



MINUTES

DESIGN REVIEW BOARD THURSDAY, DECEMBER 3, 2015 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, OH 43068

A. CALL TO ORDER

PRESENT: Comeaux, Hudson, Zollars, Bowman, Hicks, Burd
ABSENT:

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – November 5, 2015

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Comeaux: If you are going to speak before us this evening, if you could stand please, and raise your right hand. Do you swear of affirm that the testimony you give in front of the Board will be truthful? And, if so, please say, "I do." Thank you very much and please have a seat.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **2100 Brice Rd; Application #171894; Applicant: Kevin Souiman; Mekong Fusion; Certificate of Appropriateness; Signage - Sign Resurface with New Restaurant Logo and Name.**

Chairman Comeaux: Is the applicant here?

Mr. Snowden: Mr. Chairman, I do not see that applicant here.

Chairman Comeaux: So, if you could give us a presentation, then we will proceed and, if we have sufficient information we will decide, and if not, we will table it.

Mr. Snowden: Thank you Mr. Chairman. 2100 Brice Road - Mekong Asian Fusion. Proposal for signage. Application #171894 for a Certificate of Appropriateness for the property located on the southeast corner of Brice Road and Eastgreen Blvd. Existing Zoning: CS -

Community Services District / CCO - Community Commercial Overlay. The request is for a certificate of appropriateness for signage. Current Use is an Eating and Drinking Establishment. Applicant: Kevin Souimaniphan. The applicant is requesting the Board review and approve a certificate of appropriateness to reface an existing monument sign. The site is developed with an existing commercial building used as hotel/motel. Neighboring uses include other commercial businesses in the CC district of the City. To the east, the property abuts multi-family dwellings in the AR-2 district. The applicant operates a new restaurant in an existing space within the hotel. The story behind this gentlemen is, that the day's Inn on Brice Road, which has been at that location for many years, they are all independent franchises. The Day's Inn was sold to a new owner/operator, and that owner/operator has rented that existing restaurant space to Mr. Souimaniphan for his Asian restaurant and bar which is located inside of the motel. Applicant is proposing to reface the existing multi-tenant monument style ground sign with two 26sf faces. The existing monument sign is generally consistent with the architectural characteristics of the structure. The existing sign does not exceed the 100sf ground sign limit per the Code. Examples of materials would include vinyls, acrylics and painted aluminum are among the permitted materials in the Community Commercial Overlay. The applicant stated the proposed material is plexiglass and that the existing sign panel will be reused with a new vinyl graphic. The proposed sign face contains text and photo-realistic background image. Although the background image and design is not to the taste of Staff, the text is readable, and it's colors and character are not inconsistent with the existing building architecture and sign cabinet. Staff's recommendation is that the Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is that the Board approve the Certificate of Appropriateness. And with that, I would be happy to answer any questions. Thank you Mr. Chairman.

Mr. Comeaux: I have a couple of questions. So, they are just going to peel off the top layer, and put on a new application? It is an internally illuminated sign, correct?

Mr. Snowden: Correct. And that internally illuminated sign panel, and you can see where it says, "Grace's Grill." All that is, is a white piece of acrylic plexiglass that has had a vinyl graphic placed over it. So, the white showing through is actually the material, and the blue that you are looking at is a design that has been applied to it. This applicant is proposing to remove that, take the plexiglass panel, which is in good condition, and put his graphic over that. The advantage to doing that in this case is that since he is proposing a graphic that covers the entire sign, you are not going to see any weathering from the old logo through which we know is sometimes not the most attractive thing in the world to look at when we are dealing with these refaced signs. So, that is one advantage. I want to differentiate between a sign that doesn't meet my tastes, versus a sign that I felt had some serious defects in its design compared to the architecture. It does not really clash with the existing architecture and that is why I can support it although I personally believe he would be better off with just the text that is really not going to be legible from the street. Just given the speed of traffic, location of the sign, the size of it, and all that good stuff, you are not

really going to see that is a boat unless you are standing right next to it.

Chairman Comeaux: The only other thing I would raise, and this shows I have been on this Board entirely too long, I was here last time they came when they changed it to Grace Grill. There are other signs on that property, for this restaurant, and they are going to do what with those signs? Including, there is an awning on the north side.

Mr. Snowden: Correct. They replaced the awning material but they did not replace any signage, that I am aware of. On the north side of the building where there is a side entrance to the bar. They removed part of that entrance and they have maintained the patio, but there is no other signage there.

Chairman Comeaux: That is exactly what I remembered.

Mr. Snowden: And, he was told that if any other signage for those uses appear, we can deal with that. The bar and the restaurant are two separate locations within the same location within the building. I would probably term them to be two different tenants which means staff would be comfortable with them if they chose to, in the future, apply for a wall sign for either one, or both. They would not be required to have only one size for that use since there are two different location within the building. It has two different suite addresses and all that good stuff.

Chairman Comeaux: Hearing no other comments from the Board, and having no other questions, I will entertain a motion.

Mr. Snowden: Chairman Comeaux: Very well, I will contact the applicant and advise them of their next steps.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Bowman, Hicks, Burd

2. **7810 E. Main St.; Application #172134; Applicant: AHV Construction, LLC - Greg; Business: Cornerstone Fencing; Certificate of Appropriateness; Minor/Exterior Modifications - Materials Cold Storage Building Addition**

Chairman Comeaux: Is the applicant here? Please stand up and state your name for the record; and then Mr. Snowden will give us a presentation, and then we will call you back up.

Mr. Filburn: Greg Filburn.

Mr. Snowden: 7810 E. Main St. - Cornerstone Fence - Minor Site Plan/Exterior Modifications. Application #172134 - Certificate of Appropriateness. The property is located on the north side of E. Main Street between Oak Valley Drive and Carlyle Drive.

