

**CITY OF TALLMADGE
HERITAGE COMMISSION**

MINUTES OF MEETING HELD July 30, 2019 7:00 p.m. Council Chambers
Date Time Place

MEMBERS PRESENT: Darrell Ayres, Greg Chaplin, Mark Pouliot

MEMBERS ABSENT: Mark Moore, Petra Knapp

CHAired BY: Darrell Ayres

SECRETARY: Kelli Funk

REGULAR MEETING

SPECIAL MEETING

PRESENT: Dave Kline, Mayor
Megan Raber, Law Director
Helene Hussing, Planning and Zoning Manager

ITEMS TO BE DISCUSSED

- Item # 1** **Joseph Pugliese/Adams Sign – Applicant**
Tony Jaber/TJ Circle LLC - Owner
Certificate for Design Compliance Application
16 Tallmadge Circle – Supercuts
- Wall Sign
 - Window Signs
 - Monument Sign
- For review & determination
- Item # 2** **Jim Evans/Portal Associates, Inc. – Applicant**
Mary & Morgan Siegenthaler - Owners
Certificate of Appropriateness Application
93 Southwest Ave – Recognized Heritage Structure
- Structure Alteration
 - Addition
- For review & determination

The July 30 regular scheduled meeting of the Tallmadge Heritage Commission was called to order at 7:00 p.m. by Chairman, Darrell Ayres.

The meeting was opened with the Pledge of Allegiance.

Roll called. All members were present with the exception of Mark Moore and Petra Knapp.

Mr. Ayres: **I would like to move that we exclude Ms. Knapp and Mr. Moore.**

Mr. Chaplin: **I'll Second.**

All members present voted in favor. (3-0)

Mr. Ayres: At this time, does anyone have any changes or amendments to the April 30th Heritage Commission minutes? No? At this time, **I'd like to make a motion that we approve the minutes of the April 30th, 2019 Heritage Commission.**

Mr. Chaplin: **I'll second.**

All members present voted in favor. (3-0)

Mr. Ayres: Are there any discussions or... there were no agenda additions. Were there any correspondence or communications? None?

Mrs. Hussing: We do have some sample materials for Item #2. They're right next to you.

Mr. Ayres: Very good. Thank you. We will make sure everybody gets those. That's for the next one. At this time well go ahead and move on to Item number 1:

Item # 1	Joseph Pugliese/Adams Sign – Applicant Tony Jaber/TJ Circle LLC - Owner Certificate for Design Compliance Application 16 Tallmadge Circle – Supercuts <ul style="list-style-type: none">● Wall Sign● Window Signs● Monument Sign For review & determination
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Mr. Green from Adams Sign was sworn in.

Mr. Green: There are some reverse lit channel letters, we call them halo lit channel letters. They go on the front to replace Famous Hair and then there are 2... apparently, they're non-lit panels that will go on the pylon to again, swap out Famous Hair and go to Super Cuts. I don't know why Super Cuts for some reason is red on the wall and blue on their pylon, which I thought was kind of odd but, I'm not one to judge taste. But those are examples of the signs that we're requesting.

Mr. Ayres: Do we have any colors for the signs?

Mr. Green: I do not have colors for the fascia for the pylon signs because they're custom colors and we're not actually building the signs; we're just installing them but I think.... That's an example of the red that would go on the wall. The blue is a custom color so it's a painted and it's not being provided by us.

Mr. Chaplin: So, does that mean the pylon sign has to come back under a separate application if it's not being provided by the applicant.

Mayor Kline: It looks like in the application it's a blue PMS541. If you look at the... it doesn't show blue up there but...right at that location there is the color of the sign.

Mr. Chaplin: So, are we being asked to approve both tonight?

Mrs. Hussing: Yes, you are.

Mr. Ayres: There's just 2 signs, correct?

Mr. Green: I'm not sure if you're asking me for my opinion or you're insinuating you'd like my opinion...

Mr. Chaplin: No, I'm just expressing my opinion to my fellow Board Members.

Mr. Ayres: I don't know that I've seen a sign lit like that.

Mr. Chaplin: Normally there are individual letters that you're illuminating from behind when you do that, not the cut out of the perimeter.

Mr. Green: Yea, it's much more costly to do it too.

Mr. Chaplin: I don't know that we want to ask for them to put gooseneck fixtures of some kind to illuminate it from the front. If they're not truly looking for the sign to be illuminated, I would say, let's not light it from the back, if they're not individual cut out letters, but I'll take opinions.

Mr. Green: It would look really cool. Whether you light it or not, my opinion doesn't have any value in this case but it would look really neat.

Mr. Chaplin: I respectfully disagree. I think it's going to look like a random cutout and you might see the words, again because you're going to get some secondary light from site lighting. I just think it's going to look like...

Mr. Ayres: So, it's my impression that this, the red, is on that whole white sign.

Mr. Chaplin: It's almost like a box sign. That whole thing is a box sign.

