MEETING SUMMARY

date       February 15, 2018
place      Northwood & High Building
           2231 North High Street, Room 100
time       6:30pm – 9:35pm
present    Keoni Fleming, Stephen Papineau, Pasquale Grado, Kay Bea Jones
absent     Doreen Uhas-Sauer, Abby Kravit, Frank Petruziello

A. 6:30  Business of the Board
1. Welcome and Induct Kay Bea Jones
   - Mr. Ferdelman introduced and inducted Kay Bea Jones to her three year term on the UIDRB.
   - Ms. Jones thanked the Board and Staff for her consideration and stated that she will faithfully serve the community

2. Elect Chair and Secretary
   - Mr. Ferdelman reviewed the By-Laws as related to the Chair and Secretary duties.
     Chairperson
     motion by Mr. Fleming/ Mr. Grado
     To recommend Stephen Papineau as Chair of the UIDRB
     vote 4-0 to Approve
     Secretary
     motion by Mr. Grado/ Mr. Papineau
     To recommend Keoni Fleming as Secretary of the UIDRB
     vote 4-0 to Approve

3. Approval of Meeting Summary from January 2018
   - Mr. Ferdelman reviewed several items from the January Agenda.
     motion by Mr. Grado/ Mr. Fleming
     To approve the Meeting Summary as submitted.
     vote 4-0 to Approve
Applications for Certificate of Approval

1. **1928 North High Street**
   - **Huntington Bank**
   - **app no.:** UID-18-01-003
   - **applicant:** Daniel Wondolowski (Huntington Bank), Tracey Diehl (Expedite the Diehl)
   - **reviewed:** 6:45 - 7:03
   - **Signage, ATM & canopies**
     - Ms. Diehl reviewed the ATM surround details.
     - Mr. Wondolowski reviewed the sign and canopy construction.
     - Ms. Jones enquired about the entrance vestibule lighting.
     - Mr. Wondolowski commented that the vestibule will be lit 24/7.
     - Mr. Grado commented that street lights, building lights should be sufficient for safety.
     - The Board and Applicant discussed the ATM glow wall ... ‘glow frame’.
     - Ms. Diehl commented that the glow wall is a Huntington brand standard.
     - Mr. Ferdelman shared the building sconce detail and location with the Board.
     - Mr. Grado expressed concern that the halo lit canopy did not provide enough light at the entry and suggested down lights in the canopy.
     - Ms. Diehl replied that the entry vestibule will provide enough lighting.
     - Mr. Wondolowski commented that there will be wall sconces on either side of entry.
     - Mr. Grado stated that the sconces should be shown on the drawing to properly review.

   **motion by**
   - **Mr. Grado/ Mr. Fleming**
   - **motion**
     - To approve the sign, canopies and ATM as submitted.
   - **vote**
     - 4-0 to Approve

2. **15 East Lane Avenue**
   - **Wilson Place**
   - **app no.:** UID-18-02-012
   - **applicant:** Karrick Sherrill, Michael McLaughlin (Shremshock Architects)
   - **reviewed:** 7:03 – 7:20
   - **rooftop patio**
     - Mr. Sherrill commented that the development team pushed the idea after they ‘found’ the space.
     - Mr. Grado commented that the patio was proposed after the COA was issued.
     - Mr. Sherrill replied that the work is removed from High Street and is blocked to the North and East by this development.
     - Mr. Jones expressed concern regarding the transmission of sound from the patio.
     - Mr. Sherrill commented that the negative effects will be borne by the tenants.
     - Ms. Jones remarked that Football Saturdays will certainly put this assumption to a test.
     - Mr. Fleming stated that the patio effects will mostly be felt by the tenants and should not stop this from being approved, but items like this must be reviewed and not forgotten when a concept goes from design to realization.