Existing Zoning: CC - Community Commerce. The request is for a certificate of appropriateness for exterior modifications of a commercial building. Current Use:

Administrative Offices/Storage. Applicant: AHV Construction. The applicant is requesting the Board review and approve a certificate of appropriateness to modify the exterior of an existing commercial building. This proposal includes a 2400sf building addition and several other small site improvements. The site is developed with an existing 1440sf commercial building that was previously used for administrative office/storage for a petroleum delivery business. Neighboring uses include other commercial businesses in the CC districts of the City. To the north, the property abuts The City's Public Service Department maintenance facility located in the S-1 Special District. Staff Review: The site was previously used by a petroleum delivery company to store vehicles and contained several outdoor storage tanks. Staff's research indicates that this was probably a legal, non-conforming industrial use. The applicant has previously received a zoning certificate to change the use to administrative offices/storage for a fence installation business. The outdoor storage tanks were removed and the applicant has repaired the existing exterior fence as well as conducted general site maintenance. The site is currently developed with an existing building used for offices and materials storage. The applicant is proposing to more than double the size of the structure on the site. Existing gravel parking is located in front of the existing building. The current building is clad with red vertically seamed metal siding. The applicant is proposing to extend that material throughout the new addition. Given that this property is not in the Community Commercial Overlay, there are not specific materials requirements contained in the Zoning Code. Although the site is zoned for commercial use, its previous industrial use was not overly attractive. It was very functional but certainly it did not meet the design guidelines that we like to see for our commercial properties throughout the City. Staff feels that the current use and proposed addition are a positive step for the property, and therefore, Staff is willing to support the proposed materials. Staff also notes that the proposed materials exceed the quality of materials utilized in the City's adjacent maintenance facility and the Board of Education's nearby transportation facility. Although this is zoned commercial, the development pattern of this area is such that sort of light industrial, very functional buildings surround this property and that is why staff feels what the applicant is proposing is appropriate to the site, given that. The applicant has conducted general site maintenance that has improved the look of the property. The applicant is proposing to maintain the existing trees that meet the minimum requirements for landscape materials. They are only required by code to have one tree for every two thousand square foot on property. The applicant is not required to provide any additional parking lot screening, landscaping, or lighting because no other modifications or additions to the marking are being made. If the applicant wanted to take this existing parking lot, and pave the entire thing, they would be required not only to follow those items I just listed, but also to do a plot grade utility, have stormwater and all that good stuff for that portion of the parking lot. It is existing, so they are allowed to maintain it in the manner that it exists. The Board should apply the standards for design review and determine if the proposed exterior modification/minor site plan enhances the characteristics of the commercial corridor. Staff's recommendation is it that the Board approve the certificate of appropriateness as submitted.

Chairman Comeaux: So, the applicant is here before us if anyone would like to ask any questions.

Mr. Hicks: I have a few questions, on the front elevation of the building, it shows you have an existing roof line and then your new structure will be slightly taller but about the same size. And, it shows how you are connecting the two roof lines. You have a gable vent...

Mr. Filburn: Correct. We are running a gable from the street sign back on the new structure. And we will have a shed drop from the old structure.

Mr. Hicks: So, you are going to shed drop down into the other roof? Ok, are there advantages to that rather than just continuing that roof line straight across and then going into the new roof?

Mr. Filburn: It will control the volume of water. If you look at the way the ridges are set, it will actually slow it down so that we do not have any erosion, like you normally get when you have a straight gable.

Mr. Hicks: Ok. Whenever somebody does an addition, it is always nice when you cant tell what is the addition.

Mr. Filburn: We looked at it both ways, but I do not know how the existing building was built. That is why we designed it this way. If I had erosion for five or ten years, I would have had to come back out and fix it.

Mr. Hicks: Ok. I have another question, Mr. Chairman. On the existing building, obviously it is a practical building, it is not Monticello, it is nothing fancy, but you do have a window there in the existing building. And then, your front facade which will stick out farther, and closer to the street, will be more visible than the existing building, all we are getting is a garage door.

Mr. Filburn: We designed it that way because it is actually behind the trees. If you look at the site plan, you will see there is a fairly large clump of trees in the front there, so you actually see that part open. It is accurate on the picture of the drawing. If you drove by, you would understand what I am saying.

Mr. Hicks: Yes, I drive by that property quite a bit. I get gas at that shell station there.

Mr. Filburn: So you know it is pretty well shielded from the street.

Mr. Hicks: I still feel that you are going to get some visibility on traveling east bound, looking across the road. Going across the road you are going to have that angle where it will be more visible. So, I guess one of my comments would be, if we could add a couple of

windows, left and right of that garage door, maybe that would increase the appeal of that steel building. I guess I didn't also realize that the existing building is steel, it is not block.

Mr. Filburn: Yes. It is a post and brand structure. It is a storage unit and he did not want to have too many openings there.

Mr. Hicks: People looking in, I understand.

Mr. Filburn: That is his livelihood.

Mr. Snowden: Mr. Hicks, just as a suggestion from Staff, that is something that Staff considered, and I also considered Mr. Filburn's statement. Is it also possible that maybe he could have some detailing that might mimic windows that would give it a little more appeal?

Mr. Hicks: Yes, that was the next thing I was going to suggest. In our company, we built a garage, and we didn't put windows on the side of the garage because you do not want people looking in to steal stuff, so we just put fake windows. They definitely increase the appeal of a structure. And, just to be clear, and I am sure you have gone over this with Staff, your proposal does not include any signage on the building?

Mr. Filburn: He did not want it.

