

**VILLAGE OF PLAIN CITY**

**DESIGN REVIEW BOARD**

**AGENDA**

September 30, 2020

6:30 PM VIA Videoconference

**MEMBERS**

Mr. Rucker – Tim Dawson – Ms. Iman – Steve Rice – Ron Winn – Mr. Boyer

**Administration:** Taylor Brill, Heidi Baldwin

**Solicitor:** Paul LaFayette

**Visitors:** Pastor Muilford, Pastor Muilford's Contractor, Bryan Adams

**CALL TO ORDER:**

**ROLL CALL:** Ron Winn, Mr. Rucker, Mr. Boyer, Tim Dawson, Ms. Iman (lost connection rejoined 6:40) Mr. Rice (7:00)

**APPROVAL OF MINUTES:**

- June 2, 2020 Meeting Minutes – Mr. LaFayette discussed 8/24/20 email regarding accuracy of 6/2/2020 minutes regarding case 2020-0002 deals with motions and approvals regarding this particular application. Ms. Tuller's recollection she stated she motioned to approve garage doors with permits, Mr. Rucker understood and Mr. Rice seconded and the motion was passed. Ms. Tuller said that it is different than minutes. Mr. Rucker said he believes what Ms. Tuller states is accurate and remembers Ms. Tuller making a statement that is understood and not within our purview, as a DRB we are not a building authority. Mr. Boyer doesn't remember differently. Heidi to change minutes accordingly for approval at next meeting.
- July 22, 2020 Meeting Minutes – Motion to approve Mr. Rucker, seconded Ms. Iman
- August 5, 2020 Meeting Minutes – Motion to approve Mr. Rucker, 2nd Ms. Iman  
Yea's Mr. Rucker, Mr. Dawson, Ms. Iman, Mr. Winn, Mr. Boyer

**COMMUNICATIONS:**

- Zoning (Ms. Brill) Annabelle Tuller sent a letter formally resigning. Need to elect another member to the board. Has a certificate of appropriateness application awaiting a meeting date, need to set a time for the next meeting. Mr. Boyer asked timelines, Ms. Brill needs 10 service days to advertise. October 28<sup>th</sup> for next meeting.

**PUBLIC COMMENT:** Ms. Brill has nothing for public comments

**NEW BUSINESS:**

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- **DRB-2020-0013-** 132 N Chillicothe Street- Certificate of Appropriateness to install a privacy fence around the cooler behind the building.

Ms. Brill stated the application proposed adding a walk-in cooler to back of building and install a cedar 6' fence around cooler. Mr Boyer asked Mr Dawson if he had anything to add.

Mr. Dawson stated that the application was pretty straight forward. Lacking some square footage inside the building. The walk in will be outside the building and right next door to Mr/Mrs Smuckers rental with same fence, same height, doesn't clash with Smuckers privacy fence.

Mr Boyer asked if the board members had any comments. Mr. Rucker no comments. Ms. Iman asked if already approved thru Village, not abutting into any alleyway. Mr. Dawson, all private property as of Monday night. Mr. Rucker there is no alleyway anymore. Mr. Boyer nothing to add. Mr. Winn nothing to add. Motion to approve Mr. Winn, seconded Mr. Rucker. Yea's Mr. Rucker, Ms. Iman, Mr. Winn, Mr. Boyer - Mr. Dawson abstained

- **DRB-2020-0014-** 138 W Main Street-Certificate of Appropriateness to change the orientation of the existing exterior stairs.

Ms., Brill stated the application was to change the orientation of the stairs that lead to 2<sup>nd</sup> floor. The proposed stairs design were approved at last meeting to be located behind the building, this is necessary to meet the egress code but now because of alley vacation request the applicant would now like to move the stairs back to the side of the building, but change the orientations of the stairs. They will not face the Main street but face the back of the building instead. Ms. Brill recommended approval pending alley vacation is recorded before construction began.

