

DESIGN REVIEW BOARD MINUTES

December 2, 2020

Mr. Boyer called the meeting to order at 6:40 PM via zoom

Members present were Todd Boyer, John Rucker, Tim Dawson, Christine Iman, Jim Cron, and Steve Rice (6:48p)

Visitors: Pastor Mulford, Joan Mulford, Jason James, and Frank Reed

Staff present were Taylor Brill and Paul Lafayette

Mr. Boyer asked for a motion to approve the June 2, 2020 minutes. Mr. Rucker motioned, seconded by Ms. Iman. 4 yea votes with Mr. Cron abstaining.

Mr. Boyer asked for a motion to approve the September 30, 2020 minutes. Mr. Dawson motioned, seconded by Ms. Iman. Four yea votes with Mr. Cron abstaining

Ms. Brill Zoning Communication:

- Welcomed the new members, Mr. Cron and the absent Mr. Byrum.

2021 Meeting Date Discussion

- Ms. Brill stated that she sent a potential meeting schedule for 2021. This will set a standing meeting date once a month on Wednesday. Wanted the board to give feedback.
- Mr. Lafayette suggested having this schedule adopted
- Mr. Rucker motioned to approve the meeting schedule for 2021 as submitted. Mr. Dawson seconded. 5 yea votes.

Old Business:

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

- Ms. Brill gave the staff report regarding the application and explained that application was tabled at the September 30th meeting, the request was to replace the two front windows. The board asked at the previous meeting for the applicant to better emulate the gridded look of the current window and to find a solution the stained glass film the applicant proposed. Wood being the preferred material.
- Mr. Boyer asked the applicant to provide comments
- Pastor Mulford stated that not much has changed. They had a budget of \$10,000. The wood framed windows are too soft to replace. The contractor was not present due to medical concerns. The estimates received based on the boards requests were \$20,000, which was over their budget and they have seen a reduction in their congregation due to COVID. The current windows are single paned and not very appealing. The windows are dangerous condition wise with glass falling out and plexi glass holding them from falling in. Pastor Mulford asked the board to reconsider the original proposal.
- Mr. Boyer opened for boards comments.

- Mr. Rucker raised concerns with the film and its longevity. Ms. Mulford stated they did not have to do the film and could replace with regular glass windows. Ms. Mulford confirmed that it would be single pane and not have the gridded work which was too expensive.
- Ms. Iman asked the applicant who provided the \$20,000 estimate. Pastor Mulford stated Franklin Glass and to replace them as they look now. Pastor Mulford stated that the other estimated were more money.
- Mr. Dawson asked the size of the windows. Pastor Mulford confirmed they were 48"x130". Mr. Dawson asked if the applicant asked local craftsmen's to replace the windows or the wood. Ms. Mulford stated that the wood was not replaceable.
- Mr. Lafayette swore in the applicants.
- Mr. Cron stated he knew the building well by working with the Historic Society. He stated that he needed a better look before he could make comments.
- Mr. Rice stated that he had no issue with the vinyl windows. He would like to see the new windows replaced close to original but if they came back with a vinyl option he would have no issue.
- Mr. Boyer stated that he thought wood was the best option but given the circumstances he could be convinced that a vinyl window be acceptable. Possibly apply mutton bars to the windows to help recreate the grid look with no stained glass film. The mutton bars are plastic accessories that can be applied to a single glass window.
- Mr. Boyer asked the applicant if they would like to take the feedback and come back to the next meeting. The applicant asked about the stained glass. Mr. Rucker stated that he would rather just a glass window than the stained glass film. Mr. Boyer agreed.
- Mr. Dawson advised the applicant to talk to Mr. Ivan Beechy to try and recreate the windows.
- The applicant requested the Board table the application until the January 2021 meeting.
- Mr. Rice motioned that the application be tabled until January, seconded by Ms. Iman. 6 yea votes.
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New Business:

DRB-2020-0019- 120 N Chillicothe Street- Certificate of Appropriateness to install a projecting wall sign.