Mr. Snowden: I may be able to shed a little light, as I met with the tenant several times. I believe that the tenants intention, although there is some office space inside there, I believe that the tenants intention is to use this mainly for material storage. The gentleman is an existing fence business owner. He erects fences. The advantage, just so the Board understands how this plays into his business model, he is going to be utilizing this space to store bulk materials that he utilizes. So, therefore, he can get a better price on materials. He will not have to purchase materials each time. So, for the most part, he is utilizing as cold storage, and I did not even see any utility structures indicated. So, the majority of it is not even going to be climate controlled.

Mr. Filburn: What we are putting up is cold storage. It is literally a metal box.

Mr. Hicks: At the back of the property, it is awfully close to the property line, the existing building, it makes sense you are just extending that same building line. This is not going to be any closer to the property line. I do not know what requirements there are in regards to a building setback line.

Mr. Snowden: In commercial, as far as I am aware, Mr. Hicks, there is not a minimum setback here because of the fact that it is existing.

Mr. Hicks: But, the new structure will not have to be ten feet off of that line, or whatever?

Mr. Snowden: That is a good question. Let me review the code momentarily.

Mr. Hicks: I think it makes sense what you are doing. I just want to make sure if it is a problem that it is dealt with in the right way, so if it is a variance it needs to be given...

Mr. Snowden: Let me review that momentarily. I will say that if you see, as indicated on the plan, the tree line on the City's land directly behind, does screen both properties pretty well from each other.

Mr. Hicks: I am not too concerned about the appearance from that side. Those were all my comments.

Chairman Comeaux: Any other questions from Board Members? So, you are basically building the building? So, you do not have a sense as to what he is going to do with that area that use to have the storage tanks on it. I understand.

Mr. Hicks: Just for clarification on your one isometric view, you have got the building here, and you have what looks like two different materials or a water table or something. I am assuming, is this one color above and then another different color of the same siding below?

Mr. Filburn: He wanted to put a little bit of character to it.

Mr. Hicks: But that will be the same material. It will be...

Mr. Filburn: Yes, it is all metal. It really is just a different color.

Mr. Hicks: Perfect.

Mr. Filburn: It's a waynes coating that he picked up.

Chairman Comeaux: Mr. Snowden, have you had a chance to review?

Mr. Snowden: Give me one moment to make sure I do not make an error.

Chairman Comeaux: Any other comments? As soon as you have that resolved, we will take a motion for you and get you out of here.

Mr. Hicks: Did you put up any other steel buildings around the City?

Mr. Filburn: In Reynoldsburg?

Mr. Hicks: Yes.

Mr. Filburn: No, this is the first time we have been in Reynoldsburg, to be honest with you. We built single family homes all over the place, primarily. This kinda came out of the blue. It is a job.

Chairman Comeaux: Exactly, you are not going to turn away work.

Mr. Snowden: Well gentleman, we may have a little bit of an issue. I do not know if this is an oversight I didn't catch. I would think it would be. The minimum rear lot line is thirty feet. The minimum rear yard setback, which I do not think we are meeting here, and that is a problem. And, I apologize if that is an oversight that I made in the process. I think when you look back, we are at what, ten?

Mr. Filburn: Yes, we are at ten.

Mr. Snowden: We would have two options. Either we would have to wait and get a variance for that, which is going to take you to the end of January, and then back to February, and that is basically going to crush your schedule. Or, you could move it to thirty feet. You could leave the existing building as it is, and the board could approve it on condition that you submit to me new plans that show that.

Mr. Filburn: We will push it out.

Mr. Snowden: Greg, I apologize. You know you have worked with me and I try to catch everything, but this happens.

Mr. Filburn: It is no problem. It is cold storage, I don't think he really cares.

Mr. Hicks: So, you are saying he is going to have to move the building, or he needs a variance?

Mr. Snowden: The new addition. It is at ten feet, so you are talking about moving it up...

Mr. Hicks: I am sorry I even brought it up. I think it is more appropriate where it is at, rather than moving it closer to the street. Let me just certify it's appropriateness as shown, rather than thirty feet forward.

Mr. Snowden: Unfortunately, the code does not grant the Board the authority to certify anything and it's appropriateness, that also requires a variance. There is a heavy restriction on the reality of the Board's power. I would probably suggest that the Board just approve that on that condition so we can move forward with the timeline here.

Mr. Filburn: I think you will not notice it from the front. It will just look like the building is a little longer from the back. We will have a nice little cubby.

Chairman Comeaux: So, we can go ahead and approve it subject to the setback requirements, and then you all can make the decision whether you can go through the variance or not. Is that ok?

Mr. Filburn: That is perfect.

Mr. Snowden: And, here is the thing, we are talking about timing. If it is going into winter and he wants to say, knowing that he is going to be getting his Certificate of Occupancy for the existing building, if he wants to wait, and get the variance, and get it done, we can get it done over the winter when it is slow, so you have that advantage.

Chairman Comeaux: So, with that conversation in mind, I will entertain a motion.

Mr. Bowman: I will make a motion with the condition of setback.

Chairman Comeaux: So, Mr. Bowman has made a motion that we approve the building as displayed to us this evening, provided that it meets the setback and you approve Eric with appropriate diagrams to show that. Mr. Hicks is asking if you would entertain some ornamental foot windows?

Mr. Bowman: And also included in the motion, to entertain foot windows on the facade.

Chairman Comeaux: So, you are going to need to follow up with Eric. The only thing I would also say, Eric, if you are in communication with the tenant, just remind him about any signage. I know it is not a showroom, but if they are going to take down or change that fence, they might need to come before us, right?

Mr. Snowden: That would be correct. To do any modification, they repaired it in place, but to take it down, change it... He also has barbed wire, which is not permitted by code, so he knows if he starts taking it down, he is going to lose his barbed wire.

Chairman Comeaux: I am just saying, if you are having a conversation with him, there are a couple of things that he might not think about, because a lot of stuff about fencing is something that needs to come before us.

