
- Ms. Kravitz suggested working planters into the seating/benches; review how North Star Café handles their patio.
- Mr. Petruziello remarked that the sidewalk is too confined ... minimum of 10'.
- Mr. Malloy replied that there is 14'
- Mr. Petruziello suggested that if the storefronts are not yet installed, that in the arched opening the center panel should be wider and the horizontal at the spring point.
- The Board and Applicant discussed the construction of the signs.
- Mr. Petruziello commented that the frosting should be removed; Mr. Ferdelman replied that code would not allow for frosting of the glass panels.

Tabled

To Consider:

motion

1. Reduce the number of tables, confine to existing property or at least 10' minimum from edge of curb.
2. Sue opaque background for projecting sign; no exposed conduit.
3. Remove the window frosting.

4. applicant: to be reviewed:	1444 North High Street Rus & Jennifer Little (Columbus Awning Company) awnings	Lantern Square
7:50 – 8:00	<ul style="list-style-type: none">• Mr. Little reviewed the awning placement and design.• Mr. Fleming stated that the awnings are not an improvement; they need to be in the language of the building.• Mr. Petruziello commented that the awnings if used should be box awnings.	
motion	Tabled To Consider: <ol style="list-style-type: none">1. No awnings, or the awnings should be box awnings with horizontal bands of stretched fabric.	

C.	Applications for Zoning, Code Enforcement and/or Conceptual Review	
1. applicant: to be reviewed:	1466 -1516 North High Street Stephen M. Caplinger (Creative Design + Planning), Ryan Szymanski (Edwards Communities) Conceptual Review – façade remediation	Highline at Nine
8:00 – 8:38	<ul style="list-style-type: none">• Mr. Szymanski reviewed the incongruity from the drawings and the contractor’s modifications; the running bond versus larger stone sizes was a structural issue; there are tendons in the ‘bridge’ section at the North section of building.• Mr. Ferdelman expressed concern regarding the parapet and apparent gaps in the material – will cause weathering problems not to mention it looks sloppy.• Mr. Goodman requested detailed drawings of the parapet; Mr. Petruziello concurred and added that the parapet needs to look finished, not temporary.• Mr. Petruziello expressed concern that the returns on the upper floors are not brick – brick is not required, but the recesses should be a darker to reduce the contrast, at minimum the returns; brick is being used like wallpaper.• Ms. Kravitz expressed the grave concern of the UAC regarding the build quality of the Highline; the building should be more in line with what the Review Board was presented.• Mr. Fleming agreed to the return of the cast stone and the solution for the bridge.• Mr. Goodman suggested that the spandrel beam needs to be fattened up; possibly 8” deep.• Mr. Petruziello revealed that the stone does not seem to line up properly between the two projecting facades at the ‘bridge’; a solution might need to be expressed as a separate element.• Mr. Fleming commented that the northern most façade may need to be relaid.	
motion by	Mr. Fleming / Mr. Papineau To approve the remediation of the stone work on the ground floor of the Highline at nine building on the condition:	
motion	<ol style="list-style-type: none">1. That cast stone shall return to the inset surface at all locations along the High Street façade; detailed drawings submitted to staff for review and approval.2. That a solution to the bridge at the northern most segment be submitted to staff for review and approval.3. That solutions to the alcoves and parapet shall be developed and reviewed at a later date by the Review Board.	
vote	5 - 0 to Approve	

D.

Staff Issued Certificates of Approval

		items approved
1.	20 East Frambes Avenue	roof
2.	34 West 9th Avenue	roof
3.	37-39 East Woodruff Avenue	windows
4.	50-52 Euclid Avenue	parking
5.	133 Chittenden Avenue	roof
6.	1624 Summit Street	roof
7.	2000– 2002 Summit Street	roof
8.	2301 North High Street	siding
8:00 – 8:38	• Mr. Ferdelman reviewed the cases of note	
motion by	Mr. Papineau / Mr. Fleming	
motion	To approve	
vote	5 - 0 to Approve	

E.

Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	15 East lane Avenue (Starbucks)	11/16/2017: signage	12/1/2017
2.	77 East 10th Avenue (Sliver)	05/18/2017: building and site	11/14/2017
3.	1254 North High Street (Smith & High Flats)	11/16/2017: building and site	11/27/2017
4.	1506 North High Street (Knobu)	11/16/2017: sign and awning	11/27/2017

F.

1. **Next Meeting**
Thursday January 18, 2018 | 6:30pm | 2231 North High Street (Room 100)