

MINUTES
CITY OF REYNOLDSBURG
DESIGN REVIEW BOARD
NOVEMBER 3, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Kevin Bainter Mr. Scott Baker Mr. James Comeaux Mr. Richard Hudson
Members Absent:	Mr. Lane Beougher Mr. Jim Miller Mr. Patrick Thompson
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF OCTOBER 6, 2011 MEETING

Chairman Baker: Everybody should have received the packet in the mail. Anybody have any additions, deletions, revisions to those minutes? (No response.) Seeing none, they will stand as distributed.

3. APPROVAL OF AGENDA

Mr. Baker: Are there any additions or deletions to tonight's agenda, Mr. Hansen?

Mr. Hansen: There are none.

Mr. Baker: Thank you.

4. PUBLIC COMMENT

Mr. Baker: If there is anybody here tonight that wishes to speak on any item that is not on tonight's agenda, now would be the time to do so. (No response.) Seeing none, we'll move on.

5. SWEARING IN OF SPEAKERS

(Mr. Baker administers the oath.)

B. NEW BUSINESS

1. 1300 AIDA DRIVE, REYNOLDSBURG, OHIO: APPLICANT: ARSHOT INVESTMENT CORP., GREGORY VEAZEY, COUNTRY BOY KNIVES (5520-DR). WALL SIGN FACE CHANGE

Mr. Baker: Is that applicant here tonight? You can come up and state your name for the record and Mr. Hansen will give us a review.

Mr. Gregory Veazey: Greg Veazey.

Mr. Baker: Thank you.

Mr. Hansen: The applicant is proposing a wall sign face change to an existing sign cabinet here at the Reynoldsburg Center. You can see the storefront where they're going to be located. It's a new retail store right next to – what is that next to? I'm just blanking out. Sorry. I knew it earlier and now I forget.

Mr. Veazey: Country Boy Knives.

Mr. Hansen: Well, what you're next to – you're next to the – it's the Chinese restaurant, that's what it is. Jade's Chinese Restaurant. Here's the proposed sign face. It's an opaque background with illuminated characters and graphics and they are matching the same finish as all the existing cabinets on the Center with a matte black background. And the sign will be installed so all the fasteners will be hidden and it will match all the other sign faces. Here's a picture of – actually, no, I correct myself. It's Y&J Alterations. That's right next to where they're going to be located and you can see other pictures of the sign faces in that same Center. Staff recommends approval as presented.

Mr. Baker: Thank you. Do you have anything to add?

Mr. Veazey: No, sir.

Mr. Baker: All right. Any questions or comments from the Board? I see on here tonight, Matt, that there's a – you want a condition that they use a matte finish.

Mr. Hansen: Yes, actually, that is true, just because it wasn't indicated on the application but I confirmed it with the sign manufacturer.

Mr. Baker: Okay. Questions or comments? (No response.) Can I get a motion?

Mr. Bainter: Move for approval.

Mr. Baker: Can I get a second?

Mr. Hudson: I'll second.

Mr. Baker: Thank you.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes.")

Mr. Veazey: Thank you, Board.

Mr. Baker: No problem.

Mr. Comeaux: Do you have a question?

Ms. Veazey: Just a question on illuminating the open signs. Are they allowed to blink or do they have to be constant?

Mr. Hansen: They have to remain constant, yeah.

Mr. Comeaux: Okay. Sure.

Mr. Baker: Okay.

2. 6993 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: HUNTINGTON NATIONAL BANK, TRUSTEE RUTH HOLBROOK (5522-DR). NEW EXTERIOR MATERIAL.

Mr. Baker: You need to state your name for the record.

Ms. Ruth Holbrook: Ruth Holbrook.

Mr. Baker: Thank you.

