

**MINUTES**  
**City of Wooster Design and Review Board**  
**March 14, 2017**

**I. MEETING CALLED TO ORDER AND ROLL CALL**

John Campbell, Chairman of the Design and Review Board, called the meeting to order. Board members Dick Deffenbaugh, Keith Speirs, Dick Kinder, John Campbell, and Sandra Hull were present at the meeting. Commission members Louise Keating and Susan Bates were not in attendance. Andrew Dutton, Planning, and Zoning Manager was present representing the City of Wooster.

**II. APPROVAL OF MINUTES**

Minutes were not available for review.

**III. CERTIFICATE OF APPROPRIATENESS APPLICATION**

***DR-17-10.***

Darren Spensiero of BSHM Architects representing Wooster City Schools Board of Education requested Certificate of Appropriateness approval for entrance canopy additions, walkways, and signage at 101 West Bowman Street, an Other Landmark Property.

Bryon Manchester, BSHM Architects, stated that the west side of the gymnasium currently had parking and the lower level for a preschool was not being renovated. Mr. Manchester continued that parking would need to be removed in the interest of student safety. He stated that a 16 ft. wide sidewalk was proposed for pick up and drop off students. Mr. Manchester stated the canopies would be made of painted blue steel tubes to keep the students dry and the sidewalk sheltered. Mr. Manchester explained that structures were located on the west and east sides of the building to allow direct access to the play lab. Mr. Manchester stated the signage was necessary to identify the preschool and the gymnasium. Mr. Manchester noted that the east canopy would provide shelter for proposed ADA ramps.

Sandra Hull moved to approve the application as presented. Dick Kinder seconded the motion. The motion carried 5-0.

***DR-17-11.***

Stan Starr of the College of Wooster requesting Certificate of Appropriateness approval for the demolition (removal) and storage of a structure at 1473 Beall Avenue, an Other Landmark Property.

Jackie Middleton, The College of Wooster, stated that in 2001, the College purchased the corner lot of Beall Avenue and Bloomington Avenue, where the Overholt House was located. Mrs. Middleton continued that the lot was the northern most border of the campus. Mrs. Middleton

stated that the Overholt House was used as an office for a number of years, though the house was not currently appropriate for any use at the college due to its the location and size. She continued that the building had rooms which were too small to have offices, was not ADA accessible and did not have an elevator. Mrs. Middleton stated that repairs needed for the building would be very costly. Mrs. Middleton explained that in order to save the building, it could be deconstructed and reassembled.

Stan Starr, The College of Wooster, stated that the College was attempting to have the building reconstructed on another site and would provide a stipend for the removal of the house. Mr. Starr explained that the College wanted to retain all of the positive architectural features of the home, with the exception of the deteriorated exterior siding. Mr. Starr continued that the College initially looked into moving the structure, but experts indicated that the house would not survive another move. Mr. Starr explained that the historical society had torn down homes and reconstructed them in other instances. Mr. Starr explained that the house would be stored at the D&S Warehouse if a location could not be found to reconstruct the building.

Dick Deffenbaugh moved to approve the application as presented. Dick Kinder seconded the motion. The motion carried 5-0.

***DR-17-12.***

Adam Bogner of the Bogner Construction Company representing North Pole Holdings LLC requested Certificate of Appropriateness approval for the removal of the front building façade at 105 East Liberty Street in the Public Square Landmark District.

Adam Bogner, Bogner Construction Company, proposed the removal of a precast concrete veneer from the front of the building. He indicated that the removal of the veneer would expose the original brick. Mr. Bogner continued that the brick was in good shape. Mr. Bogner explained that there were two existing windows on the second floor, each 3 ft. by 5 ft., which would be exposed. Mr. Bogner stated that the awning would be reinstalled, or a similar awning would be installed in the same location. He indicated the overall goal was to return the building to its original condition.

Sandra Hull moved to approve the application as presented. Dick Kinder seconded the motion. The motion carried 5-0.

***DR-17-13.***

Ken Stiffler of Sign Design representing Holcomb's Classics Gourmet Popcorn and Nuts requested Certificate of Appropriateness approval for a wall sign and window signs at 137 North Market Street in the Public Square Landmark District.

Ken Stiffler, Sign Design, stated that new wall and window signs were proposed for Holcomb's Classics Gourmet Popcorn and Nuts. Mr. Stiffler continued that the wall sign would have ¼ in. acrylic letters which would be raised ¼ in. from the background. Mr. Stiffer stated window letter was also proposed describing the business.

Dick Kinder moved to approve the application as presented. Sandra Hull seconded the motion. The motion carried 5-0.

***DR-17-14.***

Ken Stiffler of Sign Design representing Clow 9 Hair Studio requested sign approval for a wall sign and window sign at 165 North Bever Street in the C-4 Zoning District.

Ken Stiffler, Sign Design, stated that a hair studio was going into the location of the old Helms Barbershop. Mr. Stiffler explained that a proposed wall sign would include a vintage pair of scissors with scroll work on the background. He continued that the wall sign would be 2 ft. by 6 ft. and include white and blue lettering on a black background. Mr. Stiffler stated that a window sign was proposed including a small logo.

Sandra Hull moved to approve the application as presented. Dick Deffenbaugh seconded the motion. The motion carried 5-0.

**IV. ADJOURNMENT**

The Board discussed the Overholt House application. Mr. Campbell stated that his understanding was that the components of the house would be saved, not the framing. Mr. Campbell explained that the collected items would be the architectural elements like the interior stairway, trim, fixtures, and flooring.

Sandra Hull moved to adjourn the meeting. Dick Kinder seconded the motion. The motion carried 5-0. The meeting adjourned at 5:50 p.m.

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**John Campbell, Chairman**

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**Carla Jessie, Administrative Assistant**