



MINUTES

DESIGN REVIEW BOARD THURSDAY, JULY 6, 2017 7:00 PM

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

A. CALL TO ORDER

PRESENT: Hudson, Zollars, Hicks, Carr, King, Sampson
ABSENT: Bowman

2. APPROVAL OF MINUTES

1. Design Review Board – Special Meeting – June 8, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. 1777 : Application 178060 137 S. Waggoner Rd - Tabled to next meeting.

Mr. Snowden - Table to next meeting, request to the applicant.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Bill Sampson
SECONDER:	Steven Hicks, Board Member
AYES:	Hudson, Zollars, Hicks, Carr, King, Sampson
ABSENT:	Bowman

D. NEW BUSINESS

1. 1822 : App. #178594 6300 Livingston Ave; Big Lots - Application approved conditionally upon them applying metal as discussed on the returns on the two sides of the building.

6300 E. Livingston Avenue - Big Lots Store - Exterior Modifications Application:
#178594 - Certificate of Appropriateness

Location: Property is located on the north side of E. Livingston Ave., just east of Brice Road.

Existing Zoning: CC Community Commerce District / CCO Community Commercial Overlay District

Request: Request for a certificate of appropriateness for exterior modifications.
Current Use: Retail Store (Retail Sales)
Applicant: Hedi Slama/Moody Nolan

The applicant is requesting the Board review and approve a certificate of appropriateness for exterior modifications to an existing multi-tenant commercial building. The proposed modifications involve new front façade materials and re-facing existing signage.

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CC district, including retail sales, personal services, and some auto related uses. To the north, the property is adjacent to multi-family housing complex in the AR-3 district.

The remodel includes the replacement of the existing fascia above the building entrance with a powdered coated metal wall system. The applicant is also proposing to add a metal awning above the store entrance. The metal fascia is a dark grey/black color that matches the existing sign letter returns. The proposed orange awning is designed to match the existing wall sign face. The building will still meet the requirements of Section 1196.07 for natural materials. Generally speaking, Staff does not support the use of corrugated metal as a primary material, but it can be used appropriately as an accent material in commercial districts. The proposed modification maintains the existing brick materials along the building's exterior at a height which maintains an appropriate pedestrian finish.

The applicant is proposing to reface an existing wall mounted sign. The proposed sign was previously approved by the Board and met the requirements of chapters 1181 and 1196 with regards to size and design. The applicant indicated that they may elect to either reface the existing letters or reinstall new letters of the same design. Staff does not have concerns with the Board approving the sign design as submitted, as long as the applicant understands that detailed sign plans, including the exact size and dimensions must be submitted along with an application for a zoning sign permit.

The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of the Community Commercial Overlay District. Staff's recommendation is that the Board approve the application for a certificate of appropriateness as submitted.

Mr. Hicks - Could we elaborate a little bit more on Mr. Havener's observation as far as the columns. You think it may be a good idea to wrap the columns on each side in the same steel material?

Mr. Havener - On the surface that you see in the elevation where they have the corrugated metal incorporated, it's not on the columns, but there's just two short returns at either end where that metal is on.

Mr. Hicks - Where the Big Lots structure will go back?

Mr. Havener - Correct. It's just on the returns of that portion.

Mr. Snowden - Mr. Hicks, if you look, it's a very small area right here on this side. On the other side because of the way the hip roof is designed its kind of a triangular space, that's about no more than 6 sq ft. Probably more like 4 sq ft. We feel it gives the whole thing a finished look instead of just stopping the materials right there.

Mr. Hicks - I agree. I think it's a great recommendation.

Hedi Slama (Applicant) - We're going to be removing the sign. Putting the new metal panel. The color will be a black. Putting up a new sign to replace the existing sign, almost exact size.

Mr. Hicks - And you'll pick up the returns as we just discussed?

Hedi Slama (Applicant) - You're talking about bringing the metal panel forward onto ... I can't see anything from here.

Mr. Hicks - I would just describe it in that the part of the building where you're mounting the Big Lots sign to and you're wrapping with the steel, if you imagine that's all one big piece, so as it goes back that you would just wrap those sides. The columns which are shown on each side would just stay as they are.

Hedi Slama (Applicant) - So just on this area as we see on this image.

Mr. Hicks - If you are looking at it from the side it wouldn't just look like you had a flat surface that you just put that steel on, but in fact that whole structure is like the steel.

