

Design Review Board  
Aug 5, 2020  
6:30 pm Via Zoom

**Call to Order:** Mr. Boyer called the meeting to order at 6:34 pm.

**Members Present:** John Rucker, Tim Dawson, Christine Iman, Todd Boyer, and Ron Winn.

**Members Not Present:** Steve Rice and Annabelle Tuller

**Visitors:** Bryan Adams, Kayleen Petrovia, Frank Reed; Eric Medici, and Eli & Trisha Beachy.

**Solicitor:** Douglas Hothus attended the meeting in Paul Lafayette's absence.

**Communications:**

- Zoning Administrator (Taylor Brill): The next scheduled DRB meeting is for August 26 via Zoom. One potential applicant is on the agenda.
- Mr. Dawson recused himself from the vote for Case # 2020-0006 because the application pertains to a property he owns.

**UNFINISHED BUSINESS:**

- Case Number 2020-0006- 132 N. Chillicothe Street- Request to bring back the front facades of the building, to replace doors and windows on the 1<sup>st</sup> floor to the original design, to replace brown metal with black metal on the back of the building, and add 2 garage doors to the back of the building.
  - Ms. Brill gave a summary of case number 2020-0006. Ms. Brill sent an updated packet to the board with the original application that was submitted in the previously. Mr. Boyer asked for confirmation if Exhibits B & C are replacing the previously submitted exhibits.
  - Mr. Dawson confirmed the new exhibits B & C are the new updated drawings provided by Ivan Beachy. Mr. Dawson went through the list of items the board requested previously. He referenced the architectural drawings to show what changes were made.
    - The location of the garage doors at the rear of the building were removed.
    - The walk in cooler was removed.
    - There will be "double-doors" for the front entry doors.

- The dentil and cornice detail - Mr. Dawson referenced a photograph (#120-124) taken in 2014. The photograph shows the front of the building and the majority of the detail was missing. The board has requested Mr. Dawson to replace those details. Mr. Dawson explained the detail work was expensive. He requested to add it later once the building was completed. .
- Mr. Dawson received an estimate from Ivan Beachy to replace the columns. To replace as currently spec'd it would be approximately \$600 per column. If he has to install a more detailed column it would be approximately \$2000 per column. If made to do the more detailed column it would increase the project by \$32,0000. He currently is over budget because of the additional foundation work. Adding the additional costs for the column isn't feasible at this time.
- Mr. Dawson submitted a new cut sheet to show a more detailed drawing of the windows with trim.
- Mr. Dawson shared a new photo of the building with gray color on the second story instead of black, and black for the first story (all colors are from the pre-approved color pallet). Mr. Dawson already has received a certificate of appropriateness for the color scheme.
- The board members were pleased with the additional exhibits that were provided by Mr. Dawson. Both Mr. Rucker and Ms. Iman were pleased with the color scheme, and as long as the colors were from the approved historic color pallet, they were okay with the gray and black. Mr. Boyer was pleased to have his questions and concerns answered by Mr. Dawson.
- Mr. Boyer opened the public hearing for public comments/ concerns/ questions at 6:58 pm.
  - Mr. Medici shared some of his concerns regarding the detail work that was once on the building. He expressed there are other alternatives to having those detailed pieces and the cost wouldn't prohibitive. He also expressed his disappointment that the new documents weren't made available 15 days before the meeting. According to the ordinance, it states all documentation should be released 15 days prior to the next meeting. Mr. Medici mentioned the application has three different drawings and feels the application is not cohesive. Mr. Medici feels the board is confused about which items needed a vote. Mr. Medici suggested the applicant resubmit.
- Being no further comments or questions the public hearing was closed at 7:08PM.

- Mr. Winn motioned, seconded by Mr. Rucker to approve case number 2020-0006- 132 N. Chillicothe Street- Request to bring back the front facade, to replace doors and windows on the 1<sup>st</sup> floor to the original design, to replace brown metal with black metal on the back of the building. Mr. Rucker indicated the approval was for the August 5, 2020 application which included Mr. Beachy's detail drawings of the columns and the removal of the rear garage doors and walk-in cooler. Three yes votes, Mr. Boyer voting no and Mr. Dawson abstaining.