Mr. Hansen: In this case the applicant has exchanged out a roofing material. What was existing was a brown standing seam roof and they replaced it with a ribbed metal roofing product. It's the Union MasterRib and it was done in a light stone. Over the summer part of the mansard roof was damaged from a storm and so City Code Enforcement officers went out and provided notification to the property owner to fix or repair the roof. Subsequently, the applicant ended up replacing the entire roof material, partially because they couldn't find a matching product to replace the section that was damaged. You can see the ribbed roof product that they've chosen. There're some taller and shorter ribs on each individual panel. The color that they chose is light stone and I have some images – here's the existing product here, the existing material and then the product that they replaced it with. Here's an up-close shot. This particular product doesn't have hidden fasteners and so you can see these along the fascia. Another thing that was done on this installation, was that they did not remove the

existing signs and cut the fascia material around the signs. You can see the rest of the Center here. Another thing that has happened is now that the background color has changed the raceway on these signs do not match the background, which typically we have recommended when a new raceway sign is installed. Previously the Board has seen this material proposed on a building on Main Street and it was ultimately recommended that an alternate material be used. So staff feels that this material is not suitable for the commercial corridor and it seems like it's a more industrial type material. We are not recommending that this material be used; but, instead, we'd like to table this application so that the applicant can have some dialogue with the Board, so that maybe an alternate material can be proposed and get some feedback.

Mr. Bainter: Has this already been installed?

Mr. Hansen: It's already been installed, yes.

Ms. Holbrook: I mean, I'd like to add that I've been communicating with Rick Keys all along and many emails with him and I finally, before we did it, I said, "Well, you know, is there anything else we need to do, pull permits or whatever?" He said, "No, you're good, you're fine." I didn't know we needed to bring it before you or else we would've definitely followed all the guidelines. I've been very compliant with everybody and quick-moving on this and this is a better quality than what was up there before, so I didn't even hesitate that there would be a problem with it. It's a neutral color and I think it looks better than it did before, but I know you have certain guidelines to go by.

Mr. Comeaux: I have a couple, just comments.

Ms. Holbrook: Sure.

Mr. Comeaux: One thing, just logistically tonight there are four of us and that we would need, just so you know, we would all need to agree to approve it just because of the rules of the Board. So like if you get a three to one vote even in favor of what you're saying, it wouldn't pass, so I just want to let you know that upfront. Secondly, just so I understand the logistics, you said you had emails back and forth with—

Ms. Holbrook: Rick Keys. He was the inspector that originally had – he said, "You know, this is falling and then you have so many days to do it."

Mr. Comeaux: So he's with Code Enforcement here?

Mr. Hansen: Correct.

Ms. Holbrook: And I thought certainly he would be one that could guide me on that and I told him, because we couldn't get that same exact color that was up there, we'd do the whole thing which was clearly saying we were replacing it. And like I said, he did say, "No, you're good. Everything's fine." And that's why we moved on it and we had – he gave us a 28-day extension so time was kind of, of the essence.

Mr. Comeaux: And we don't have any before-before pictures, is that right?

Mr. Baker: If I can find one on Google, street view.

Mr. Hansen: This is the before material.

Mr. Comeaux: That's the before material right there?

Mr. Hansen: Uh huh.

Mr. Comeaux: And you're – I'm sorry, I didn't catch your name. Ms. Moody, is that right?

Ms. Holbrook: Ruth Holbrook.

Mr. Comeaux: Holbrook, sorry.

Ms. Holbrook: That's all right.

Mr. Comeaux: She kind of said that she thinks that it's an improvement over what was there before. How would you characterize the change?

Mr. Hansen: The color is definitely an improvement. I think the material and the way it was executed is substandard and we wouldn't approve the material to be coped around the sign cabinets. It provides logistical problems when a new sign gets put into place. I think the product doesn't exude a high quality material that we're trying to promote for Main Street. Hence, the last time we saw it we recommended that a flat panel be installed. Not saying that this is the correct application in this situation but with exposed fasteners and the multiple rib, it looks more like an industrial product.

Mr. Comeaux: This is just my own viewpoint. I'm sympathetic to the applicant's position that they were in conversations with Code Enforcement and I know it's a different side of everything and so I guess, is there anything short of yanking off this that – I know you had said they cut around the cabinets and left the cabinets up there, but is there anything you could do with this to – or is it the material itself that you have a problem with? Does that make sense?