Mr. King - Is it like that on both sides?

Mr. Snowden - Dan's going to come out and show the applicant some images that he took. It's a small rectangular area right here and on the opposite side which would be the east side, it's a very small triangular area. The reason is because where that facade hits the hip roof on the other side it's very small triangular area. Mr. Chairman, the sign contractor was just speaking with me. Would you explain to the board what you told me verbally and clarify what I was saying about the signage?

Darren w/Sign Vision - As far as the sign goes it will be a new sign, but it's going to be the exact same size, same look. It's going to have white faces, since it will be on a dark background now. Instead of refacing it, it will be a new sign, but the size will not change.

Mr. Snowden - Darren just handed me a sign detail which gave me the dimensions, which I would normally request, since the same thing he's going to have to hand me with the zoning sign permit, but I will amend that to his application.

Mr. Hicks - I move that we approve the application conditionally upon them applying the metal as discussed on the returns on the two sides of the building.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Hudson, Zollars, Hicks, Carr, King, Sampson
ABSENT:	Bowman

2. 1821 : App. #178430 7480 Broadwyn Drive; Gernert - Approved

7480 Broadwyn Drive - Single-family Dwelling - Exterior Modifications

Application:	#178430 - Certificate of Appropriateness
Location:	Property is located on the north side of Broadwyn Drive between Graham Road and Lancaster Ave
Existing Zoning:	R-3 Single-family Residence District / HNO Historic Neighborhood Subarea
Request:	Request for a certificate of appropriateness for exterior modifications within the Historic Overlay District.
Current Use:	Single Family Dwelling
Applicant:	Joe Gernert

The applicant is requesting the Board review and approve a certificate of appropriateness for an addition to an existing single family home within the Historic Overlay District.

The site is an existing single-family dwelling on a platted lot. Lots to the east, west, and south are also in the R-3 zoning district. The lot immediately to the north has the base zoning of CC Community Commerce District. All adjacent lots that have a residential based zoning are within the Historic Neighborhood Subarea of the Historic Overlay District. The existing home was originally constructed prior to the enactment of the Zoning Code. The lot was platted prior to the enactment of the current Subdivision Regulations.

The applicant is proposing to construct a second story addition above a portion of an existing first story, with the remainder of over and existing open porch. The proposed addition will have a sloping roof toward the rear of the structure. The applicant is proposing to relocate several windows on the first story to the relocated exterior wall. Generally, it was not uncommon for 19th century vernacular structures to be extended in such a manner. Sometimes rooflines such as a gabled, or hipped roof, might be extended to a new addition. Other times this was deemed impractical. Attempting to extend the hipped roof above this addition would create for a significant mass that might overwhelm the main façade. Staff has minimal concerns about the removal of the existing open porch, which has a design materials which are non-historical. Staff would like the applicant to provide a cut-sheet of any proposed new windows to determine a close match with the existing windows.

The applicant is proposing that the new addition will be clad in white vinyl siding. The majority of the structure is already clad in white vinyl siding. Per the Historic Design Guidelines, wood clapboard is preferred, but vinyl siding that gives the look of wood is not a prohibited material. Regardless of the position the Board takes, Staff suggests that the

exterior siding of the entire structure be one consistent material. The existing white color is very typical to 19th Century structures, so Staff supports maintaining this color, along with the brick accented columns around the front porch.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

Joe Gernert (Applicant) 178 Timbercreek Ct - We are intending to match the existing windows with the same type of vinyl windows that are currently there. We will match the existing siding.

Mr. Havener - Was there a reason a second window on the east elevation on the second floor wasn't added to give it some symmetry on the upper floor? It seems like it's an awfully big space on the back side for the construction of the second story.

Joe Gernert - The north side is going to be the backyard. The east side is the position of the proposed bathroom/closet.

Unknown* - The closets are going to back up to that. It's not unheard of to put a window in a closet for the symmetry of the house.

Mr. Zollars - I'm assuming that the roof is going to match the new roof. How old is the existing? Will you be able to match it up?

Mr. Snowden - The existing roof is shingle. The proposed roof is a tarred roof.

Unknown* - We have a dimensional shingle. You can't use dimensional on a roof like that. You'll either have to go with a rubber roof or a metal roof.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Sampson
SECONDER:	Ivan King
AYES:	Hudson, Zollars, Hicks, Carr, King, Sampson
ABSENT:	Bowman

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator