MEETING SUMMARY

date  April 19, 2018
place  Northwood & High Building
       2231 North High Street, Room 100
time  6:30pm – 8:05pm
present  Keoni Fleming, Abby Kravit, Pasquale Grado, Kay Bea Jones, Doreen Uhas-Sauer, Frank Petruziello
         Stephen Papineau
absent  Stephen Papineau

A.  6:30 – 6:34  Business of the Board
     1. Approval of Meeting Summary from February 2018

        • Mr. Ferdelman reviewed several items from the February Agenda.

        motion by  Ms. Uhas-Sauer/ Mr. Grado
        motion  To approve the Meeting Summary as submitted.
        vote  6-0 to Approve

B.  Applications for Certificate of Approval
    1. 1400 North High Street
        Uncommon
        app no.:  UID-18-04-014
        applicant:  Stan Young (Trinity Sign Co.)
        reviewed:  building signage

        • Mr. Young reviewed the sign design and locations
        • Ms. Jones requested that the UNCOMMON sign be centered on architectural bay, not over the door.
        • Mr. Petruziello questioned why the graphic changes from one building face to the other.
        • Mr. Young replied that the owner opted for these graphics.
        • Mr. Petruziello stated that the signs are too different.
        • Mr. Grado suggested a linear sign on the north elevation, similar to the sign on the west elevation.
        • The Board and applicant discussed the corner of 7th and High for additional signage.

        motion by  Mr. Petruziello/ Ms. Jones
        motion  To approve the signs and graphics on the condition:
                 1. That UNCOMMON wall sign on the west elevation shall be centered on the projected bay and be located at the same vertical position as submitted and reviewed.
                 2. That on the north elevation a linear UNCOMMON wall sign be installed at the same vertical position as the west sign but may be eccentric to the wall it is attached.
        vote  6-0 to Approve.
2. 1892-1928 North High Street
    The Wellington
    app no.: UID-18-04-015
    applicant: Stephen Caplinger, Bethany Rutter (Edwards Companies)
    reviewed: 6:48 – 7:00
    leasing office signage | building signage

    - Mr. Szymanski and Mr. Rutter reviewed the sign designs and locations.
    - Mr. Szymanski reviewed the changes to the stone work on the south elevation.
    - Mr. Petruziello suggested that the sign letters should be thicker and flush to the stone.
    - Mr. Fleming concurred about the thickness.
    - Mr. Grado and Mr. Petruziello raised a concern about the pin offset and possible vandalism.
    - Ms. Rutter commented that channel letters would be next to impossible to build at the size of the letters.
    - Ms. Jones complemented the scale and location of the signs.

    motion by
    Ms. Jones / Ms. Uhas-Sauer
    motion
    To approve the signs and graphics as submitted on the condition:
    1. That the sign letters be composed of thicker gauge metal, a minimum depth of 3/8”.
    2. That the sign letters be flush mounted.

    vote
    6-0 to Approve

3. 1444 North High Street
    Mixed Use
    app no.: UID-18-02-007
    applicant: Bob Mickley (Buckeye Real Estate), Jason Stults (dkb Architects)
    reviewed: 7:00 – 7:25
    Conceptual Review - new mixed use

    - Mr. Stults reviewed the program and design.
    - The Board and Applicants discussed the proposed and existing building layout.
    - Ms. Jones enquired about the western most units on the existing building and the loss of windows and the entry door.
    - Mr. Petruziello requested plans and sections showing the integration of new and old building.
    - Mr. Stults reviewed the relative floor heights of existing and proposed.
    - Mr. Petruziello disagreed with the assessment of floor/parapet heights; a building section will resolve the disputes.
    - Mr. Mickley stated that they wanted to get a clearer idea of the design prior to going deeper into drawings.
    - Ms. Jones replied that there is no design without section; the section may completely upset your current understanding of the proposed design; don’t try to put bad on to worse.
    - Mr. Fleming commented that by butting the new building right up against the old, you are making things worse for the existing tenants; the old building will be left in shadow; the end units are probably the only good units in the complex due to the west facing windows.
    - Mr. Grado confirmed that the Board did discuss the quality of the courtyard space at the last meeting; the courtyard/the entry to the units behind need to be expressed on the new building.
    - Mr. Petruziello commented that once they are two buildings, they could be different (Fred and Ginger).
    - Mr. Stults expressed concern in reducing the retail floor plates.
    - Mr. Petruziello suggested that the floor plates will be approx. 1200 to 1300sf, a good size; the comments are similar to what was said last month.
    - Mr. Fleming recalled that the Board was concerned that the proposal maxed out the envelope
of the new without consideration of the existing units behind.

