

**MINUTES  
DESIGN & REVIEW BOARD**

**AUGUST 12, 2014**

**MEMBERS PRESENT:** John Campbell, Keith Speirs, Dick Kinder, Louise Keating, Sandra Hull, Dick Deffenbaugh and Susan Bates

**STAFF PRESENT:** Andrew Dutton

**I. MINUTES**

Sandra Hull moved, Susan Bates seconded, to approve the Minutes of July 8, 2014 as received. Motion carried.

**II. PROJECT REVIEW AND/OR APPROVAL**

**DR-510. Ken Weaver** requesting Board approval for changes to brick, paint color, storefront elements, doors, windows, lighting, and signage at 120 East Liberty Street. [C-4, Public Square Landmark District].

A representative from Weaver Custom Homes stated the building was the former location of Federated Auto Parts. A new storefront was proposed. On the east side of the building (alley side), the brick was in good condition and would be cleaned and painted; new windows would be added to the entire building. The rear of the building would have new brick. From the top of the proposed sign to down below it, there would be a new storefront; the brick on the front would be cleaned and painted.

Colors proposed were provided to the Board. On the third floor, a deck was proposed for the 2<sup>nd</sup> and 3<sup>rd</sup> floor loft apartments. There were six loft units proposed, and they would have access to the rooftop deck. The buildings would look like individual buildings from the front and rear because they would be different colors, and one would be painted and the other would be brick.

Sandra Hull moved, Dick Kinder seconded, to approve the request of Ken Weaver at 120 East Liberty Street as submitted. Motion carried by a 6-0-1 vote, Louise Keating abstaining.

**DR-511. Ken Weaver** requesting Board approval for changes to brick, paint color, storefront elements, doors, windows, lighting, and signage and the addition of a rooftop deck at 124 East Liberty Street. [C-4, Public Square Landmark District].

Because of the front elevation, it was stated that you could see some of the railing on the rooftop deck. The top portion of the building would be painted (colors were provided) and would be compatible with the proposed signage. Two, gooseneck lamps near the door would be added; the door location would be moved because of the sidewalk elevation and to provide handicapped accessibility. Can lights would be added in the soffit over the sign to illuminate the sign.

The brick on the side to the alley (east side) would be cleaned and painted; to the rear, new brick would be added.

Sandra Hull moved, Dick Deffenbaugh seconded, to approve the request of Ken Weaver at 124 East Liberty Street as submitted. Motion carried by a 6-0-1 vote, Louise Keating abstaining.

**DR-512. Jonathan Millea of the City of Wooster** requesting a recommendation from the Board to construct a six foot high vinyl fence around a proposed waste container at 175 East North Street (North Buckeye parking lot). [C-4 District].

Jonathan Millea, Development Coordinator for the City of Wooster, stated in working with the Wooster Area Chamber of Commerce and Main Street Wooster, the City was looking to devise a better way to address waste containers within the Downtown. A Downtown waste collection program was created and provided an option to businesses to utilize a public waste container site. Mr. Millea stated a waste container was added to the North Buckeye Street parking lot (occupying two parking spaces), and they now wished to enclose it to not only comply with the Zoning Code regulations but to also aesthetically improve the area and to contain the refuse. Mr. Millea stated vinyl fencing was proposed because wood would deteriorate quickly; vinyl fencing was also lighter than composite materials which would make for ease in using the gate. Mr. Millea stated the fence proposed would be 6' in height and the perspective color would be tan/beige. Mr. Millea stated he was open to the Board to suggest the style of privacy fence.

Ms. Hull questioned if the Loft Apartments would be able to use the container. Mr. Millea stated anyone who resided or offered a business within the C-4 District would be able to utilize the containers and take part in the program.

Mr. Kinder questioned if only Waste Management would be able to open the large doors. Mr. Millea stated no. Mr. Kinder expressed concern with the doors being closed properly. Mr. Millea stated a reminder could be posted to close the doors but noted that at other locations, it was not a problem. Mr. Millea noted there was a side door that people would be encouraged to use.

Sandra Hull moved, Dick Kinder seconded, to recommend approval of the request of the City of Wooster at 175 East North Street (North Buckeye Street parking lot) as submitted. Motion carried by a 7-0 vote.

**DR-513. Jonathan Millea of the City of Wooster** requesting a recommendation from the Board to construct a six foot high vinyl fence around a proposed waste container for property located at the northwest corner of South Buckeye Street and East South Street (South Buckeye parking lot). [C-4 District].

