

MINUTES DESIGN & REVIEW BOARD

MAY 14, 2013

MEMBERS PRESENT: Keith Speirs, Louise Keating, John Campbell, Sandra Hull and Susan Bates

MEMBERS ABSENT: Dick Deffenbaugh and Dick Kinder

STAFF PRESENT: Andrew Dutton

I. MINUTES

Louise Keating moved, Susan Bates seconded, to approve the Minutes of April 9, 2013 as received. Motion carried unanimously.

II. PROJECT REVIEW AND/OR APPROVAL

- A. DR-464. (CF, College of Wooster Historic District). The College of Wooster** requesting Board approval in order to erect building mounted sign paneling totaling 42.22 sq. ft. at the Flo K. Gault Library located at 1140 Beall Avenue.

Jackie Middleton, Associate Vice President of Auxiliary and Special Projects at the College, and Doug Ladika, Director of Facilities and Physical Plant Operations at the College, were present.

Ms. Middleton stated the College had been working with an architectural firm over the past 18 months on a series of interior renovations to Andrews and Gault Library. Ms. Middleton stated a signature entrance to the APEX facility (Advising, Planning and Experiential Learning) on the lower part of the Gault Library was planned but was done without modifications to the exterior of the building. Ms. Middleton noted that the proposed lettering was designed by LetterGraphics and consisted of a digitally perforated window film, somewhat opaque from the outside, and translucent from the inside. Ms. Middleton noted that the existing top three transom windows would be clear; the existing blinds would be removed and the signage would be added on both side panels.

Sandra Hull moved, Keith Speirs seconded, to approve signage as proposed by the College of Wooster, Flo K. Gault Library, at 1140 Beall Avenue. Motion carried unanimously.

- B. DR-465. (CF, College of Wooster Historic District). The College of Wooster** requesting Board approval of changes to an existing patio including landscaping,

signage, outdoor lighting and site grading at the Flo K. Gault Library located at 1140 Beall Avenue.

Ms. Middleton stated the College would solve some drainage and runoff problems by replacing the existing patio. Ms. Middleton stated with the College's recently completed master plan, it was recommended the College add some outside gathering spaces; the landscaping would also be refreshed. Ms. Bates noted lighting would also be added. Ms. Middleton noted that was correct and that the lighting would match other lighting which currently existed around the building.

Susan Bates moved, Louise Keating seconded, to approve the request of the College of Wooster to the Flo K. Gault Library patio, including landscaping, outdoor lighting and site grading, at 1140 Beall Avenue. Motion carried unanimously.

- C. **DR-466. (C-4, Public Square Landmark District). City Square Steakhouse** requesting Board approval of exterior alterations including a front door seasonal windbreak; expansion of an existing mechanical enclosure to the rear of the building to accommodate a new walk-in cooler; and a new black steel handrail and front concrete step for property located at 148 South Market Street.

Mike Mariola, owner of City Square Steakhouse, stated he wished to add a step to the front of the restaurant to make egress more comfortable and safer. Mr. Mariola stated because there was no room for a vestibule inside the restaurant, they had looked for a solution to temper the air as people came/went, and the best solution was to provide a temporary enclosure inside the front door to try and block the wind. Mr. Mariola stated the idea was to provide a fabric, covered structure. The panels would be a black fabric to match the existing awnings along with a clear panel for visibility. Mr. Mariola stated the arch, as shown on the plans, would not be added; a flat top would be used and mounted underneath the existing awning. Mr. Mariola noted that approval from the City would need to be obtained as the structure would exist into the sidewalk area.

Ms. Hull questioned what would be done during the nicer months with regard to the windbreak. Mr. Mariola noted that it would only be used approximately 4 months a year and would otherwise be removed/stored.

Mr. Mariola noted there was an existing enclosure to the rear of the restaurant that housed their HVAC unit. Mr. Mariola stated they wished to enlarge it which would result in the loss of one parking space. Mr. Mariola noted that by enlarging the enclosure, they would be able to screen the walk-in cooler.