Mr. Hansen: I wouldn't recommend this material.

Mr. Comeaux: Right, and I understand that.

Mr. Hansen: I don't know what else you could do.

Mr. Comeaux: Other than – yeah.

Mr. Baker: Typically this is a thinner gauge material and you'll see this on really large pre-engineered metal buildings, maybe some pole buildings and that kind of stuff. That's probably where you'll see this most commonly used.

Mr. Hudson: I think it's definitely an improvement. I don't like the cutouts around the boxes, the signs. I'd like to see that solid behind the signs, but it's definitely an improvement of what was up there. I mean, the building, it just looked tired. This, when I saw it starting to go up, I wondered how that was being done because it hadn't come before us and I thought, well, okay, but I thought it was an improvement but I didn't know why.

Mr. Baker: The color is an improvement.

Mr. Hudson: Definitely.

Ms. Holbrook: I've got like street views. It just definitely looks so much better.

Mr. Hudson: Oh, the building looks cleaner. It looks almost a little more modern.

Mr. Bainter: Well, let me ask. Was the installer a manufacturer certified installer for this material?

Ms. Holbrook: Yes, and he is with the Better Business Bureau. He's accredited with them and he was highly recommended to us. At the time when it first happened, our normal roofers that we would've contacted were just so busy and that's why we decided to go with him.

Mr. Bainter: But is he a certified installer for this particular product?

Ms. Holbrook: Yes, and he has done that before, this particular product.

Mr. Bainter: And that's their standard way of cutting around the existing signage and that sort of thing and no flashing and—

Ms. Holbrook: I can't say if he's done that on other buildings or not.

Mr. Bainter: I guess I would've thought that the manufacturer would've had some standard details on how to handle something like that. I'm not sure what some weather is going to do.

Mr. Hudson: What I'd be most concerned about is a new tenant moves into tomorrow and what if this material isn't available, especially in that color? What do we do? They're going to put a sign up and their sign may be larger, smaller, and there's no backing material behind it. Was it _____?

Ms. Holbrook: Right. That's why we left that sign up there, because if a new tenant did move in, we would allow them to take out that signage.

Mr. Hudson: If they have a sign that size?

Ms. Holbrook: Right.

Mr. Hansen: Yeah, and for that sign anyway, it's considered an abandoned sign. Per our code it needs to be removed anyway, so it really shouldn't be reused. Another issue that we had is that the contractor never registered with the City and so even if they had just come in to register, we would've known that this type of work was going to be done and I don't why they – and they still haven't registered.

Ms. Holbrook: Well, again, and I talked to – oh, what's his name? I called Jim Miller, because I was advised by Shelley to speak to him on that. I talked to him on Monday and I explained the whole situation and he said he would tell Shelley in this case it did not have to be registered because it was after the fact. He said if we did any other future work, which we are actually intending to do some future work, and now I know the process, that we would definitely register him. And, again, I wish Rick would've told me at the beginning that this was something I needed to do when I questioned – when we had the email conversation, was there anything else – steps I needed to take, because we would've even paid for his registration fee. Just, you know – it was no problem with getting him registered.

Mr. Comeaux: Just so I understand, the picture that we have up there now with the dark brown on the one side and then the light brown over the _____, is that the way it exists today if I were to go up there?

Mr. Hansen: It's been completely finished out.

Mr. Comeaux: So it's been completely finished out now. Okay.

Mr. Baker: How many tenants are in this building?

Ms. Hansen: Six. There are six tenant spaces.

Mr. Comeaux: Okay.

Mr. Hansen: And I think two are currently occupied.

Mr. Baker: Okay. So we're seeing two-thirds of the building in this picture, then?

Mr. Hansen: Here you have two-thirds and then this would be the other third.

Mr. Baker: I agree, from afar it looks nicer and the color is nicer. It looks less the 1970's but at the same time, as you get up close, you see the fasteners. It's not a material we would've recommended.