Mr. Snowden: Absolutely.

Chairman Comeaux: He has a fence company, so he should know.

Mr. Snowden: Mr. Filburn, before you walk out, there is a thing I usually read to folks, but lets just you and I talk tomorrow because this is a little bit more complicated with the possible variance. We will hook up tomorrow via phone, and go from there. Ok?

MR. Filburn: Thanks.

Mr. Snowden: Have a good day.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eliot Bowman
SECONDER:	Steven Hicks, Board Member
AYES:	Comeaux, Hudson, Zollars, Bowman, Hicks, Burd

3. **7345 E. Main St.; Application #172207; Applicants: Douglas and Charlotte Vickers; Business: Vick's Gourmet Pizza; Exterior Modifications - New Doors and Awnings**

Chairman Comeaux: The applicants are here, I believe. Would you please state your name for the record and Mr. Snowden will give us a brief presentation, and then we will have a little dialogue.

Ms. Vickers: Charlotte Vickers.

Mr. Snowden: Thank you Mr. Chairman. 7345 E. Main St., Commonly known as the Connell Hardware Building (Vick's Pizza proposed location) for Exterior Modifications. It is application #172207 for a Certificate of Appropriateness. The property is located on the southwest corner of Main Street and Lancaster Avenue. Existing Zoning is CC - Community Commerce / HCO - Historic Commercial Overlay. Request is for a certificate of appropriateness for exterior modifications to an existing commercial building in the Historic District. Current Use is Vacant Space/Eating & Drinking Establishment (Proposed). Applicants: Charlotte & Douglas Vickers. The applicant is requesting the Board review and approve a certificate of appropriateness to modify the exterior of a commercial building in the Historic District. This proposal includes the replacement of the front entrance doors and addition of canvas awnings to the north, east and south facades of the structure. The site is developed with an existing commercial building that was previously used for retail sales. Neighboring uses include other commercial businesses, including eating and drinking establishments and personal services in the CC and CS districts of the City. To the south, the property abuts single-family dwellings in the R-3 district. The property and all adjacent properties are within the Historic Overlay District. Staff's Review: Historical Significance - the property dates to the 19th century and has been the site of various commercial businesses over its history. North Facade - The applicant is proposing to replace the two existing sets of steel framed double doors. The applicant proposes to replace each set of doors with a single, residential style door with an oval shaped glass panel. The proposed doors would be flanked by sets of louvered vinyl shutters which would be permanently affixed to the building facade. Upon review, Staff has found the style of doors to be largely inconsistent with the historic design guidelines. Staff met with the applicant to provide a copy of the guidelines and has encouraged the applicant to select another style from those provided. The size of the proposed shutters is also inconsistent with the size of the doors, which the guidelines indicate is not appropriate to the Historic District. Staff recommends that the applicant omit the shutters and retain wood paneling painted to match the existing

facade. The applicant is advised that a residential style door at this location may cause issues with fire codes and life-safety approvals to the proposed space once it is completely built out as a restaurant. The point being is that, this space, given its size, those crash bars to allow a quick exit are typically something that is required. So, when you are putting in a residential style door that has a turn knob, which is what the applicant is showing in their application, which the Board can certainly approve that from a design standpoint, could cause them some issues down the road. So, staff just wanted to indicate that. East Facade - the applicant is proposing to replace the existing double doors with a residential style doors flanked by shutters is a similar manner proposed to the north side. The existing doors appear to be original to the building and are consistent with 19th century mercantile buildings. Staff recommends retention of the existing door style. The applicant is also proposing to add a treated wood board above the garage door opening. Staff would like more clarification. I was not able to tell when I visited the site whether that is a wood panel, or something that is concrete, or like a masonry lentil. We need clarification on what that is about. Awning Locations - Awnings are used to bring attention to building uses in an attractive manner and articulate building entrances and other detailing. The applicant has proposed to add awnings over entrances located on the north and east facades of the building. This is consistent with the commercial use of the building and Staff does not feel the addition of the awnings will detract from the overall historic character of the structure. The applicant is also proposing awnings along the south facade of the structure that are not consistent with the historic design guidelines in terms of their design, and do not articulate any building entrances or features. Staff recommends that the applicant modify the design or omit these awnings from their final design. The proposed canvas awning material is consistent with historic design guidelines. The applicant is proposing to utilize unpainted aluminum supports for the awning structure. Generally speaking, this is not an appropriate material for use within the Historic District. Staff recommends that the applicant modify the plans to utilize a painted or enameled frame. The Board should apply the standards for design review and determine if the proposed improvements enhance the characteristics of the Historic District. Staff's recommendation is it that the Board approve the certificate of appropriateness on the following conditions: 1. That the applicant be required to submit revised plans to Staff in conjunction with a zoning certificate application showing the following: a. A revision to the design showing the omission of all proposed shutters. b. A revision to the design showing the retention of the original entrance doors on the east façade or replacement with doors of a similar design and historical character. c. A revision to the design showing entrance doors on the north facade that is consistent with the styles shown in the design guidelines. d. A revision to the design of or omission of the awnings along the south side of the structure. e. A revision to the design of the remaining awnings indicating the unpainted aluminum supports will be painted or enameled in a color that will match the awning material. With that, I will turn it back over to our chairman, and I will be happy to answer any questions.

Chairman Comeaux: Ms. Vickers, can I get you or someone else to come to the microphone so we can have a quick conversation? I have a couple of questions for Mr. Snowden, first of all. I need to disentangle what is required and what we are advising. I know there are

requirements in the Historic District about materials in certain instances. For example, it that a requirement for the north facing door? So, the north facing door, we are not required to have the door of a certain material, correct?

Mr. Snowden: Correct, Sir.

