

**MINUTES**  
**City of Wooster Design and Review Board**  
**August 13, 2019**

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

John Campbell, Chairman of the Design and Review Board, called the meeting to order. Board members Susan Bates, Dick Deffenbaugh, John Campbell, Louise Keating, Dick Kinder, and Keith Speirs were present at the meeting. Board member Sandra Hull was absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

**II. APPROVAL OF MINUTES**

Susan Bates moved to approve the Minutes of July 9, 2019, regular meeting of the Design and Review Board. Louise Keating seconded the motion. The motion carried 6-0.

**III. APPLICATIONS**

***DR-19-26.***

Jeremy Fry requested an approval recommendation to construct a pitched roof at 214 North Bever Street in the C-4 Zoning District.

Jeremy Fry stated that there was a 60 foot section of flat roofing that had water problems and leaked. Mr. Fry explained that the new roof would have a wood framed pitched truss for the entire length of the 170 foot building. Mr. Fry continued that the roofing material and siding would be 29 gauge steel.

Dick Kinder moved to approve the application as submitted. Dick Deffenbaugh seconded the motion. The motion carried 6-0.

***DR-19-27.***

Brigid O'Connor requested Certificate of Appropriateness approval to replace front windows at 143 South Market Street in the Public Square Landmark District.

Brigid O'Connor stated that the proposal was to replace the existing original windows. Ms. O'Connor explained that the replacement windows would be the same type of window, look identical with the exception of the molding against the brick and incorporate a penny copper trim matching existing storefront windows. Ms. O'Connor continued that the third floor windows would incorporate a transom on the top as the new fiberglass framing were not strong enough for the length of the windows.

Mr. Campbell asked if the curvature on the top of the existing window would be retained. Ms. O'Connor explained that the windows would not retain the curvature at the top of the window casing.

Louise Keating moved to approve the application as submitted. Susan Bates seconded the motion. The motion carried 6-0.

***DR-19-28.***

Jonathan Millea requested Certificate of Appropriateness approval for the demolition of a structure at 230 North Market Street in the North Market Street Landmark District.

Jonathan Millea stated that the building was originally a hospital and was then converted into a nursing home. He continued that various additions were made to the building to accommodate offices, new rooms and other supporting facilities. Mr. Millea stated that Sprenger Wayne LTD Co. sold the property to Breaking Point, Sheridan Property Group LLC, which began work to rehabilitate the facility including roof repairs. He explained that in the past year, there had not been any maintenance or investment into the facility and in January the plumbing system broke, which flooded the facility. Mr. Millea noted that the facility was beyond economic repair.

Mr. Millea stated that the Wooster Growth Corporation acquired the property in partnership with the Wayne County Community Improvement Corporation. Mr. Millea explained that the property was acquired with the intention of a complete demolition and leveling of the 1.5 property in preparation for future development.

Louise Keating moved to approve the application as submitted. Dick Kinder seconded the motion. The motion carried 6-0.

***DR-19-29.***

Jonathan Millea requested an approval recommendation for the demolition structures at 227 North Walnut Street and 136 West Larwill Street in the C-4 Zoning District.

Jonathan Millea stated that the proposal was for the demolition 227 North Walnut Street, which was an older home that had been converted into an office. Mr. Millea explained that the property was occupied but vacant since the Sheridan Property Group LLC acquired it. Mr. Millea continued that a rear shed was also proposed for demolition.

Dick Kinder moved to approve the application as submitted. Susan Bates seconded the motion. The motion carried 6-0.

**IV. ADJOURNMENT**

Louise Keating moved to adjourn the meeting. Susan Bates seconded the motion. The motion carried 6-0. The meeting adjourned at 5:55 p.m.

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**John Campbell, Chairman**

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**Carla Jessie, Administrative Assistant**