Mr. Hudson: Since I'm not an architect it looks much better to me. I'm a little concerned about the signs, going around the signs and fitting them, because if I rented space tomorrow and I don't want my sign to look like that--

Mr. Comeaux: So if we take those cabinets off it will just show through to the -- what would it show through to? The façade or--

Mr. Bainter: Won't it be that brown color that's--

Mr. Hansen: I think they just went over the brown.

Mr. Bainter: Over the top.

Mr. Hansen: Yeah.

Mr. Comeaux: And, Mr. Bainter, was your suggestion that that probably is not consistent with the installation that you'd expect or--

Mr. Bainter: Well, that's what I was wondering, if it was a certified installer by the manufacturer, by that particular manufacturer, by Union Corrugating Company, I guess I would be surprised that would be their recommended way of installing around the signs or handling the signs, not doing some proper flashing, that sort of thing. I guess I'd be concerned with not some proper flashing or closure around the signs that you're going to get water in back behind there, somewhere along the line you're going to get some future issue. I'm wondering is there, from a representative from Union, if they could come out and look at a repair or whatever you want to call it, around the signs to do closure around those signs, if that would be a possibility. Now, you've still got the exposed fasteners.

Mr. Comeaux: And do you think that's a part and parcel of this particular product?

Mr. Bainter: Yes. I mean, I'm sure those manufacturers have probably got concealed fastener type panels also. I mean, there are both kinds.

Mr. Baker: Almost makes the question too -- I mean, how do we argue when somebody wants to do this in the future and they can, you know, say, "We don't approve that" and they say, "Well, you approved it at 6993 East Main."

Mr. Hansen: We would have minutes documenting that this was not typical and the applicant --

Mr. Baker: Are you sure?

Mr. Hansen: Should have taken the proper steps.

Mr. Comeaux: I mean, I see – again, just speaking for myself. I am concerned about the fasteners issue and that seems like something that might be able to be resolved, I don't know. And I am concerned with the cabinet issue and I don't know if – I'm the least architectural person on this Board, so I don't know if you'd have to take the whole piece off or is there a way to make it work. Could you take the boxes off and make it work with what they've done already? Again, I agree that if this had come before us I know that they wouldn't have been – we would've talked you into different products. On the other hand, I'm acutely sensitive to your argument that you had been in contact with them. That being said – I guess what I'm saying is I, personally, could live with the product but I'd like to see it with the boxes issue fixed and with the fasteners issue fixed, if it's something we can do. And I'm not saying anybody else can live with the product and he's going to kick me later but – and I wouldn't live with the product if it hadn't been – you hadn't been in prior conversations with—

Ms. Holbrook: I understand. Well, that would be something that we'd be willing to entertain if there's a way to remedy those fasteners and the signs.

Mr. Bainter: Well, Mr. Baker, with this kind of wall panel you probably cannot do anything with the fasteners because it's probably inherent with the wall panel I'm assuming.

Mr. Comeaux: Okay.

Mr. Baker: That's correct.

Mr. Bainter: Quite honestly, probably these fasteners exposed are probably no worse, in my personal opinion, than the Knowlton School of Architecture up at Ohio State. But I guess I do have concern with the – around the signs and I guess I would offer up a suggestion that maybe the owner can contact Union and have him come out and see if there's a remedial way to fix the issue around the signs, to put closure there, flashing and that sort of thing and present findings or whatnot at the next Board meeting to see if there's a solution so as not to have tear off all the wall panels and so forth.

Mr. Baker: I think you'd need to remove the sign, remove the panel that's above and below the sign.

Mr. Bainter: Right.

Mr. Baker: And obviously, the strips below and above it that are holding – and keeping it water tight. So you'd have to remove that portion of siding to put on new siding.

Mr. Bainter: Right, but that'd be probably preferable than ripping out everything.

Mr. Hansen: Yeah—

Mr. Bainter: At least to the owner.

Mr. Hansen: I wonder if that is, on the cabinet issue, if that's a solution that if you are able to take down the sign and then just replace the panels.

Mr. Baker: Yeah, there'd be another way to do that.

Mr. Bainter: And I would urge that you have a representative of the manufacturer, not the contractor, but a representative of the manufacturer. So if he has to go back to his office, to his architects and how they've detailed things in the past, they should have a multitude of past experience on how to handle a situation like this.