Chairman Comeaux: Ok, I am just trying to disentangle what I am required to do. Similarly, for the awning frames, your recommendation was painting the awning frames. These would be underneath the awning, so not visible except from underneath?

Mr. Snowden: Correct, Sir. This is a pedestrian area, so pedestrians are going to be utilizing, entering and exiting from it. Mr. Chairman, to put a finer point on what you are asking, the items that we are talking about are not necessarily contained in the Historic Overlay District, as required items per code. However, the Historic District Guidelines were adopted by Council and folks back in the 1990's. Conceptually, the Board does have a little bit more flexibility.

Chairman Comeaux: Also, the shutters, those would be on the sides, facing north?

Mr. Snowden: North and east, was what he applicant was proposing.

Chairman Comeaux: So, Ms. Vickers, you have heard the presentation. Do you have any questions or concerns?

Ms. Vickers: Yeah, a few things. One, I am a little confused about the awnings and the metal frame having to be painted. The one we had put up a couple of years ago is not painted.

Chairman Comeaux: Is it like a galvanized aluminum?

Ms. Vickers: It must be. We just had those installed. You guys probably remember when I came here two or three years ago. My question is, do I tell the company that is going to install those, that it has to be painted?

Chairman Comeaux: That is part of our conversation here this evening. Before you leave tonight, we will figure that out. Ok?

Ms. Vickers: Another thing too, we have totally decided to do away with the shutters, and everything that you see there, and we have come up with the doors that Mr. Snowden has pretty much said we need to have.

Mr. Snowden: We gave you an example and had at least a half a dozen on there.

Ms. Vickers: Well they all look kinda similar. We didn't have much to chose from. I liked

my oval door. But, I have copies of these doors here. If you guys want to see a copy.

Chairman Comeaux: If you have a copy of the picture, if you just want to start it... That way Mr. Zollars can take a look at it and we can go from there.

Mr. Snowden: Why don't I assist by passing these out so we can continue.

Chairman Comeaux: Sure, that is fine. So, that is the kind of door you think you are going to get? So, this would be for the north facing door?

Ms. Vickers: We are replacing all doors, on Main St. And on 256, both those sets of doors. And, we are going to do doubles now.

Chairman Comeaux: So, when you say doubles, now there is an entrance for where your part is going to be. Is the art facility still going to be there?

Ms. Vickers: We are replacing those. They are the same doors. It will all match and look really nice. The stone on the front will look beautiful.

Chairman Comeaux: So, you will have two doors that go outward for safety purposes?

Ms. Vickers: There is going to be an awning over this.

Chairman Comeaux: How does the awning work there? Is it going to be just over the pizza establishment? Is that right?

Ms. Vickers: There will not be one over...

Chairman Comeaux: Is it going to cover that window right above the doors?

Ms. Vickers: No, it is not going to cover the window. It is going to come out right above the door.

Mr. Snowden: It is covering the window directly above the door, based on what you submitted.

Ms. Vickers: It is covering the window above the door?

Mr. Snowden: Correct.

Chairman Comeaux: There are twelve panes, or what have you.

Ms. Vickers: Really? Huh, I don't remember that. Let's see. Oh, I guess it does.

Chairman Comeaux: But, you leave the woodworking accents that are above the door, and that is a good feature. So, I think this answered the door question. And, I think this answered the shutter question, correct?

Ms. Vickers: Yeah, the shutters are going. All that is going to be there now are the doors. No shutters. And of course, Charity is going to be replacing her two doors there with the same doors that we have, that will all match. It is going to be in a gray bronze that is real similar to that stone. It had a gray-bronze in it. So, it will make it really pop out and make it sharp.

Chairman Comeaux: The two other things, one of them, the awnings on the south side, and I will be honest with you, I can not remember ever seeing that side of the building.

Ms. Vickers: Dan brought that up too. He asked me why we didn't just save our money and leave that alone.

Chairman Comeaux: Ok, are you going to save your money and leave that alone then?

Ms. Vickers: No, but what I do propose to do, and I do agree with Mr. Snowden, they do look kinda odd. I would like to have some kind of either the type of shed awning there that don't come out as far. Looks like a valance instead, and is square. John, came up with the curvature wood. These guys, when they are doing these awnings, sometimes don't come up with the greatest images that should be on a building.

Chairman Comeaux: Mr. Snowden, are you familiar with the type of awning she is talking about there, a valance?

Mr. Snowden: It is basically looking the same as what she is proposing, just with a steeper rake. Actually, that is also in the design guidelines. There are three different types, and that is one of them.

Ms. Vickers: It is a shed look. And it is not going to protrude out so much. It is going to be more flat looking.

Chairman Comeaux: I don't mean to monopolize the time. Are there any other questions from Committee Members? Mr. Hicks, do you have something?

Mr. Hicks: Just as we were talking about that side of the building, and the awnings coming out, from the building, is that building set on the lot line, and once you put an awning on, it is sticking over? And, depending on what type of awning you are putting on...?

Mr. Snowden: Basically, what she is showing Mr. Hicks, the lot line would almost follow the inside of the sidewalk here.

Mr. Hicks: I mean on the back of the building.

Mr. Snowden: Mr. Hicks, in some ways, it is not necessary that the City protect the applicant from possibly infringing on the neighbors property, but it is something to be aware of. I understand your question.

Mr. Hicks: I have a few others. Probably one of the most iconic signs in the City, is the Connell Hardware sign, both on the north and the east side of the building. I understand the transition of the use here to a pizza place. So, on your front awning, you are proposing adding your signage, to designate that is the new Vick's, but will also be maintaining the Connell Hardware sign on the building? I am wondering if there has been any discussion about possibly relocating the Connell's Hardware signs to perhaps inside the building to accentuate them, and to replace them with a Vick's Pizza sign, that is kind of in the same spirit? I was not sure what discussion there was. I love the Connell's Hardware signs. Like I said, I think they are iconic. But, there is something contradictory to having a hardware/pizza place and the fact that you still have the hardware sign still on the building that is now a pizza place. So, I just what to understand what discussion has gone on.