   **motion by**
   - **Mr. Grado/ Mr. Fleming**
   - **motion**
     - To approve the rooftop patio as presented.
   - **vote**
     - 4-0 to Approve

3. **15 East Lane Avenue**
   - **Wilson Place**
   - **app no.:** UID-18-02-013
   - **applicant:** Karrick Sherrill (Shremshock Architects)
   - **reviewed:** 7:20 – 7:48
   - **signage**
     - Mr. Sherrill reviewed the sign designs and locations.
     - Mr. Grado commented that the main sign has issues with symmetry and the mounting details are problematic.
     - Ms. Jones stated that the crest is overwrought and should be simplified or removed.
Mr. Grado commented that the signs should be mounted to the building horizontal band; the metal framework is too distracting and overblown.

Ms. Jones further elaborated on the reason why the crest harms the composition of main sign.

Mr. Sherrill reviewed the leasing agent plaque at the North entry.

The Board expressed support for the plaque.

The Board and Applicant discussed the size of the sign above the North entry, there was discrepancies between the elevations and sign detail drawings.

Ms. Jones reacted to the banners; the case for redundancy of a message is not working in this proposal.

The Board and Applicant discussed sign options for Hometeam properties.

To consider:

- Remove the crest logo and center Wilson Place over the horizontal band.
- Remove the mounting armatures for the main sign.
- Remove the corner leasing agent sign entirely.
- Place leasing agent plaque sign on South wall at edge of building.
- That the Wilson Place sign above the North entrance be 12” tall; the leasing agent plaques shall be 18” square.
- Reduce the number of banners to two; one at each end of the new building.

Motion by Mr. Grado/ Ms. Jones
To approve the parking garage signs as submitted.

4-0 to Approve

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458 North High Street
Metro PCS

app no.: UID-18-02-014

applicant: Ibrahim Ayad (Owner)

reviewed: 7:48 – 8:13

Mr. Ayad reviewed the sign design.

Mr. Grado stated that the sign drawings should indicate the size of the lettering.

Mr. Fleming stated the vertical orientation of the sign is problematic.

Mr. Grado commented that the sign is only viewed from one direction.

Ms. Jones questioned why a window sign was not considered.

Mr. Ayad stated that MetroPCS has sign requirements and will not allow a window sign.

The Board discussed several options for sign placement; Mr. Grado suggested a pylon sign.

Mr. Jones suggested placing a graphic on the awning, not a wall sign above awning due to precedent.

Motion by Mr. Fleming / Ms. Jones
To approve the projecting sign on the condition:

1. That the sign be rotated 90 degrees, such that the logo/lettering runs horizontal.
2. That the bottom of the sign align with the bottom of the awning apron (the little portion that is vertical and has your address on it).
3. That the sign should not extend beyond the edge of the awning apron, if the depth of the awning is less than 48”, then the sign should be shrunk proportionately.
4. That the sign and the logo/lettering be fully dimensioned on the drawings.
5. That a revised drawing be submitted to staff (me) for review and approval.

Vote 4-0 to Approve
C. Applications for Zoning, Code Enforcement and/or Conceptual Review

1. 21 East Arcadia Avenue  Two Family Residence

   app no.: UID-18-02-001
   applicant: Dean Monnin (owner), Paul Miller (Triad Architects)
   reviewed: Conceptual – exterior alterations, addition
   8:13 – 8:35

   • Mr. Grado questioned the courtyard space, will it be used for parking?
   • Mr. Monnin stated that the alley is several feet above the courtyard, it will be a private area.
   • Mr. Grado suggested moving the parking to the East portion of the lot; the move would allow
     for a more graceful green space to the West.
   • Mr. Fleming suggested providing a gap between the fence boards to create another texture
     different than the building walls.
   • Ms. Jones complimented that adaptive reuse nature of the building as well as the details.

   motion Tabled
   To consider:
   1. Orient the paring to the East of lot; allow for a large uninterrupted landscaped area.
   2. Lose mullions on the windows.
   3. Provide a slight gap in the fence boards.