Ms. Holbrook: Uh-huh.

Mr. Baker: So then is it possible to table this tonight and then see what solutions they may have to at least deal with the signs, give us another few weeks to chew on this. I didn't get a chance to actually to look at this in person. I wouldn't mind getting out there and taking a look.

Mr. Hansen: Yeah. You can table it.

Mr. Baker: Is that an option for you at this point in time?

Ms. Holbrook: Yeah. That would be good.

Mr. Comeaux: Again because – yeah, I'm the last architecturally sound person here but one of the things Mr. Bainter brought up was if it's not remedied properly you could have water getting back there which is going to be a longer term problem and so it goes beyond just how it looks.

Ms. Holbrook: Okay.

Mr. Comeaux: To me, the idiot, thinks that looks fine but—

Mr. Baker: Can I get a motion?

Mr. Comeaux: Yeah. I'll move that we table this until our next meeting. Hopefully the applicant will have the opportunity to have a representative from the manufacturer preferably or somebody talking about how we can make sure that the signage is okay, so that going forward if you have to change a sign, that we can remedy that.

Ms. Holbrook: Okay.

Mr. Comeaux: So that would be motion however inarticulate.

Mr. Bainter: Yeah. It'd be good if you could have the vendor come with you.

Ms. Holbrook: Okay.

Mr. Baker: Can I get a second?

Mr. Bainter: I'll second.

(Mr. Hansen called the roll. Mr. Hudson voted "yes." Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Comeaux voted "yes.")

Mr. Baker: All right. Thank you.

Ms. Holbrook: All right. Thank you.

3. 7428 EAST MAIN STREET, REYNOLDSBURG, OHIO: APPLICANT: TONY WEST, LEAK MEDIC (5523-DR). NEW ROOF AND EXTERIOR MATERIAL.

(speaking off mic)

Mr. Baker: If you could state your name for the record there.

Mr. David Waldeck: Yes. David Waldeck.

Mr. Baker: Thank you.

Mr. Hansen: This is an existing single-family type structure located on Main Street. It currently has white vinyl siding that's been installed. The structure was built in 1910 and so white vinyl siding has been replaced on this already and the roof is an existing asphalt shingle. The applicant is proposing to re-clad the house in a new white vinyl siding, new fascia, soffits, gutters, downspouts, and a new roof. You can see some of the damage that has been done on this building. Here's the rear and here's the other side. The proposed material matches with other surrounding materials in design and quality and the dimensional shingle roof will be an improvement over the existing asphalt shingle. I have samples in my office if you'd like to see them. I can run and get them.

Mr. Baker: Do you have anything to add?

Mr. Waldeck: No, he did pretty good job right there.

Mr. Baker: Is anything going to be done with that shed roof that's a—

Mr. Waldeck: No, we are not. No, sir.

Mr. Baker: Staying as it is? But all the other roof will just be replaced?

Mr. Waldeck: Yes, sir. All the other roof and it'll all match.

Mr. Baker: How about that front porch roof?

Mr. Waldeck: It's going to be the front porch roof replaced, yes.

Mr. Baker: Okay.

Mr. Waldeck: Yes, that's shingles. Yes. I want it all to match of course.

Mr. Hansen: And would the Board like to see the shutter remain on that window?

Mr. Comeaux: That's just ornamental, right?

Mr. Hansen: Yeah, it's ornamental and not properly sized.

Mr. Comeaux: Do we know what happens when we take it off? I mean, is it painted differently underneath the—

(several people talking)

Mr. Waldeck: Are you guys talking on the front of the house, the shutters on the downstairs side?

Mr. Hansen: Yeah.

Mr. Waldeck: Okay. What I'll probably do is just go ahead and put two new ones up now, just to be honest with you. Because like you said, those are mis-sized and stuff. I want this to look good now because I'm putting my sign in and I want this to be a nice job done here, guys.

Mr. Comeaux: And what would you expect – like, not that – would you expect from a kind of a period sense the downstairs to have shutters and the upstairs not? I understand they're not functional at this point, but what works better visually in there?