**New Business:**

- Case Number 2020-0008- 219 E Main Street- Request to Install a Fence.
  - Ms. Brill gave a summary regarding case number 2020-0008. The applicant would like to install a chain-link fence with a wood post at the side of the property. The chain-link fence would be 8 ft tall; black with wood posts. It would be on the west side of the home and is not visible from Main Street or Bigelow Ave. Currently, the property has two white vinyl fences. Staff recommends approval of the application with the condition that the new fence is a unified style with the existing white vinyl fence per Chapter 1183.12 of the Village's Codified Ordinances
  - Mr. Bryant confirmed the fence would be exactly as the photo (provided as an example) with the only difference the wood would be white instead of brown. Mr. Rucker questioned the height fence requirement. Ms. Brill stated the 8ft fence was permitted as long as it wasn't in conflict with the site-visibility or in the front yard. Ms. Iman had a concern regarding the two different fences on the property. She stated that in the regulations you must have uniformity within the property. Mr. Boyer's original concern was the 8ft height, but according to the survey shown in the meeting, he feels comfortable due to the location on where the proposed fence will be placed. The proposed fence will be concealed and not visible from Main Street due to the placement of the existing vinyl fence and placement on the property.
  - Mr. Winn motioned, seconded by Ms. Iman to approve case number 2020-0008- 219 E Main Street- Request to Install a Fence. Five yes votes.
- Case Number 2020-0009- 138 W Main Street- Replace Existing Side Door
  - Ms. Brill gave a summary of the application. The existing door measures 36 inches with two 8-inch glass panels on each side with a 2-inch frame around the glass. The door is located on the side of the building, facing the alley, and it isn't visible to Main Street. The new door won't compromise the existing character or architectural style of the building. The glass is a natural traditional exterior material, the more contemporary framing will help with the longevity of the structure. Staff recommends

approval of the application as it meets the standards and guidelines outlined in Chapter 1327 of the Village's Codified Ordinances.

- Mr. Rucker motioned, seconded by Ms. Iman to approve case number 2020-0009-138 W Main Street- Replace Existing Side Door. Four yes votes with Mr. Dawson abstaining.
  
- Case Number 2020-0010- 138 W Main Street- Exterior Stairs
  - Ms. Brill gave a summary of the application. The new stairs, which would be located at the rear of the property, would rise approximately 13' from ground level to the second story with two landings. The stairs are required to meet egress code and for the applicant to occupy the second story of the building. The stairs will be out of sight from the public right- of- way, which should be considered when evaluating the design guidelines for its applicability to historic character. Staff recommends approval of the application after the material and color of the stairs has been clarified by the applicant and with it being in line with the requirements of Chapter 1327 of the Village Ordinance.
  - Mr. Dawson said he will be using the same company that made the patio area fence. The stairs would match the patio fence.
  - Mr. Rucker asked Mr. Adams (Fire Marshall) about changing the location of the stairs. Mr. Adams said he has yet to see the revised plan, but assuming nothing has changed from the original plan then it would be approved. Mr. Rucker was concerned if a cover needed to be added to the stairs. Mr. Boyer questioned if the stairs were going to be a straight or a switchback since the drawings indicate two different types of stairs. Mr. Dawson confirmed it will be a switchback with two landings. Mr. Boyer had concerns about the existing arch/transom window. Mr. Dawson said he doesn't plan on removing it but it may decrease in size.
  - Mr. Boyer opened the public hearing for public comments/concerns at 7:32 pm. There being no comment the hearing was closed.
  - Mr. Winn motioned, seconded by Ms. Iman to approve case #2020-0010-138 W Main Street- Exterior Stairs. Mr. Rucker said the current application doesn't include any decisions regarding the fence or roof and the current stairs on the side of the building must stay. Four yes votes with Mr. Dawson abstaining.

**Other items to discuss:**

- Mr. Dawson would like to inform the board that he is planning to remove the white stone and replace with red brick around the front door of 138 W. Main St. Also, he stated that he is planning to submit another application for the fence and roof.
- Ms. Brill informed Mr. Dawson, the application must be submitted by August 10 to be considered for the August 26 meeting.

**Adjourn** Mr. Winn motioned, seconded by Mr. Rucker to adjourn at 7:36 pm.