- Mr. Ferdelman reviewed the comments from the March meeting; the comments focused on addressing the building behind; to not completely block light and air; the new could be two buildings; the façade could use a little funk.
- Mr. Stults replied that they produced a proposal that was aspirational of how the block may go in the future.
- Mr. Fleming reiterated that the Board is looking for a building that compliments the layout of the existing structure.
- Mr. Petruziello commented that the façade needs more character whether it is done in a traditional or modern aesthetic.
- Mr. Grado enquired whether the retail or residential commanded more rent per square foot.
- Mr. Petruziello confirmed that the retail generates more revenue per square foot.

**Things to Consider:**

1. Provide building sections and other elevations.
2. Express the entry to the make units better, possibly make opening wider.
3. New buildings should be a part of the building behind.
4. Lose the bridge residential unit.
5. Light and air should not be compromised.

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

1. 99 East 11th Avenue Multi-Family Residential

**App no.:** UID-18-02-006

**Applicant:** Bob Mickley (Buckeye Real Estate), Jason Stults (dkb Architects)

**Reviewed:** Bob Mickley (Buckeye Real Estate), Jason Stults (dkb Architects)  
7:25 – 7:45

- Mr. Stults reviewed the modifications in the site plan and buildings.
- Mr. Petruziello suggested pushing and pulling the walls in which the doors are located; in an effort to enhance the pedestrian experience and downplay the garages; expressed the need for something other than white siding in the recesses.
- Ms. Jones recommended looking into novel materials for the entry element.
- Mr. Grado suggested moving the handicap spaces to edge and reconfigure the in between space for more landscaping/greenspace.
- Mr. Mickley stated that the parking count may be able to come down without affecting the need for a variance.
- Ms. Kravitz suggested additional landscaping along 10th Avenue

**Things to Consider:**

1. Accentuate the man doors through a push and pull of an entry vestibules element; element could be composed of novel materials.
2. Additional landscaping between the buildings.
3. Trees and landscaping along 10th Avenue.

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**C.**

**Motion**

Tabled
Ms. Bullock reviewed the program and building design, she informed the Board of the recommendations from WP and the UAC.

- The Board and Applicant discussed whether a garage(s) was appropriate.
- Mr. Grado replied that a garage was not necessary.
- Ms. Jones commented that a garage would help define and improve the rear yard experience.
- Ms. Uhassauer mentioned the UAC comments regarding a mural on the northern most building.
- Ms. Bullock replied that the mural will be fully documented for the community.
- Mr. Petruziello suggested that the building should address the alley as a corner rather than having the symmetrical pattern as shown; the first floor windows should be taller than the second story windows; the second story windows should not be shrunken.
- Mr. Fleming suggested using brick on the north unit.

Ms. Uhassauer/ Mr. Grado
To support the requested rezoning and variances to advance the proposal for further design review.

6-0 to Approve

D. Staff Issued Certificates of Approval

7:54 – 8:05

1. UID_18-01-009 1554-1568 Worthington Street windows
2. UID_18-03-009 158-160 East 11th Avenue roof
3. UID_18-03-010 270 East 12th Avenue roof
4. UID_18-03-011 142-150 West 8th Avenue roof
5. UID_18-03-12 1892-1928 North High Street (The Wellington - Modifications) minor window modifications
6. UID_18-03-013 470-472 King Avenue windows
7. UID_18-03-014 75 West 8th Avenue windows
8. UID_18-03-015 1975 Indianola Avenue walkway
9. UID_18-03-016 1728 North High Street tent
10. UID_18-04-001 1720 North 4th Street windows
11. UID_18-04-002 4-18 East Patterson Avenue sign
12. UID_18-04-003 1806 North 4th Street sign
13. UID_18-04-004 230-232 Chittenden Avenue sign
14. UID_18-04-005 126-128 Chittenden Avenue sign
15. UID_18-04-006
   136-138 Chittenden Avenue
   sign
16. UID_18-04-007
   140-142 Chittenden Avenue
   sign
17. UID_18-04-008
   146-148 Chittenden Avenue
   sign
18. UID_18-04-009
   261-265 East Northwood Avenue
   sign
19. UID_18-04-010
   2166 Indianola Avenue
   sign
20. UID_18-04-011
   2160-2162 Indianola Avenue
   sign
21. UID_18-04-012
   1571 North 4th Street
   windows
22. UID_18-04-013
   1956 North High Street (QDOBA)
   sign
23. UID-04-016
   2265 North High Street
   windows

motion by Mr. Uhas-Sauer / Mr. Petruziello
To approve as submitted.
6-0 to Approve.

E. Board Approved Applications Issued Certificates of Approval
   approved : items approved       COA issued
   UID_18-03-002
1. 1892-1928 North High Street
   (The Wellington)
   UID-18-01-002
   03/15/2018: lighting       03/16/2018
2. 1924 North High Street
   (Chick-Fil-A_Signs)
   UID_18-01-002
   01/18/2018: signage       04/02/2018
3. 1924 North High Street
   (Chick-Fil-A_Storefront)
   01/18/2018: storefront, patio
   04/12/2018

F. Next Meeting
   1. Thursday May 17, 2018 | 6:30pm | TBD