Mr. Baker: Well, since the windows are on the second floor not the same size, not really. Since the smaller window doesn't really stack over the door, I think I'd be okay with just shutters on the first floor. I'm not so sure you would – I think it might look a little off-balance if you started to put them up. Plus, right now the shutters are—

Mr. Hansen: Right.

Mr. Baker: --similar color to the front door which starts to compliment each other, so I'm okay with the shutters, appropriately the right height. I'm most worried about the width. It'd be nice if they're the same--

Mr. Hansen: Right.

Mr. Baker: --width of the windows when they're shut but that's not common these days.

Mr. Baker: Yeah. Any questions or comments?

Mr. Hudson: Wouldn't it be better to take them off completely? I mean, if it's a period house, take the shutters off so that all the windows match. You're redoing the house anyhow. The shutters serve no purpose.

Mr. Waldeck: You're right.

Mr. Hansen: That's kind of what I understood, kind of thought. I don't know if it was common to have the shutters underneath the front porch.

Mr. Baker: I don't know either, to be honest with you. They're the only shutters on the house, so that's probably not common.

Mr. Waldeck: I'll be honest. I have to agree with that gentleman. I think it would be better without the shutters. It'd bring it down to the era that it was, because being right now those shutters date this house right now into the 70's, that you can tell that they've redone it. I kind of liked your suggestion there, sir.

Mr. Hudson: Look at the house next door. There are no shutters on that one.

Mr. Waldeck: Yes, sir. I'm with you. If we want to keep it historical and looking like the time period of the 1910, shutters are probably not the best thing. I mean, we've got—

Mr. _____: _____ shutters there.

(several people talking)

Mr. Comeaux: _____ houses and they're stacked and—

Mr. Waldeck: Yes, now.

Mr. Baker: Yeah. I think it'd look fine without the shutters, too.

Mr. Hansen: That's across the street?

Mr. Baker: Yeah, with the same windows, still.

Mr. Hansen: They're replacing them.

Mr. Baker: Are they? Okay.

Mr. Hansen: Very soon.

Mr. Comeaux: Before winter gets here?

Mr. Baker: Yeah? Good. Can I get a motion?

Mr. Hudson: Well, I'll move to approve it without the shutters on the first floor under the porch and everything else looks fine.

Mr. Baker: Get a second?

Mr. Comeaux: I'll second.

(Mr. Hansen called the roll. Mr. Bainter voted "yes." Mr. Baker voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes.")

Mr. Baker: Thanks.

Mr. Waldeck: Thank you, guys. Now, when can I start on that, because I want to get this done before wintertime for them and I don't want to be making a mess down there around that property for you guys. I want to get in there while it's dry and put that siding stuff up now. I'm going to do a good job on this now. You guys are going to watch now. You're going to call me when you guys need a roof.

Mr. Baker: Does Reynoldsburg require a permit for roofing or siding?

Mr. Hansen: Yes, as long as you get your building permit for a roof.

Mr. Waldeck: We'll get it. You got it, sir.

Mr. Hansen: You'll need to register also.

Mr. Waldeck: You got it. We'll get it taken care of. Thank you very much, guys.

Mr. Baker: Sure. Thanks.

4. 7357 BROADWYN DRIVE, REYNOLDSBURG, OHIO: APPLICANT: REYNOLDSBURG-TRURO HISTORICAL SOCIETY, RICHARD BARTH (5521-DR). NEW EXTERIOR MATERIAL, DOORS AND WINDOWS.

Mr. Baker: State your name for the record.

Mr. Richard Barth: I'm Richard Barth. I'm Trustee for Reynoldsburg-Truro Historical Society.

Mr. Baker: Thank you.