Mr Boyer asked Mr. Dawson if he would like to add anything. Mr. Dawson requested that the last statement by Ms. Brill be stricken because it was an emergency effective by council with no waiting period. Mr. Dawson would like to start construction on the stairs immediately, knowing that it was approved and effective immediately. That was one of the conditions of the emergency hearing and the vote from Council, understanding that it was an emergency, that was one of the things that was necessary. Mr. Dawson had to change the orientation of stairs from coming from the south going to the north because of the length of the stairs changed because of the landing, would go beyond the front of the building. Had to make the stairs wider for the egress. Would've loved to keep the wrought iron but doesn't meet today's code, they are 5" instead of 4". It's on conduit, screwed to the water pipe, try to use somehow in the area. That's why they changed to the north orientation. The other reason, didn't want to put it on the back at all, would take up square footage in the rear patio area, but under the gun to put the stairs in the back with not knowing what would happen with the alley.

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Ms. Iman asked if there were any changes being made to the existing doorway. Mr. Dawson stated no, it will remain the same. In taking the old stairs down and putting the new one up, he will probably screw it shut, it will be locked but it will be screwed shut until the stairs are back up.

Mr. Winn thought the stairs to be a necessity, ok with the proposed.

Mr. Rucker asked if the application proposed same style fence as last meeting's application, just different orientation? Mr. Dawson stated yes just different orientation Mr. Rucker clarified asking if it was same style of fence that was already approved. Mr. Dawson, correct just different orientation. Mr. Rucker stated coming out of that side door of the SE corner and then north to the back of the building. Mr. Dawson correct.

Mr. Boyer added he thought the board should, as part of the approval, just add the comment that Mr. Dawson said we are approving it based on the fact that council already approved it. We're just staying it's approved and can be done based on the fact that Council approved. Mr. Rucker can verify that it was approved. Mr. Lafayette said the ordinance was legally effective on approval by Council on the 29<sup>th</sup> of September, so that takes it out of it and proceed with it. Motion to approve Mr. Winn seconded Ms. Iman Yea's Mr. Rucker, Ms. Iman, Mr. Winn, Mr. Boyer - Mr. Dawson abstained

- **DRB-2020-0015-** 138 W Main Street-Certificate of Appropriateness to remove the stone on the front façade.

Ms. Brill stated the proposed application was to remove the stone would uncover the original brick that the applicant would like to leave intact. Staff recommended approval because the brick is a natural material which is required according to the Historic Uptown District Section of our codified ordinances.

Mr Boyer opened to Mr Dawson for comments. Mr. Dawson stated he does not know for sure if there is brick behind the stone but when garage doors were torn off , where the man door was on in the corner, noticed red brick in the bottom and felt as if bringing the brick back would be more attractive versus the white stone. He would like to bring the red brick back to that part of the building to match the side of the building, if that's acceptable to everyone or other alternative would be to paint the white stone.

Ms. Iman stated just to clarify were not sure that there is brick under the stone? Mr. Dawson Doesn't know. Can't tell if the previous owner tore the brick off and put that stone up or they put the stone over the top of the brick, can't tell until he tears the white stone down. Ms. Iman asked if Mr Dawson planned top replace with new brick or dated repurposed bricks? Ms.

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Dawson, he has enough old brick to replace from Main Street Treasurers and the Grainery second floor, has them on a pallet to use for that purpose.

Mr. Winn stated he had no problem as long as using older historic brick. Mr. Rucker stated same here with the additional comment about painting missionary, does not want to go down that road again, would agree with using the brick that he has repurposed.

Mr. Dawson asked if it was bricks that he painted versus the stones that aren't historic. Mr. Rucker, its bricks or stones, masonry is masonry.

Mr. Boyer liked the idea of taking modern 70's stone off and go back to the historic brick, stating is the best case scenario. Motion to approve Mr Winn, seconded Mr Rucker, Yea's Mr. Rucker, Ms. Iman, Mr. Winn, Mr. Boyer - Mr. Dawson abstained

- **DRB-2020-0016-** 138 W Main Street-Certificate of Appropriateness to install a privacy fence around and roof over the smoker grill.

Ms. Brill commented the application stated that application was to install a privacy fence around the smoker and build a roof over it as well. The roof is required by health department regulations. The fence that we saw in the previous application will match and given that it is pretty close in location to the other fence being proposed tonight is desired to be unified and staff recommended approval.

Mr. Dawson stated he would need some way to secure smoker that is not easily accessible from the public. This is what the health department recommended to him. So that someone can't open the smoker door and contaminate the food, they want to deter people from opening the smoker in the middle of the night.

