

**MINUTES
DESIGN & REVIEW BOARD**

MARCH 11, 2014

MEMBERS PRESENT: Sandra Hull, Keith Speirs, Dick Kinder, Louise Keating and Dick Deffenbaugh

MEMBERS ABSENT: John Campbell and Susan Bates

STAFF PRESENT: Andrew Dutton

I. MINUTES

Dick Kinder moved, Louise Keating seconded, to approve the Minutes of February 11, 2014 as received. Motion carried.

II. PROJECT REVIEW AND/OR APPROVAL

DR-487. (C-4, Public Square Landmark District). Poppy Boutique requesting Board approval of two signs (204" x 28" and 83" x 28") to be located on the front and west sides of the building for property located at 114 East Liberty Street.

Todd Sipe, Poppy Boutique, indicated the existing signs (former Looking Glass business) would be used. The signs had a 2" standout around the trim of the sign, and Mr. Sipe indicated the letters would be removed and a new backboard with lettering would be added. Mr. Sipe noted that the same tan that was on the existing sign would be used for the board/background.

Dick Deffenbaugh moved, Dick Kinder seconded, to approve the request of Poppy Boutique at 114 East Liberty Street as submitted. Motion carried.

DR-488. (C-4 District). The Hartley Company/Khurram Shamsi requesting Board approval of changes to existing signage (BP gas station) including freestanding, canopy and building mounted signs, for property located at 310 South Market Street (proposed Gulf gas station).

Patrick Teague, Dealer Representative for The Hartley Company, stated he managed 26 of its dealer-run stations; there were 56 stations in total. Mr. Teague stated they wished to rebrand the station in question; there would be a convenience store associated with the gas station as well.

Ms. Hull stated it appeared as though the proposal was to replace the existing signage. Mr. Teague stated that was correct—nothing would be removed but rather replaced in the existing structure. With respect to the existing freestanding sign, a sign would be placed

within the existing “goal posts”. As part of the rebranding of the site (from BP to Gulf), signage would be somewhat smaller and the signs would be LED. Mr. Teague stated there would be one sign on the gas station itself. The canopy itself would be sky blue.

Mr. Deffenbaugh questioned if the signage would be internally illuminated. Mr. Teague stated yes—LED illuminated.

Mr. Deffenbaugh questioned the hours of operation. Mr. Teague stated initially, the hours would be 6:00 a.m. until 10:00 p.m.

Dick Kinder moved, Dick Deffenbaugh seconded, to approve the request as submitted by The Hartley Company at 310 South Market Street. Motion carried.

DR-489. (C-4, Public Square Landmark District). Boreman Financial requesting Board approval of door and window changes for property located at 202 North Market Street.

Chad Boreman stated because of a grant which was available, changes to the building were proposed which included changes to windows and doors. Mr. Boreman noted that the front door would be replaced as well as the rear entrance door. Mr. Boreman stated columns would also be redone, as well as painting and mortar joints. Mr. Boreman stated with regard to the front door, they are hoping to recreate what was original to the architectural drawings—two raised panels at the bottom with glass at the top; the existing door did not fit the architectural detail of the building. Mr. Boreman noted that wood sash windows were proposed. There would be wood on the interior and aluminum clad on the exterior similar to the changes which were done at the Taggart Law Firm. Mr. Boreman noted that the worst case scenario would be to use wood on both the interior and exterior which would require painting/maintenance every 5 years. Mr. Boreman noted that the existing windows were replacement windows from the late 1980’s.

Jonathan Millea, City Development Coordinator, noted that because a grant was involved, all of the proposed changes were reviewed and approved by the Ohio Historical Society’s Preservation Office.

Louise Keating moved, Dick Kinder seconded, to approve the request as submitted by Boreman Financial at 202 North Market Street. Motion carried.

DR-490. (C-4 District). Wootown Properties/Dave Wengerd Construction requesting the Board’s recommendation to the Planning Staff of proposed masonry, window, door and deck railing changes for property located at 242 South Market Street.

Dave Wengerd, Wengerd Construction, and Travis Snyder, owners of Wootown Properties, were present. Mr. Wengerd stated the buildings were in need of repairs, and they inherited a project that was already started not realizing that permits were needed for changing windows. Mr. Wengerd stated the windows were changed three months ago. Mr. Wengerd stated they were “in limbo” as to what they may do to the front of the building. Mr.

Wengerd stated the rubber roofing on the deck/porch was leaking; the railing was rotting off. As for the windows on the south side of the building, Mr. Wengerd stated they found a brick to match. Ms. Hull stated the bricks looked different. Mr. Wengerd stated it matched “pretty close”. Ms. Hull wondered if they might be able to find some old brick to fill in the areas. Mr. Wengerd stated that was a possibility, and that they had been looking around. Mr. Wengerd stated they were also having difficulty finding the brick to match the front façade—the “yellow tan” brick, so they may need to change the entire design. What existed around the door was a “temporary fix”.

Ms. Hull questioned the sliding glass doors and that they were not original. Mr. Wengerd stated when they purchased the property last fall, the project had already been started. Mr. Wengerd stated the slider was added because of the limited head room; a standard door would not fit.

Ms. Hull stated Main Street was in contact with an architect (AODK) who was providing sketches for the building, and the drawings were due in soon. Mr. Wengerd stated he had the door for three years, and something had to be put in there in order to rent the unit. Mr. Wengerd stated changes to the windows were made to provide egress; many of the window changes were made to provide for a better layout in the interior of the unit. (Mr. Wengerd submitted copies of the interior to the Board.) Mr. Snyder stated they were waiting on the façade renderings before doing more work to the outside of the building.

Mr. Wengerd stated he would like the Board’s approval on the proposed black, aluminum railing. Mr. Wengerd stated he was not comfortable renting the unit without the railing being installed. Ms. Hull stated she felt the railing would look fine, and felt that people would enjoy having the porches. Ms. Hull stated she would like to do some research on the building to see what she could come up with.

Ms. Hull stated Main Street got a grant which enabled them to have AODK prepare a watercolor rendering of what the building façade could look like when someone purchased a building in the District, and that drawing was then presented, at no cost, to the owner.

Dick Deffenbaugh suggested that the Board approve the request of Wootown Properties of the proposed railing but to table the rest of the request until the architect’s rendering was made available. Mr. Speirs questioned if the architect would have suggestions relating to the railing. Mr. Wengerd stated previously, iron railing existed, which did not meet the Code relating to height, and the floor leaked. Ms. Hull stated the black aluminum railing would be better for maintenance purposes than vinyl. Mr. Wengerd stated with vinyl, it was difficult to get a dark colors, and they really wanted to stay with earth tones. Ms. Hull stated she felt comfortable moving forward with the black railing. Mr. Wengerd stated he would try to find a better match for the brick, but it would be a challenge to find an exact brick. Ms. Hull suggested trying to find older brick as she felt it would look better.

Ms. Hull stated she felt that in addition to the railing, they should look for an older brick and get the windows fixed. Mr. Kinder agreed. Ms. Hull stated once AODK provided the sketch, they would need to come back before the Board for additional exterior changes.

Louise Keating moved, Keith Speirs seconded, to approve the request of Wootown Properties to include the replacement railing as pictured in the application and that the applicant be permitted to infill with closely matching red brick around the replacement windows on the south side of the building at 242 South Market Street.

Motion carried.

III. MISCELLANEOUS

Mr. Dutton noted that the CLG application was submitted two weeks ago to the Ohio Historic Preservation Office. Mr. Dutton stated he was not certain how long the review would take.

Meeting adjourned at 5:58 p.m.

Andrew Dutton, Staff Liaison