Mr. Hansen: Yes, the Reynoldsburg-Truro Historical Society has acquired, or is about to acquire this building that's located at the corner of Beech Alley and Broadwyn Drive. It's just to the west of their existing facilities here across the alley. This is an old garage, service garage type building. It is cinderblock with vinyl up top and they're proposing to re-clad the exterior with a ribbed metal roofing product. In your packets it showed just covering up the cinderblock portions of this building and I believe that the applicant has alternate plans, so you can describe that. What they're also going to do is replace this overhead garage door, remove this door here, replace this door, and this garage door will remain the same. On this elevation, they're proposing to re-clad the cinderblock exterior and also cover up these two windows here and here. This window will just remain the way it is and will be finished around the existing opening. The rear elevation, they're going to re-size this window and replace the door as well as remove these two windows on the shed addition. This is the elevation that's on the west. They'll be removing the two larger windows on either side of this small window, as well as re-cladding in the same material. Here are images of the existing structure. This is the east elevation. This is the rear and the west elevation.

Here's an image of the existing garage door. If there's any way that this could possibly be repaired or reconditioned, it's got a lot of character to it, but we understand if it needs completely replaced. And the existing doors that will be replaced. And, again, if you can repair or reuse the existing door, that would be fantastic just because it's got some existing character there. But, otherwise, the material that they're using matches their existing facilities across the street. Future plans include to re-clad the roof in the green metal roof that is also there and they're going to trim out the sides and the windows with the green to match. Staff had concerns mixing the two materials and so that's why we recommended tabling to hopefully work out a solution that will give them some better options to improve the appearance of the site, but not inhibit long-term renovation of the building so that they would have to go back and expend more money twice rather than just doing one solution. So staff recommended tabling, but I think the applicant has some additional information he'd like to share with the Board.

Mr. Barth: Well, if you have questions, ask me and then I'll address those. Like he said, we did decide to just go remove the vinyl siding and I agree it will look much better that way. And the reason – I know metal siding is – maybe doesn't altogether fit into the area, but we're made up of people that are about 70 to 75, some of us are 80

and we can't paint every day and maintenance we have to think about. And I think if you look at our building, or barn that we built, I think it fits in very well with our site. So the windows that we are taking out are – we have a problem with those, a lot of windows, because of vandalism. Some of the windows are already broken out in the building and if you go into the inside it gives us more storage area without the window. We would frame the window in and then cover it with OSB before we put the tint on and insulate and cover the inside, too. The garage door that – the one we need to replace is not repairable, so we have a white metal garage door on the right hand side so we would match that and we would paint the other door that will remain, we would paint that white which would all match in.

Mr. Baker: When do you have plans to redo the roof?

Mr. Barth: Beg your pardon.

Mr. Baker: When are your plans to add a new metal roof?

Mr. Barth: Well, it's money and the roof is not very old, so I would say hopefully that when it takes place that they would replace it with the green roof to match the barn and everything. I might not see that but—

Mr. Baker: Let's hope you do. It's not common though to see the metal siding with a shingled roof, you know, metal siding walls with a shingled roof. It seems a little out of place.

Mr. Barth: I understand that. I just think what we are proposing would make the building look much better than it does now. At this time we don't have enough money to do that. We're, you know, we had to buy this building at the right time. I mean, we just had to do it, so and that was it. We do have limited funds and it's hard to do all that.

Mr. Baker: A little note for the Board. This is pretty much the same material as we just discussed on the other East Main Street job. However, on a barn I don't mind it in terms of material. I don't mind seeing fasteners on a barn, per se. I'd prefer it over half concrete block and half siding, but I do have some concerns with a metal sided wall and a shingled roof. I'm not sure that I've seen that before.

Mr. Barth: Well, some barns are – that's done. I mean, there are pole barns that are built – when they build a pole barn, they use shingles on those and use a metal siding.

Mr. Comeaux: I'd like to get back to Mr. Baker. Which would you rather see? Them not do it, then you have exposed cinderblock with half vinyl siding or would you prefer to have a metal siding with a roof that doesn't quite match? I mean, obviously in the best of all worlds – well, the best of all worlds we'd have something completely different, but it's kind of continuum here, you know. I mean, because the thing is, is if we say you can't do it, what he's going to do? He's going to leave this like it is.

Mr. Baker: Sure.

Mr. Comeaux: And so—

Mr. Bainter: I think what he's saying is, this is phase one and phase two is sometime in the future. They take it step-by-step as they get the money.