Ms. Vickers: For those of us that have lived here many years, it will not be strange, because it will always be Connell's, no matter what. I suppose, a hundred years from now, it will not be that way. But, for a long time it will always be Connell's Hardware, and that little building will always be what people think of as Vick's pizza. We personally do not mind the signs being there. A lot of people are happy to see them stay. Charity gets calls all the time, and we do too, people want to buy the signs.

Ms. Connell: These signs are not for sale. Personally, I would like to see the signs stay on the building and I have had numerous comments to me worrying about the signs coming down. At this point in time, no. I am afraid if we take them down, they will fall apart.

Chairman Comeaux: Mr. Hicks, while I understand what you are saying, I think this is kind of a historical thing and leaving them is something I do not have a problem with.

Ms. Connell: The history of this is on the menus, there is memorabilia of the hardware, and the pizza place.

Chairman Comeaux: The other problem for us, we talked about this the last time you were before us, Ms. Vickers, and that is, you have this kind of old signs yourselves that is non-conforming and you would have trouble moving that, or updating that, or what have you. So, while it might be nice to have an old fashioned pizza sign, putting a lit sign in the historic district is something we would have a hard time doing.

Mr. Hicks: I just wanted to have a conversation about it. I think I am ok, it is the Connell's Hardware building, and there is a pizza place in it now.

Ms. Vickers: And, if it wasn't that we were not merging the two together, it would be kind of odd to leave them up there. If we were kinda isolating. But, we want for people to... it is going to be like a museum in Reynoldsburg. One wall is going to be donated, when I was here, Gables, Don's Restaurant, I'm telling my age to some of you guys. I am sure some of you remember them. And, get with the Historical Society and take one wall as you come off that 256 side. As you come in the lobby there, you are going to see one wall of just pictures of old Reynoldsburg. That will just be wonderful to have those memories brought back for all of us. I think it will be pretty cool. There were a couple of things I wanted to say, but have forgotten.

Chairman Comeaux: That's ok. So the only other item that Mr. Snowden, I think had mentioned in his introduction to us, was the frames and the awnings. His concern is valid and an esthetic one and how they look to a passer by. My concern would be of durability. Are they going to rust and things of that nature?

Ms. Vickers: We had one up for twenty years and it actually is the same frame. All they did was come in and recover it. Look at it. It is in great shape.

Mr. Snowden: Let's back up. Just so you understand that our staff is not being inconsistent. I hear what you are saying, that it is still in great condition. Had that come back in front of the Planning Administrator, or whoever it was three years ago that we were not just refacing the awning with new material and graphics but we were actually physically removing the structure and putting up a new structure, it is very possible that the Planning Administrator would have said the exact same thing then that I am saying now. Just understand that we are not trying to be inconsistent between when you were here three years ago and now. I just want to be clear about that. They may have said the same thing.

Chairman Comeaux: It is the kind of thing that...

Mr. Snowden: This one makes redevelopment so much more interesting and challenging.

Chairman Comeaux: That's right. It is not like we are asking you to put or wood piping around it or anything.

Ms. Vickers: Also, are you interested in what we are going to put on the awnings? The writing?

Chairman Comeaux: Do we have that?

Mr. Snowden: This is what you provided to us.

Ms. Vickers: Yeah it is. Well, it wasn't written in stone. He just put that on there as an example.

Chairman Comeaux: We had assumed it was going to be something like that and maybe on the westerly side, something similar to "We Deliver", or something like that. I am sorry I did not comment on that. I assumed that is what you all wanted on there.

Ms. Vickers: What I would like to do, and I talked to, is to change the name to Vick's Pizzeria. Vick's is more than just pizza, we are going to have a lot more dishes, homemade lasagna, and marzetti. Once a week we will have a special dish. It will change constantly. We just want people to get the feel that it is not just pizza. We called it Vick's Pizzeria, then took the print that is very bold to make it more Italian, with a different font. Basically put "We Deliver" and our address. That is about it, just changing the font.

Chairman Comeaux: I think that is fine, as long as we do not have an obnoxious font.

Mr. Snowden: Mr. Chairman, let me interject. I think what Ms. Vickers is proposing sounds great. What is shown on this is what she would be getting approved for, unless the Board gave Staff the ability to approve it. My recommendation would be, if the Board is not hung up on fonts, give Staff the ability to approve sign font changes. When she gets the approval for this, that's fine. The approval is for what is being provided, so, if that needs to change, the Board needs to give Staff the ability to approve.

Chairman Comeaux: What is the color of the awning?

Ms. Vickers: They are black. The only thing we are basically changing is probably the font.

Chairman Comeaux: And referring to "Vick's Pizzeria" rather than "Vick's Pizza and Eatery", or what have you. Ok, well that's fantastic. Do you have anything else to add? I'm sorry, Mr. Hicks.

Mr. Hicks: To go back to the doors, and not to beat a dead horse, but the door that is on the east facade appears to be an original door. Is there a specific reason that that is being replaced?

Ms. Vickers: It is very very old. It has a big old crack at the top. It is not lined right. I think it is Plexiglas in there.

Mr. Snowden: That is also very typical of 19th century structures.

Chairman Comeaux: Fire codes were different then.

Mr. Snowden: Or non existent.

Mr. Hicks: The structure will have another fire exit out the front. I am curious to see what the Building Department's leniency would be on something like that. It is an original door and I am a big supporter of maintaining original character in the Historic District, including

doors and windows. I own a home a few blocks north, original front door, all original windows, just because they add a lot of character to a downtown and to a historic neighborhood. If there is any way possible to be able to keep that door, I would highly encourage that whatever needs done, is done to be able to keep it. If that is additional weather-stripping, a little bit of elbow grease, and a conversation about the safety needs of a restaurant.

