

**MINUTES
DESIGN & REVIEW BOARD**

November 10, 2015

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

MEMBERS ABSENT: Sandra Hull

STAFF PRESENT: Andrew Dutton

I. MINUTES

Susan Bates moved to approve the Minutes of October 13, 2015 as received. Louise Keating seconded the motion. Motion carried.

II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

DR-563. Chris Butdorf of LetterGraphics, Inc., representing Mike Mariola Restaurants, requesting Certificate of Appropriateness approval for modifications to an existing freestanding and entrance signs at 570 North Market Street. (North Market Street Landmark District)

Chris Butdorf, LetterGraphics, stated signage was proposed using the existing sign structure; the Cutler faces would be removed and a sign would be installed per the graphics submitted.

Mr. Deffenbaugh questioned if the sign would be illuminated. Mr. Butdorf stated unless there was existing ground illumination, the sign would not be illuminated. Ms. Keating stated ground illumination had been approved by the Board in the past, although she was not certain if it was on all the time.

Louise Keating moved to approve the application as submitted. Dick Deffenbaugh seconded the motion. Motion carried.

DR-564. Ken Stiffler of Sign Design, representing Blue Spruce Boutique, requesting Certificate of Appropriateness approval for window signs at 116 East Liberty Street. (Public Square Landmark District)

Mr. Stiffler stated Blue Spruce Boutique would be locating in the Brenner Brothers building which was the former location of Muddy Waters Café. Mr. Stiffler stated two, 41" window logos were proposed on the larger windows near the door entrance along with smaller, 3 ½" lettering across the bottom of the four large windows reading "Apparel", "Home Décor", "Vintage Finds" and "Accessories". Mr. Stiffler stated with the awning, the graphics would be in the shadows most of the time which was why white lettering was proposed. Mr. Stiffler further noted that the lettering would be mounted on the inside of the glass, so the window tint would "dull" the signage down as well.

Dick Kinder moved to accept signage as presented. Susan Bates seconded the motion. Motion carried.

III. C-4 DISTRICT RECOMMENDATION APPLICATION

DR-565. Dan Snyder requesting a recommendation from the Board for changes to the building facade at 328 East Liberty Street. (C-4 District)

Dan and Carrie Snyder were present. Ms. Snyder stated repairs to the exterior were presented which included tuck pointing, cleaning up the brick, painting and standing seam siding. Ms. Snyder stated a slate color was proposed on the top, “front facing side”; above the wood trim on the west and east sides of the building would also be covered with the standing seam siding. Mr. Kinder questioned if the paint would only be on the front side, lower level. Ms. Snyder stated yes. Ms. Bates questioned where the red was proposed. Ms. Snyder stated there was an existing wood awning on the building, and that was proposed to be red. Ms. Snyder noted that the Board had previously approved the signage for the building. Mr. Kinder questioned the windows. It was indicated that the windows would be wrapped to the vinyl. Mr. Kinder questioned if there would be three different shades on the front of the building. Ms. Snyder stated yes—the window trim would match the steel (slate). Ms. Snyder stated the standing seam was in keeping with some of the other downtown locations (Sprosty Bag building; Walnut Street Antiques; Larry’s Music; dentist on Buckeye Street).

Mr. Campbell questioned if there had been any thought given to eliminating the façade and taking the material down to the top of the windows. Ms. Snyder stated there were other buildings within the downtown where 3-4 color combinations were used. Mr. Campbell stated he was not as concerned with the multiple colors but more of the arrangement of the multiple colors. Mr. Campbell stated he did not know that the wood would need to be taken down but that it could be placed over top of it. It was stated that with the charcoal color on the top and then on the windows at the bottom, the red would stand out a little bit. Ms. Snyder stated the distance of the wood to the rest of the façade might be an issue. Mr. Campbell stated he would not recommend having any sort of break in the façade—he would not have a metal panel with an offset but rather one, smooth panel. Mr. Campbell also noted that the metal panel also had a corrugated face as opposed to a flat face whereas the one up above was smooth. Mr. Campbell noted that Sprosty Bag had a smooth panel which looked better than the corrugated rib which gave more of an industrial look. Mr. Campbell recommended EIFS or stucco above it to match the lower part and to keep the red façade. Mr. Campbell stated he would not put any metal on the building at all or would paint the building the same color as the façade above to get rid of the three colors. Ms. Snyder stated that could be an option. Mr. Snyder stated the building had been in disrepair for “quite some time”. Ms. Keating stated their efforts were appreciated, but felt the flater panel, especially with the texture of the diagonal wood below, was preferred. Ms. Snyder stated she was hopeful the three colors would be appealing in combination. Ms. Bates stated she liked the three colors but also agreed that the smoother texture was preferable.

Ms. Snyder questioned if the Board would feel having the charcoal color on the wood would be more acceptable. Mr. Campbell stated the color was a matter of opinion but his main concern was with putting material on the building that did not have a high quality appearance. Mr. Campbell stated the material was one step above pole barn siding and that the reason it was cheaper was that it was likely a lighter gauge. Mr. Campbell stated having a smooth, flat panel siding would tie in with the building across

the street (Sprosty Bag) and would be more in line with a higher end, standing seam panel.

Mr. Kinder questioned if they would consider installing the smooth siding. Ms. Snyder stated they were trying to stay within budget and timelines. Mr. Snyder stated he felt the changes proposed would be an improvement to the building from what existed currently.

Mr. Deffenbaugh questioned if they would consider the flat panel on the front façade and the corrugated panel on the side. Ms. Snyder stated her concern was that the finishes were different.

Susan Bates moved to approve the request as submitted. Ms. Bates stated she felt that there would be an improvement to the building with the changes proposed. Dick Kinder seconded the motion. Motion carried.

IV. DESIGN GUIDELINES UPDATE

Review of the first draft of the updated City of Wooster Design Guidelines.

Mr. Dutton stated the first draft of the Design Guidelines was received from Naylor Wellman. Mr. Campbell stated he thought the draft was “very nice”. Mr. Dutton stated the Guidelines outlined the history of Wooster, types of architecture, the Design & Review Board’s process, and Design Guidelines.

Mr. Dutton stated he was looking for feedback and further direction, and asked that the Board provide him with any comments, changes or additions by the next meeting.

Mr. Campbell stated the draft was very informative and should help people in deciding what to do and what they should take into consideration with their buildings.

Mr. Kinder stated with regard to demolition, it implied that the City should force property owners to do repairs that were needed instead of just knocking the building down. Mr. Campbell stated if the foundations were shot, the frame was shot and it could not be repaired and the building was not of historic significance, then the building could be demolished. Mr. Dutton stated with respect to demolition, it would take into account the contribution of the building, the area, the condition, and alternatives.

Mr. Dutton stated the State was reviewing the Guidelines, and they were expecting feedback from them as well.

Meeting adjourned at 6:04 p.m.

Andrew Dutton, Staff Liaison