Mr. Barth: If I'm still here, that's what would be done.

Mr. Bainter: Phase two.

Mr. Baker: I don't think we typically approve something halfway there with future plans that aren't, you know, which are more than a month away.

Mr. Barth: I think we have improved the area there. I think we have a house that looks pretty nice and the barn fits right in, I think. And we're trying to do something for the City and we are limited in funds, but we do a lot of children tours and everything now, so I think it's about the best we can do as far as that building goes, but we do need it for storage.

Mr. Hansen: I guess from my perspective, I'm okay approving the metal with the shingled roof just knowing the shingle roof at some point is going to fail and need replaced and will have to come in front of the Board again for review and approval and at that time the merits of having another shingle roof put on would be discussed.

Mr. Baker: Okay. And we would match the barn, the other barn that's been done? Is that the same color scheme, the white?

Mr. Hansen: Yes, that is what they're proposing.

Mr. Barth: Yeah, it'll be the exact colors of the metal, yes.

Mr. Baker: Okay. I thought I heard somebody say green trim, corner trim.

Mr. Hansen: Yeah, you're planning on doing the green corner trim on this?

Mr. Barth: Yes, yes. It would be just like the barn you see. It would be done the same and, of course, the doors – there's a pretty deep wall that will be in concrete block, but that'll be green clear into the door so there'll be quite a bit of green showing.

Mr. Baker: It will look a lot better than what's there now.

Mr. Bainter: Am I hearing that the revised proposal is that the existing vinyl siding is going to be replaced with metal siding?

Mr. Hansen: Yes.

Mr. Barth: Yes.

Mr. Bainter: And let me ask an architectural question. Is it typically seen or is it okay to do horizontal and then vertical?

Mr. Baker: With this kind of siding, I think it needs to be vertical.

Mr. Bainter: Everything?

Mr. Baker: Yeah.

Mr. Bainter: So, where they're replacing the existing vinyl, that would be vertical also?

Mr. Baker: Correct. Yeah, it would be similar to the barn across the street, just full height straight up and down.

Mr. Bainter: Uh-huh.

Mr. Comeaux: And have you had discussions about whether or not you'll be able to save some of those doors?

Mr. Barth: Save what?

Mr. Comeaux: Some of the doors on the—

Mr. Barth: You'd have to see the building.

Mr. Comeaux: Okay.

Mr. Barth: It's pretty bad.

Mr. Comeaux: Okay.

Mr. Barth: The one door, that white door is the only-- Well, no, that small door on the front part, all it'll need is painting, but the back door is trashed and we will replace it with a door that people can't break in, metal and no window. So, we're starting to see sort of a little bit of vandalism up there now, so we have to address that, too. Also, the reason we're taking some of the windows out, when we're storing – you know, those historical items, we don't need any more light in there than we have to have, so that's why we're taking part of those out, too.

Mr. Baker: Yeah, I bet.

Mr. Comeaux: And just visually, the place for that window looks okay to you?

Mr. Baker: The small one on the gable?

Mr. Comeaux: Well, that one and then also how they're going to take out the two in the back so you're just going to end up with that one in the middle, right?

Mr. Baker: Yeah. I think that'll be fine. Okay. Any more questions or comments? (No response.) Can I get a motion?

Mr. Bainter: Move for approval with the stipulation that the existing vinyl siding is being replaced with metal siding and all the siding is going to be running vertically.

Mr. Baker: Thank you. Can I get a second?

Mr. Hudson: I'll second.

(Mr. Hansen called the roll. Mr. Baker voted "yes." Mr. Comeaux voted "yes." Mr. Hudson voted "yes." Mr. Bainter voted "yes.")

Mr. Baker: Okay. Thanks.

Mr. Barth: Thank you.

C. OTHER BUSINESS

Mr. Baker: Okay. Any Other Business tonight? (No response.) No? All right. Seeing none, meeting is adjourned.

D. ADJOURNMENT

The meeting was adjourned at 7:28 o'clock p.m.

Scott Baker, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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