Mr. Snowden: Im sorry Mr. Hicks, I do not mean to talk over you, only to give you the information that we would have to have Lt. Posey, the Fire Inspector from Truro Fire weigh in on the direction of opening, which we could certainly have him do. I could certainly look into that.

Mr. Hicks: In regards to the awnings, I understand historically awnings have been used on older buildings. They were used on older buildings. It is not out of character for an older building to have an awning. But, is there any way that we can work on these awnings a little bit to give them an older look. There has to be different styles, different things that we can do. Perhaps, say on the east side of the building, they appear to be kind of low, where they cover up the windows, you can not see the windows as much. Then, on the front, you are going to have one awning just over one entrance door, that is going to be completely blocking a window. The two windows to the right of it will not have any awning. The door to the left will not have an awning. I am just curious, I know we are talking about changing the font of the awning, which I think makes a very big impact to what you are doing, and what you described certainly sounds much more appealing than what we are seeing here. I was just wondering if there was any way we could make the awnings look more period correct, older, more historic looking, and accomplish the same use that you need for advertisement, sign, display, so that people can see that you are located there. But, also, not make it look like you put a modern awning onto an old building, something that accentuates the building a little bit more.

Ms. Vickers: Can you show the picture of the front again, where it is more flat and were the awnings will be?

Mr. Snowden: You want to look at the east facade? We can do that.

Ms. Vickers: Personally, I am not an awning person. I do not know what kind of designs they have for old buildings to give them more of a blended look. I have seen awnings that look like a ruffle.

Mr. Snowden: Let me bring up our design guidelines and show you the three that are shown in the design guidelines. One moment, let me find that document.

Ms. Vickers: The reason we separated the awnings is the sign is going to stay up there. We didn't want the weather dripping down on the awnings and causing damage to the awnings. It doesn't show that and I called John and told him that I wanted that in there. There is

going to be a valance in there so it is going to look like a continuation of the awnings. So it will be like a valance going across the center of that to make it look like they are connected.

Mr. Hicks: The primary purpose on the east side of the building is so you can attach signage to it? Or, is there any other reason that you would want? You do have the old Connell sign in the middle.

Ms. Vickers: Well, a couple of reasons. We are wanting to set tables out there in the summer time, a couple of little chairs and tables where people can sit under the awning if it is raining, and eat. For character purposes I think it would add a little luster to the place, give it a little pick me up. And signage too, we will not have to have a sign. That kinda kills two birds with one stone.

Chairman Comeaux: It doesn't address your issue, there is one over your door but not over the door immediately to the left. It does appear that they are kind of consistent, at least with what the Historic Overlay Revitalization Plan had suggested.

Ms. Vickers: There are several awnings on Main Street.

Mr. Snowden: And, some may be existing from before the Design Guidelines were enacted, and some may not have been. It just depends.

Chairman Comeaux: I can think of a couple of new ones.

Ms. Vickers: What is that, an umbrella look or something, a curvature.

Chairman Comeaux: There is a dome one and a bull nose.

Mr. Havener: There are some awnings with an earlier period look, that you are referring to. That may be something you might want to entertain.

Mr. Bowman: Mr. Chairman, if I may... Why don't we approve what we can and come back for the others. If the awnings are a sticky point, why don't we approve what we can and circle back on the other and do this in two steps, instead of one package?

Mr. Hicks: We have approved planters before.

Chairman Comeaux: The planters were taken care of at a prior meeting. Anything that was on this submittal, that has the planters also on there, if they are designated, or whatever detail on it, would not be approved here because there is already been planters previously approved.

Mr. Snowden: They look like window boxes. I am confused because I thought that was separate.

Ms. Vickers: The side where the awnings were?

Mr. Snowden: Let me go back to the previous picture. It is more of a window box, correct? Or is this a separate...

Ms. Vickers: I am lost.

Ms. Snowden: She is already approved for the masonry planters.

Mr. Hicks: Eric, directly below that page where it is talking about flower boxes, the flower boxes, I am assuming are for the east elevation?

Ms. Vickers: You know the side where the awnings are that are curved? There are three windows there. There is some brick there that is kinda broke off and chipped off. I just want to but wood flower boxes there to dress the window up.

Mr. Snowden: You are showing them here on the east facade. That is what I am looking at here. I do not see anything for the south facade. So, that is for the east facade. And, what is going on with this treated board here?

Mr. Hicks: And, that concrete is chipping above that door. So, you are going to attach that piece of trim board on top of there, and will that be painted.

Ms. Vickers: Yeah, it will be black. I thought it would be nice to put our address up there so it would be clear for somebody to see. We do not have to put anything on it at all.

Mr. Hicks: So then, on these planter boxes that are on the east side, these will be like the style that would hang on a window sill and attach that way so it would look an almost basket style, free-standing, attached to the window sill, made out of cedar, with your annuals in there.

Ms. Vickers: Just to cover up the destruction of the window itself. Just to do something to clean it up.

Mr. Snowden: Mr. Chairman, and Members of the Board, I would probably advise mounting a piece of wood over some decayed concrete. That does not seem to me like a great solution. I understand the overall building needs help, but that does not see...

Mr. Hicks: Are you talking about above the garage door? I am ok with it because you are only talking about running a few concrete screws in there. That lentil looks like it is structurally ok but it is probably just chipped from people moving hardware in and out of the door. So I think, as long as it is painted black, that adds a little.