- Ms. Brill gave the staff report regarding the application and explained that the proposed projecting sign will be for the new business, Hair Loft 120. The sign will be 2 sided 24"x36" sign. The sign will be mounted with a lighted universal straight arm bracket that measures 40". The sign will be black with gray lettering. Staff recommend approval with zoning approval to follow after the COA is granted.
- Mr. Lafayette swore in Mr. James. Mr. James is the property owner and a representative of the applicant.
- Mr. James stated that the 40" bar would be necessary to hold a 36" sign or it would not fit.
- Mr. Dawson asked for clarification about the zoning requirements and projection length. Mr. Lafayette advised separating zoning approval and DRB approval. The application would be subject to zoning approval separately.

- Mr. Dawson asked if there was a requirement for the sign to be a color on the approved palette. Ms. Brill stated that there was a color palette but there are not specifications in the ordinance that apply different treatment to signs. Mr. Dawson asked if the gray color matched the color swatch in the approved palette. Ms. Brill stated that she would need to verify.
- Mr. Cron asked how big the sign was on the old pub. Mr. Rice stated that that sign has been there for a long time and has been grandfathered in.
- Mr. Rice asked if there was a drawing showing the sign on the building. There was not.
- Mr. James stated that the sign would be more that 8' about the sidewalk and would be placed to the left of the door and would be bolted through the thin trim.
- Mr. Boyer asked where the post would be mounted. Mr. James stated that it would be a few inches above the goose neck light. Mr. Boyer liked that the sign was going to be lit exteriorly, as it was a more of a historically correct way of doing so. He was worried there would be conflict between the goose neck light and the sign. Mr. Boyer asked that the gray color match closely to the preapproved color palette.
- Ms. Iman asked if there was a way to make the motion pending zoning approval. Mr. Lafayette stated that motions do not have to be made qualifying zoning approval because any application would be subject to zoning approval in addition to DRB approval.
- Ms. Iman asked which post was the desired mounting bar. Mr. James stated that the one in the packet with the lights on it is the desired post pending approval.
- Mr. James asked if it would be a problem if the lights were not included if there was encroachment with the goose neck light.
- Mr. Boyer stated that it was appropriate to have the lights as proposed or to remove the lights. If there was a change in how the lights were going to be done (ie. a longer stem) a second look from the DRB would be necessary. He stated that he would be happy to approve the application with the lights as proposed or no lights.
- Mr. Rice asked if it was possible to move the sign if there was conflict between the lighting. Mr. James said he could look at that.
- Ms. Iman motioned to approve the sign and the specified post with or without the lights on it and if needed the sign be moved to the wider post. Mr. Rucker seconded. 6 yea votes.

DRB-2020-0021- 138 W Main Street- Certificate of Appropriateness to install a projecting wall sign.

- Ms. Brill gave the staff report regarding the application and explained that the proposed projecting sign will be for the new business, The Silo. The sign will be black 2 sided measuring 18"x72". It will be mounted to the building with a 2 post bracket and project 36" from the building face. The sign was proposed to be illuminated by an interior light with only the letter lit.
- Mr. Lafayette swore in Mr. Dawson.
- Mr. Dawson stated that it was the same color, lighting, and look of the Grainery sign.
- Ms. Iman stated she liked the lettering. Mr. Rice asked how much distance would be between the two signs. Mr. Dawson stated a minimum of 3' between them. The goal was to split the distance between the roof line and the Grainery sign.

- Mr. Boyer asked if there was a thought of the placement of the sign, like to the side of the building. Mr. Dawson stated that there will be two entrances, one to the side of the building and one in the back of the building. Mr. Rucker stated that it might make more sense to place the sign to the side of the building.
- Mr. Rucker motioned to approve with the condition that the sign be placed on the corner of the building, seconded by Mr. Rice. 5 yea votes, Mr. Dawson abstaining.

DRB-2020-0022- 278 W Main Street- Certificate of Appropriateness to build a garage.

- Ms. Brill gave the staff report regarding the application and explained that the proposed was to build a garage to the rear of the residence to provide parking for the tenants. The desired materials were in the packet. The applicant is aware that as proposed garage does not meet zoning requirements. The applicant was not in attendance.
- There was not adequate time to table the application until the next meeting.
- Mr. Rucker motioned to deny the application due to lack of information, Mr. Cron seconded. 6 yea votes

Mr. Rucker motioned to adjourn, seconded by Mr. Rice. All in favor. meeting adjourned at 7:43PM.

Minutes submitted by Taylor Brill, Zoning Official