

**MINUTES  
DESIGN & REVIEW BOARD**

**MAY 13, 2014**

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

**MEMBERS ABSENT:** Louise Keating

**STAFF PRESENT:** Andrew Dutton

**I. MINUTES**

Sandra Hull moved, Dick Kinder seconded, to approve the Minutes of April 8, 2014 as received. Motion carried.

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

**DR-496. (C-4 District). Friendtique** requesting Board approval of a canopy on the west side of the building for property located at 223 West Liberty Street.

No one was present to represent the project.

Mr. Campbell questioned if the alley was vacated. Mr. Dutton stated yes.

Mr. Deffenbaugh questioned if the canopy would be used by people who wished to drop off donations. Mr. Campbell stated he thought it would be.

Susan Bates moved, Dick Deffenbaugh seconded, to grant the request of Friendtique at 223 West Liberty Street as presented. Motion carried by a 5-1 vote, Sandra Hull voting negatively.

**DR-497. (C-4 District). The Hartley Company** requesting Board approval of changes to existing signage for property located at 310 South Market Street (Gulf Station).

Patrick Teague, The Hartley Company, stated there would be no change in size—the sign would merely change from BP to Gulf. Mr. Teague stated the sign would be LED. Mr. Teague stated signage on the pumps would also be changed; there would be no signage on the building. The canopy would be painted white.

Sandra Hull moved, Dick Kinder seconded, to approve signage as submitted by The Hartley Company at 310 South Market Street. Motion carried.

**DR-498. (C-1, North Market Street Landmark District). Cutler Real Estate** requesting Board approval of replace existing wood and storm windows with energy-efficient, vinyl windows for property located at 570 North Market Street.

Phil Mariola, Cutler Real Estate, stated the home was constructed in 1927, and the windows in the house were original. Mr. Mariola stated the condition of some of the windows were pretty bad, and he wished to replace them. Mr. Mariola stated he would try and replicate the windows as close as possible to the existing windows; grills in the windows would be added and would be in between the panes. Mr. Mariola stated the color would be sandstone, including the grills. Mr. Hull questioned if the stone sills would be saved. Mr. Mariola stated yes. Mr. Mariola stated side-by-side windows would be added instead of one, large window.

Dick Kinder moved, Susan Bates seconded, to approve the request as submitted by Cutler Real Estate at 570 North Market Street. Motion carried.

**DR-499. (C-4 District). Angela J. Steiner** requesting Board approval of signage for **Bespoke Hair Salon** for property located at 228 South Market Street.

Angela Steiner stated drawings were provided to the Board of the sign she wished to erect. Ms. Hull questioned where the sign would be located. Ms. Steiner stated the sign would be located at the front of the building, in between the two large windows, above the awning. Ms. Steiner stated Fought Signs would be making the sign. Ms. Bates questioned if the sign would be illuminated. Ms. Steiner stated no.

Sandra Hull moved, Susan Bates seconded, to approve signage as submitted by Bespoke Hair Salon at 228 South Market Street. Motion carried.

**DR-500. (C-4, Public Square Landmark District). S. Properties, on behalf of Bedre Bus LLC**, requesting Board approval of signage to include door and window lettering for property located at 150 West Liberty Street (The First Amendment).

No one was present to represent the project.

Mr. Campbell stated it appeared as though the Board was being asked to approve something that was already in place. Mr. Dutton stated the projecting sign did exist, but he did not believe the window signs did. Mr. Dutton stated the only thing the Board had approved previously was the main sign.

Mr. Campbell felt that the request should be tabled until someone could be present to provide the Board a more clear presentation.

Sandra Hull moved, Dick Kinder seconded, to table the request of Bedre Bus LLC (The First Amendment) at 150 West Liberty Street until a future meeting of the Board. Motion carried.

**DR-501. (C-4 District). CABO Group, Inc.** requesting Board approval of a building mounted sign for property located at 427 East Liberty Street (Cabo Sun).

Terry Perrine, CABO Group, stated he rented the building about a year ago and had remodeled the front of the building. Mr. Perrine stated the sign in question had already been installed, but noted the sign was too large and did not meet the Sign Code regulations. Mr. Campbell stated the Design & Review Board would review the sign concept, but that the Board of Zoning Appeals would be the body to review the sign and it exceeding the size limitation. Mr. Perrine stated they are considering making the sign smaller so that it complied. Ms. Hull stated she was in favor of the sign being smaller.

Sandra Hull moved, Dick Deffenbaugh seconded, to approve the sign concept for CABO Group, Inc. as submitted at 427 East Liberty Street, subject to approval by the Board of Zoning Appeals to enlarge the sign or that the sign be reduced in size to comply with the Sign Code regulations. Motion carried.