Ms. Iman no questions. Mr. Winn thinks a necessity as required by health department. Mr. Rucker stated safety issues outweigh the design issues, as long as fire department is ok with clearances. Mr. Boyer no issue with necessity of fence/roof/canopy element. Would prefer that it be more of an awning to be more historically appropriate for the covering vs metal roof system. Would be ok with it matching what's on the front. From a precedence standpoint, fabric awning is a little more historical appropriate. Moving forward from a precedence standpoint, metal roofs wouldn't be historically the best solution moving forward. No opposition because matching what you had.

Mr. Dawson stated he did not want to mislead, it's not going to match the awning as the front of the building, it's going to be the same metal as the back of the Main Street building at 150 which is just normal black barn siding, that is what's on the roof right beside it. It would look really odd, it's like a blueish green now. The roof that's on top of Main Street Treasurers little lean-too. Can't be flammable, can't be a fabric awning at all. Mr. Boyer understands, wants to have that in

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the motion because it's a specific case, but in the future others doesn't look to that as a model. It makes sense.

Motion to approve Mr. Winn, seconded Ms. Iman. Yea's Mr. Rucker, Ms. Iman, Mr. Winn, Mr. Boyer, Mr. Rice (thumbs-up, audio issues) - Mr. Dawson abstained

- **DRB-2020-0017-221** S Chillicothe Street-Certificate of Appropriateness to replace the two front windows.

Ms. Brill stated the final application for the night was to replace the front windows on the Christian Life Church. The current windows are deteriorating causing major concern about security of the building, proposed to be vinyl custom double hung and church window design on glazing, size the same, appearance might be slightly different due to wood. Staff recommended approval. Pastor Milford is present as well as his contractor, Jim Sagraves. Contractor had nothing to add.

Ms. Iman asked if current windows are leaded glass, Mr. Sagraves stated they are not leaded, painted glass.

Mr. Winn stated without any photos it's kind of hard but if windows are in that bad of shape, has no problems using vinyl but would like to see what they have in there but not familiar with it. Mr. Sagraves stated they are all individual panes, rotted, afraid a good wind out of west would blow them into church. Ms. Brill screen shared a google street view which showed windows.

Mr. Rucker asked if the window shape was changing? Mr. Sagraves said they will have 2 panes, 2 window sections with a horizontal mullion (seal) with a rectangular pane below it.

Mr. Rucker asked if the new window shown on the exhibit is what it's going to look like? Mr. Rucker assumed that what is shown is an overlay? Mr. Sagraves confirmed it to be an overlay.

Mr. Dawson stated based on previous windows that have and haven't been approved, one of things always asked, is to keep the grid work the same as the existing gridwork that is on the historic window in place under the existing window. Is it possible to have same grid work and 2<sup>nd</sup> is the transoms is it all one piece? Mr. Sagraves stated the transom is one piece radiance with a horizontal ????. Mr. Dawson asked if it was currently the part of the upper sash? Mr. Sagraves stated the bottom sash is not part of the upper sash., no. There are 2 separate windows. Mr. Dawson asked 2 or 3 windows? Mr. Sagraves replied there is 2. As far as trying to have that

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window made is cost prohibitive to have it made the way it is right now and can't get the R value because it's single pane glass.

Mr. Rucker was concerned about plastic overlay will look ok for a little while but as it ages it will look shabby in the future. Mr. Sagraves said the window maker says will not but saying and doing is two different things. Mr. Sagraves has installed these windows before and liked them. Less expensive but trying to meet a budget.

Mr. Rice mic not working.

Mr. Boyer had a similar questions as Mr. Dawson, preference would be to replace like for like in historic buildings which would lead towards an all wood window as what's being removed as well as the mullions patterning. Mr. Sagraves stated it's a single hung window, if they build another window, they way this is, the maintenance on wood windows is horrible, would be repainting every year or every other year.

Mr. Boyer asked if they were the original windows. Mr. Sagraves was not sure. Pastor Mulford did not know either.

Ms. Iman asked if there was glass in the top? Mr. Sagraves stated yes, it's painted. Ms. Iman said she was having a hard time with this because it's such a difference. Mr. Rucker not fan of the overlay, already set precedent with replacing wood with vinyl due to cost but don't think that overlay is going to work for window. Mr. Sagraves asked for suggestions moving forward.

Mr. Rucker stated to replace as closely as possible, even though cost prohibitive. We're ok with vinyl over wood. Interested in seeing cost with those windows being made with vinyl. Mr. Sagraves staid those original windows are double hung, asked if that was what the board would like to see in that opening?