Ms. Hull questioned the color of the railing. Mr. Mariola stated it would be black. Mr. Mariola noted the steps would be constructed from poured concrete, much like the existing landing.

Sandra Hull moved, Keith Speirs seconded, to approve the request of City Square Steakhouse at 148 South Market Street as submitted. Motion carried unanimously.

- D. DR-467. (C-4, Public Square Landmark District). Omaha Bob's Barbeque** requesting Board approval of summer outdoor dining (tables/chairs) for property located at 128 South Market Street.

Bob Workman, Omaha Bob's Barbeque, stated he provided the Board with a copy of a diagram of where the proposed seating would be located and information on the tables and chairs which were proposed. Mr. Workman noted that a picture submitted to the Board showed umbrellas, but at this time, they were not planned.

Ms. Hull noted that it appeared he would have seating for 14-15 people. Mr. Workman stated that was correct. Ms. Hull questioned what would happen when deliveries were made and whether the bollards would have to be removed. Mr. Workman stated if someone needed access, either the bollards or tables/chairs would be removed. Once they were done with the delivery, they would "put everything back together" again. Mr. Workman noted there was also entry from the back side of the alley.

Ms. Bates again questioned the umbrellas. Mr. Workman stated he intended to likely use a solid color—green, brown or blue as opposed to a printed umbrella. Mr. Workman questioned that when the time came, if approval of the umbrellas be needed from the Board. Mr. Campbell stated yes—the Board would want to review the color of the umbrellas.

Keith Speirs moved, Sandra Hull seconded, to approve the request of Omaha Bob's Barbeque for outdoor tables/chairs at 128 South Market Street as proposed (umbrellas not included). Motion carried unanimously.

- E. DR-468. (C-4, Public Square Landmark District). William Erdos, on behalf of Main Street Wooster Inc.,** requesting Board approval of a 9' x 12' painted mural at 213 South Market Street (Somar Wine Cellar).

Sandra Hull recused herself as a Board member on this matter.

Sandra Hull, Main Street Wooster, representing the Coyote Group, stated Main Street Wooster wished to begin a project in the downtown to include murals on various buildings. Ms. Hull noted that the Main Street Board had approved the expenditure of the mural in question. Ms. Hull noted that the mural would be 9'x12' and would be painted by Rusty Baker, Shreve.

Ms. Keating questioned if the mural would be painted on the brick or mounted on the building. Ms. Hull stated it would be painted directly on the brick.

Louise Keating moved, Susan Bates seconded, to approve the request of Main Street Wooster at 213 South Market Street (Somar Wine Cellar), as received. Motion carried unanimously.

III. MISCELLANEOUS

Discussion of CLG Application

Mr. Dutton stated he provided the Board with information relating to the City becoming a CLG (Certified Local Government) through the Ohio Historic Preservation Office. Mr. Dutton stated in order to become part of the CLG program, the City would have to agree to implement certain criteria in order to get grant/other financial opportunities. Mr. Dutton also noted that Tim Monea, Chief Building Official, indicated that if the City did become a CLG, the Ohio Building Code would give him leadway for alterations being made to existing structures within the CLG which oftentimes were constructed 100 years ago. Mr. Dutton stated as part of becoming a CLG, revisions to Chapter 155, Design & Review, would be needed and indicated that information was included for the Board to review as well. Mr. Dutton stated he would like to have a more in depth discussion with the Board at their June meeting and asked members, in the meantime, to review the information provided. Mr. Dutton noted that much of the language proposed to Chapter 155 was recommended by the OHPO.

Ms. Bates questioned the timeframe for implementation. Mr. Dutton stated the changes to the legislation would be reviewed by both the Board and City Council which would take at least four months. Resumes by Staff and Board members would be needed as well.

Ms. Hull questioned the areas which would be affected. Mr. Dutton stated the College, Founders Village, North Market Street District, and Public Square Historic District.

Ms. Keating questioned if there would be any limitations to the City by obtaining the designation. Mr. Dutton stated the City would need to file a yearly report with the OHPO outlining the Board's decisions, changes to ordinances, etc.

Meeting adjourned at 5:57 p.m.

Andrew Dutton, Staff Liaison