Mr. Millea noted that the only real difference with this proposal was that this one would be larger (22' - 24' in length) and would occupy approximately three, leased parking spaces. Mr. Millea stated there would also be a recycling container at this location.

Dick Kinder moved, Susan Bates seconded, to recommend approval of the request of the City of Wooster at the northwest corner of South Buckeye Street and East South Street (South Buckeye parking lot) as submitted. Motion carried by a 7-0 vote.

**DR-514. Robert J. Brown of Brown Law Office** requesting Board approval for a freestanding sign at 439 North Market Street. [C-4, North Market Street Landmark District].

Ken Stiffler, Sign Design, representing Mr. Brown, stated a 32' x 42', two sided signboard was proposed to be mounted on a decorative, cast aluminum post and arm inside the fenced area of the Sloane Building. Mr. Stiffler stated that, in keeping with the historic look of the building, a historic looking, mounting system was proposed in order to be compatible with the fencing.

Ms. Hull questioned if the posts/arm were black. Mr. Stiffler stated yes.

Dick Deffenbaugh moved, Sandra Hull seconded, to approve signage for Robert J. Brown at 439 North Market Street as submitted. Motion carried by a 7-0 vote.

**DR-515. Tony Brown of JAFB** requesting Board approval for the replacement of two wall signs located at 120 Beall Avenue. [C-4 District].

Tony Brown, owner of JAFB, stated pictures had been submitted to the Board of existing signage which was erected in 2012. Mr. Brown stated a new, vinyl graphic was proposed on the signage; black and white was proposed. Mr. Brown stated the existing signage did not let people know what the business was. Ms. Hull questioned if the size would change. Mr. Brown indicated no.

Dick Kinder moved, Sandra Hull seconded, to approve signage as submitted for JAFB at 120 Beall Avenue. Motion carried by a 7-0 vote.

**DR-516. Dave Wengerd of Dave Wengerd Construction** requesting Board approval for a wall sign at 135 North Bever Street (Blaine Carmichael Sports). [C-4 District].

Dave Wengerd, representing Wootown Properties, stated Carmichael Sports had relocated to Wooster (formerly located in Orrville), and they wanted to use their existing sign for the Wooster location. Mr. Wengerd stated the storefront was not very nice and did not feel the sign would detract from the building. Mr. Wengerd stated the building would be renovated around this time next year, so the signage would be temporary.

Sandra Hull moved, Dick Deffenbaugh seconded, to approve signage for Dave Wengerd (Blaine Carmichael Sports) at 135 North Bever Street as submitted, contingent upon the sign not being displayed for more than two years. Motion carried by a 7-0 vote.

**DR-517. Leland Fleck of Fleck's High Performance** requesting Board approval for a wall sign at 127 East Henry Street. [C-4 District].

Leland Fleck, Fleck's High Performance, stated he was wishing to erect a 4' x 6' sign on the front of the building. Mr. Fleck stated he also wished to paint the existing building, but that the color would be cream/brown. Mr. Campbell stated the Board would need to take into consideration the sign colors proposed in relationship to the proposed building color.

Mr. Deffenbaugh questioned if the sign would be illuminated. Mr. Fleck stated no.

Dick Kinder moved, Louise Keating seconded, to approve signage as proposed for Fleck's High Performance at 127 East Henry Street.

Motion carried by a 7-0 vote.

**DR-518. Leland Fleck of Fleck's High Performance** requesting a recommendation from the Board for new shingles and a change of paint color at 127 East Henry Street. [C-4 District].

Mr. Campbell stated that, because of the sign being black and blue, consideration should be given to a color more in the grey realm. Ms. Hull agreed, noting that the shingles were grey. Mr. Campbell suggested the colors of slate tile with trim in Grecian ivory. Mr. Campbell stated he felt the darker colors would be of more benefit, especially given the condition of the siding. Mr. Campbell stated he would not paint the door a different color but would keep it the same color. Mr. Campbell suggested using the ivory around the windows and possibly the gutters.

Sandra Hull moved, Louise Keating seconded, to recommend approval to Fleck's High Performance at 127 East Henry Street for new grey shingles as proposed and that the doors and walls be painted slate tile (or similar color) and that the trim be painted Grecian ivory (or similar color).

Motion carried by a 7-0 vote.

### **III. MISCELLANEOUS**

#### **September Design and Review Board meeting – Certified Local Government (CLG) information and training session.**

Mr. Dutton stated the Ohio Preservation Office would be available in September to go over the CLG Program in detail and to answer questions.

Meeting adjourned at 6:11 p.m.

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**Andrew Dutton, Staff Liaison**