Mr. Rucker doesn't want to see the overlay on a piece of glass, doesn't think it's going to look good in the end. Mr. Sagraves stated since the old windows have been painted to look like stained glass, are you ok with clear glass double hung? Mr. Rucker responded if they follow that pattern, remain as close as what's there.

Mr. Dawson stated the grid work is what's historic, you don't see that grid work anywhere today, you're changing it to a modern gridwork, typically like Mr. Rucker mentioned, in the past we have held people to remain with the same type of grid work and the same size of window and the

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transom would be ok if you recreate the gridwork. It's difficult but it's possible with mullions on the outside, suggestion would be to take windows out, clean them up and repair them and keep the same windows, hard to believe would be more expensive than replacing them. He has done that in the past. Mr. Sagraves stated going back to a non-insulated window he is concerned about energy.

Mr. Dawson was concerned but to lose that historic look, it's a tradeoff. Mr. Sagraves asked if they repair the window, which can possibly be done. Asked if they don't repair can they have appliques gridwork put on new windows or does the board really want to see that window rebuilt? If they rebuild existing window, there is an energy issue. Mr. Sagraves asked if they put in new windows, insulated double pane, can the grids inside the window be used to give it that look, in between the 2 panes of glass?

Mr. Boyer stated is not going to vote for vinyl window, prefers the wood because you do get in the situation where you do a simulated look. In that situation if you surface apply them versus between the pane so you have a single pane of glass with surface apply. Maybe so that we can look at different options: vinyl vs wood, double hung vs what's currently there vs what's being proposed with single window w/radius window, simulated divided light, colored glass / film, and also energy efficiency of impossible storm windows by replacing the existing wood, which is a historically accurate thing to do.

Vinyl vs wood, Ms. Iman stated is so unique, would love to see them repaired and remain wooded repaired. Mr. Winn had a project similar to and just repaired the old windows and put a storm window which protects the older windows and give energy efficiency, but only a suggestion. Mr. Dawson vinyl is ok but does mind changing the grid pattern, very unique pattern that needs to come back without changing that look. Mr. Rice agrees with Mr. Dawson, likes the wood but wants to replicate the grid pattern. Mr. Rucker same opinion.

Mr. Boyer asked if they applicant is matching the single hung vs a single picture window being submitted? Application just shows a single new vinyl window with the radius window on top vs what's there with a single hung window with a transom. You won't have that one sash that moves up and down, you won't have that heavy center mullion. Any concerns with that feature not being present. Mr. Dawson doesn't think anyone would notice that as much as the gridwork. Mr. Rice the single window version would only be one set of grids at the mid-point vs two. One band in that horizontal, doesn't bother him at all. Mr. Boyer they could come back with a double band. You would miss that change of depth. Mr. Boyer what about the applied film to give that

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stained glass feeling? Mr. Rucker stated he gave his opinion. Mr. Boyer asked if the film on the outside or on the inside. Mr. Sagraves stated normally they put on the film on inside, would say on the inside. Mr. Dawson asked if the grid work that looks like it has colored squares was paint? Mr. Sagraves said yes that's been painted and was either originally all those squares were either clear at one time or it was stained glass but not positive. Mr. Dawson said knowing all of that would honesty state your case that you could change, could be completely different cause it might show what it was before, would help your case tremendously. Mr. Sagraves asked where to start? Mr. Dawson responded with the Historical Society. Mr. Rucker said they have things grouped by building. Mr. Sagraves will see what it was originally, or try to find it to see what it will take to replicate that original window or to rebuild it. Asked if that was the board was asking.

Mr. Boyer yes, support for vinyl from a few folks if you can simulate it with the divided window, but really encourage to keep the grid and divided light that is there and a solution to the colored glass and keep that wood look and how to get that stained glass look would be encouraged. Motion to table Mr. Rucker, Mr Dawson seconded Yea's Mr. Rucker, Ms. Iman, Mr Dawson, Mr. Winn, Mr. Boyer, Mr. Rice

Mr Boyer advised the applicant to work with Ms. Brill to add revised exhibits to the next agenda.

**ADJOURN: Move to adjourn Mr. Boyer, seconded Mr. Rice** Yea's Mr. Rucker, Ms. Iman, Mr Dawson, Mr. Winn, Mr. Boyer, Mr. Rice