Ms. Vickers: It needs something. I was thinking about putting an awning a little bit over. But, I am trying to conserve money as much as I can, here and there. And, at the same time, take this place and work on in a little bit on the outside. Charity has, we both are trying to do that. You know, give it a little spark in places that it needs it, and as cheap as we can, and make it look nice. That is what you guys are here for, to help us do that. And, as far as the awnings, we can wait on the awnings. We can come back, do this again. We are not in a big hurry for them. They will probably be one of the last things. They wanted to put them up in January or February, because they are slower then. I am sure you guys might have a few questions on what we are planning on doing with the little shop. I will give you a brief idea on what we want to do with that is, I plan on taking the awnings, and redoing them later, making them solid black, and that little shop is going to become a banquet room for private parties, birthday parties, meeting if people want to rent it.

Mr. Hicks: Are you talking about your existing location?

Ms. Vickers: Yeah, our little shop, the little Vick's. We just could not see not making it something. People wanted it to be a part of it somehow and in order to do that, that is what we decided to do. It is going to be a second phase. We are planning on covering the patio out back, and taking that window out of Connell's, and make this all blend in. It will be two phases, eventually.

Chairman Comeaux: I am going to entertain a motion here. The shutters were removed from the application. The east doors and the north doors will be as presented here, with the caveat that if you will consider trying to salvage these doors, that would be great. We do understand that for safety, and for other reasons, you might need to replace them. But, if you would at least entertain that, that would be great.

Ms. Vickers: So, wait a minute here, we have decided now you want us to keep those doors there?

Chairman Comeaux: Well, it would not upset us if you had a conversation about salvaging the doors, ok? On the eastern facing. I am not requiring you to do that. What I am saying is, there is somebody that suggested it would not be bad to salvage.

Ms. Vickers: Maybe we could save them and hang them on the wall someplace. How about that, Mr. Hicks?

Chairman Comeaux: The awnings on the south side, those were the ones with the valances. We can approve valances, but we need you to talk to Mr. Snowden.

Mr. Snowden: Mr Chairman, let me interject. If we are going to be coming back to do design review for the signage, for the awnings, because we have different texts, and a different design, I am going to recommend we do that in one awning package. What the Board would be approving tonight would be the doors, as they have been resubmitted to us

this evening. Is that fair?

Mr. Bowman: And, we could, in the motion, have Staff approve, we are talking the fonts and these minor changes, could we include in the motion to just have Staff for expediency?

Chairman Comeaux: It sounds to me that the awnings are going to come back to us later. So, we are going to approve the doors, the board over the garage, am I missing anything else? Ok, great. And the flower boxes on the side. I will entertain a motion addressing the doors on the east and the north, the flower boxes on the east and the south, and the board over the garage. And, we will come back for the awnings.

Ms. Vickers: That is fine.

Chairman Comeaux: I will entertain any motion, but that is the motion that I think we have discussed.

Mr. Zollars: I will make a motion if the minutes will reflect, as stated, so I do not have to repeat it.

Mr. Hicks: Can we repeat it please? I want to make sure.

Chairman Comeaux: Sure. The motion is for approval of the doors on the north and the east to be as presented here this evening, with the caveat being that we would like them to entertain attempting to salvage the doors on the east, not requiring them to do so. The planters, as presented to us this evening, on the south and the east. The board above the garage to fix up the lentil. And, I believe that is it. That is how I articulated it. That is how Mr. Zollars made the motion. That is how Mr. Bowman seconded. So, is there any further discussion?

Mr. Hicks: So, we are going to ask you to explore keeping the door on the east side. Because we do not have the authority to require that the door stay barring the Fire Marshall declaring that it is unsafe.

Chairman Comeaux: We might be able to hold that up. The motion that Mr. Zollars made, articulated that we would ask them to entertain salvaging the door, but if it is not prudent, and is not compatible with their plans, that they wouldn't do it. And, what I articulated is, they have come a long way from what they wanted, to where we are. So, while I really might like that east door, I am not going to ask them to go that next step. So, that was my thinking behind it.

Mr. Zollars: I am not sure you are going to be able to do that in a restaurant anyways.

Chairman Comeaux: We have articulated, and voting no, is ok.

Ms. Vickers: I'm losing it.

Chairman Comeaux: You are not losing anything.

Ms. Vickers: It sounds like now the door, from what Mr. Zollars just said, we are not going to be able to replace it anyway.

Mr. Zollars: In a commercial world, and a restaurant environment, you probably are not going to be able to use existing door.

Chairman Comeaux: he says quite the opposite. He says that you are not going to be able to salvage it. He says you are not going to be able to use the existing door.

Ms. Vickers: Oh, ok.

Mr. Zollars: The motion is to change to the doors that you presented, do the flower boxes, and the boarding over the garage.

Mr. Hicks: Is the motion going to address the awnings?

Chairman Comeaux: No. The awnings will come back to us separately. Mr. Snowden, will you please call the roll?

Mr. Snowden: Charlotte, I will write all this down and present to you a written description of what was approved. You will probably be back here with a more detailed awning plan.

Ms. Vickers: It is pretty detailed, it is just that I made some changes.

Mr. Snowden: That is fine, I will work you through that portion.

Ms. Vickers: And I don't like the curved things either.

Chairman Comeaux: I do not think we are far off. The one on the north facing one, you need to get what you want to say. You need to get the slogan you want. And, maybe part of the answer is getting the slope to match on the east end.

Ms. Vickers: When is the next meeting?

Chairman Comeaux: We meet every month.

Ms. Vickers: I did not know if you guys took off two or three months, or what.

Mr. Snowden: They will be back in January. And the deadline for the January meeting is the 17th of this month.

Chairman Comeaux: Thank you for your time.

Ms. Vickers: Alright, take care.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Eliot Bowman
AYES:	Comeaux, Hudson, Zollars, Bowman, Hicks, Burd

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman



Planning Administrator