**DR-502. (C-4 District). Dariland Ice Cream** requesting Board approval building mounted, advertising signs (east and west sides of the building) for property located at 306 West Liberty Street.

No one was present to represent the project.

Mr. Campbell stated it appeared that two, 4' x 6' signs were proposed on the two gable ends of the building. Mr. Campbell questioned if the signs met the Sign Code regulations. Mr. Dutton stated yes.

Mrs. Hull stated it was her understanding Fought Signs would be making the signs. Ms. Hull stated she felt the signs would be hard to read and noted there was no border. Ms. Hull stated she was also under the impression that they were only wanting to erect one sign.

Mr. Campbell stated since the submittal was unclear and no one was present, he felt the Board should consider tabling the request.

Sandra Hull moved, Dick Kinder seconded, to table the request of Dariland at 306 West Liberty Street to the next meeting until someone could be present to clarify the request. Motion carried.

**DR-503. (C-4 District). AODK, Inc.** requesting Board approval of signage and building façade changes, including a wheelchair ramp, for property located at 116 North Buckeye Street (Gionino's Pizzeria).

It was stated that signage for a Gionino's Pizzeria restaurant was being proposed. The existing building colors were suitable for an Italian restaurant—olive greens/reds but they would like to freshen the building up with new paint. The owner would also like to dress up the corner building as well so that architecturally, it would wrap the corner. A swatch of the

proposed awning color was submitted to the Board (greenish gray). The banner was no longer part of the proposal—only the sign over the door and a secondary sign for pedestrians. Mr. Campbell stated the Board could review the building improvements but that signage would need to be submitted at a later date once there was a design. It was indicated the sign maker would be addressing the signage at a later date.

Mr. Deffenbaugh questioned the ramp and the fact that it encroached into the sidewalk area. It was indicated that City Council did approve the ramp location as proposed.

Sandra Hull moved, Dick Kinder seconded, to accept the design, colors of the awnings, and ramp as submitted at 116 North Buckeye Street. Motion carried.

**DR-504. (C-4, Public Square Landmark District). Zollinger Builders** requesting Board approval of window, logo and building mounted signage for property located at 146 East Liberty Street.

Dan Fought, Fought Signs, stated signage above the existing awnings was proposed. Mr. Fought stated the lettering would be 6" and 4" in height; the logo would be 15" x 36". Mr. Fought noted the window lettering currently existed.

Dick Deffenbaugh moved, Susan Bates seconded, to approve the request of Zollinger Builders as presented at 146 East Liberty Street. Motion carried.

**DR-505. (C-4 District). Jodi's Closet** requesting Board approval of a building mounted sign on the northern side of the building for property located at 150 North Walnut Street.

No one was present to represent the project.

Mr. Campbell stated Jodi's Closet had a sign that they had for quite some time with five silhouettes of women carrying handbags. Mr. Campbell stated they were now wishing to add signage to the bottom of the silhouettes to read: *"Jodi's Closet—Fabulous Finds for a Second Time"*. Mr. Dutton stated by adding the sign, it would exceed the size regulations. Mr. Campbell stated that on that basis, he would rather not approve the sign if it did not meet the sign regulations. Mr. Campbell stated if the applicant obtained approval from the Board of Appeals for the increase size, he suggested that the Board review the request at that time.

Mr. Deffenbaugh stated if the lettering were reduced, he questioned if it would then be difficult to read. Mr. Campbell stated it could be argued that the silhouettes were an architectural feature and not a sign. Mr. Deffenbaugh questioned if the overall dimensions were being used to calculate sign area. Mr. Dutton stated there was a program which could calculate the area actually used, but that the sign area was currently based on the overall sign dimensions.

Sandra Hull moved, Susan Bates seconded, to table the request of Jodi's Closet until a future meeting. Motion carried.

**LATE SUBMISSION. DR-467. (C-4, Public Square Landmark District). Omaha Bob's Barbeque** requesting approval of umbrellas to be used for outdoor dining for property located at 128 South Market Street.

Mr. Dutton provided information to the Board with regard to the proposed umbrellas. Mr. Dutton noted they would be black.

Sandra Hull moved, Dick Deffenbaugh seconded, to grant the request of Omaha Bob's Barbeque at 128 South Market Street as presented. Motion carried.

Mr. Campbell stated the Board did not require that an applicant be present for the meeting, but stated if a submittal was unclear or there was any debate, the Board would likely table the request.

Meeting adjourned at 6:02 p.m.

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**Andrew Dutton, Staff Liaison**