2. 99 East 11th Avenue  Multi-Family Residential

   app no.: UID-18-02-006
   applicant: Dave Perry (David Perry Co.), Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)
   reviewed: Conceptual – demo & new multi-family
   8:35 – 9:00

   • Ms. Laura Bidwa (UD Neighbor) commented that the Weinland Park Civic Association was split
     on the proposed development, but most expressed concern regarding the overall FAR.
   • Ms. Jones asked for clarification on the FAR concern.
   • Ms. Bidwa stated that the FAR as proposed is twice allowable.
   • Mr. Blumensheid reviewed the program and design.
   • Mr. Fleming commented that almost the entire block is intact.
   • Ms. Jones commented that the cornice height of these buildings is incongruent with the
     adjacent buildings and with the buildings across the street; this changes the scale of the street.
   • Mr. Blumensheid replied that Gateway influences the scale of this street.
   • Mr. Fleming commented that there is a balance between density and existing fabric; the
     existing fabric is not that bad, and the proposal paves the majority of the lot.
   • Mr. Grado suggested flipping the proposal; keep the existing structures and build 3 story
townhouses at the rear.
   • Mr. Garland commented that flipping the scheme may work; it’s is more in-line with the
     practice of our office.
   • Ms. Jones recommended additional landscape opportunities; it would improve the quality of
     the area.
   • Mr. Fleming stated that he would support a parking reduction based on the UDP (2015), not
     the code.

   motion Tabled
   To consider:
   1. Address the scale of the buildings along the 11th Street frontage.
   2. Keep the 11th Avenue buildings and build density at the rear of lot.
3. 1444 North High Street  Mixed Use
UID-18-02-007

applicant: Dave Perry (David Perry Co.), Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)

Conceptual – new mixed use

• Mr. Garland stated that the UAC Zoning committee was fully supportive of the requested variances.
• Ms. Jones commented that the proposed building has some issues regarding context; the relationship of the adjacent buildings could be addressed in the proposed building; the 3rd floor could be pushed back to allow the continuity of the two story adjacent structures.
• Mr. Blumensheid commented that street can handle a little undulation in the heights of buildings
• Ms. Jones replied that the building could be higher than the adjacent buildings, but the building needs some funkiness to justify breaking the rules.
• Mr. Fleming responded that decks are not supported by the Board.
• Ms. Jones referred to ‘Out-of-Town; allow for a figural edge.
• Mr. Fleming replied that the building could be idiosyncratic; the recess for the storefronts is problematic.

motion
Tabled
To consider:
1. Setback the 3rd floor to address the context of adjacent buildings.
2. Moved the storefronts out to High Street.

D. Staff Issued Certificates of Approval

items approved
1. UID_18-01-008
   247-249 East 11th Avenue  parking
2. UID_18-01-009
   1522 Worthington Street  windows
3. UID_18-02-002
   1752 Summit Street  porch
4. UID_18-02-003
   99-101 East Woodruff Avenue  porch
5. UID_18-02-004
   262 East 14th Avenue  parking
6. UID_18-02-005
   2275 North High Street  windows
7. UID_18-02-006
   2279 North High Street  windows
8. UID_18-02-007
   2285 North High Street  windows
9. UID_18-02-008
   2289 North High Street  windows
10. UID_18-02-009
    2259 North High Street  windows

motion by
Mr. Grado/ Ms. Jones

motion
To approve as submitted.

vote
4-0 to Approve
### E. Board Approved Applications Issued Certificates of Approval

<table>
<thead>
<tr>
<th>Item</th>
<th>Location</th>
<th>Approval Date</th>
<th>Certificate Date</th>
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<tr>
<td>1.</td>
<td>2130 North High Street (Chipotle)</td>
<td>01/18/2018: signage</td>
<td>01/29/2018</td>
</tr>
<tr>
<td>2.</td>
<td>1525 North High Street (Luxe Belle)</td>
<td>01/18/2018: signage</td>
<td>01/26/2018</td>
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</tbody>
</table>

### F. Next Meeting

1. Thursday March 15, 2018 | 6:30pm | 2231 North High Street (Room 100)