Mr. Ayres: And then the light's going to come out behind it... the whole thing.

Mr. Chaplin: Right. Not around any individual letter.

Mr. Pouliot: I think that would make it harder to read at night.

Mr. Ayres: On top of that, this whole plaza is a mess as far as the building signage. That's got the BOGO Pizza, this, the All State or State Farm or whatever insurance and...

Mr. Chaplin: Global Kitchen.

Mr. Ayres: There's no cohesiveness at all. Yea, thank you Mayor. That gets us started. And I know State Farm is to the right of Famous Hair sign and I saw that they've got a sign up, is that their permanent sign or is that just the temp?

Mrs. Hussing: I actually haven't seen it.

Mr. Ayres: What they've got up there I think is a nice start to... better than what they had. It fits the building better... and we approved that whenever it was.... 3 or 4 months ago, I think she was trying to get moved in during the summer, I think.

Mr. Chaplin: Mayor, can you go back one more time, just to the proposed? So, it looks like Supercuts is probably that whole sign is smaller in width than the one that's there now with the lights on it. Is there plans to...

Mr. Ayres: It looks like the letters are almost the same distance, just the letters, because that's got that big back sign. For Famous Hair, that sign is...

Mr. Chaplin: Can you go back to the Famous Hair again? Now, see that wider.

Mrs. Hussing: And then there's signage in the windows too, I believe.

Mr. Green: I think there are 2 pieces of vinyl they're looking at, yea.

Mrs. Hussing: So, we'll need approvals on all 3 signs please.

Mr. Ayres: So, is that just going to stick to the window, then?

Mr. Green: Yes.

Mr. Chaplin: And that's the same blue as the pylon sign?

Mr. Green: Yes, that's just door vinyl. Just self-adhesive right on.

Mr. Chaplin: Right. But it's the same color as it's indicated?

Mr. Green: I believe that it's the same color, yes.

Mr. Chaplin: Can you tell me... so, the picture on the building, you said it's halo lit but there's a lot of white behind the word 'cuts', so how does that work? Is that solid?

Mr. Green: It would be solid. The light would reflect back on the wall. It wouldn't be lit in the front.

Mr. Chaplin: So, the only things that's going to be halo is the perimeter of the entire thing, not the letters themselves?

Mr. Green: That's correct.

Mr. Chaplin: Um, ok. Is there a reason? I mean, you won't be able to read that.

Mr. Green: I couldn't... I don't know what your regulations are and whether you require halo lit...

Mr. Chaplin: It's not required, I just don't know why you would put lights behind that sign when it's just going to glow out from behind a block at night.

Mr. Green: It actually costs a lot more to do that too but that would be more of a taste thing that I couldn't answer for Super Cuts.

Mayor Kline: When it first got submitted to the Zoning Department, it was internally lit and so Helene called them and said we cannot do internally lit signs... they could go to halo lit or exterior shining up on to it and that's just what was resubmitted.

Mr. Green: So, Mr. Chaplin, that would be your answer then, they're not allowed to be front lit it has to be halo lit.

Mr. Chaplin: I understand. My opinion would be, if you're not going to halo light the letters themselves, if we're just going to see the halo of a perimeter of a block, I would say don't light the rear of it at all, that's my opinion. I'm certainly open to others but there's no reason... It's just going to be light glowing out from behind a cut out at that point, unless those letters are somehow illuminated which they might be from parking lot lights or other dimly illuminated but I don't think it's going to show up really well.

Mr. Pouliot: You'd think it'd be harder to read.

Mr. Chaplin: Well maybe, yea.

Mr. Ayers: The sign itself, yea...

Mr. Chaplin: That's what I'm saying... what's behind there? When they take that down, what are we going to find? Mismatched paint colors and.... who knows what...

Mr. Ayres: Have you checked to see what's behind and if it's painted salvageable... like that sign that's to the right of that picture where the State Farm is. They had some repairs and painting to do on that.

Mr. Green: Yea, I have no idea but I would hope that they would paint because you wouldn't want to see where that's sundrenched or mismatched. That would look hideous.

Mr. Chaplin: What responsibility does the owner have if they take that old sign down and there's, let's say rotted wood, or conditions that aren't...

Mayor Kline: It's got to be put back to good use.

Mr. Ayres: That would be between the owner and the tenant.

Mayor Kline: You can see the outline of the old sign in there.

Mr. Ayres: If you're lucky, it's going to be... Oh, did they already take it down?

Mr. Chaplin: No, that's photoshop. I think if we approve this, that's got to be part of the motion then.

Mayor Kline: If you were to approve it, I would, if you're so inclined, instead of the halo lit, exterior lit from the bottom. You know, those little glow bars that shine up to it.

Mr. Chaplin: Something low profile, yea. Or no light at all. I would agree.

Mayor Kline: Unless those... each font has its own halo, like the other places do...

Mr. Ayres: I would think that would be tougher for them to do because if you look at "Cuts" in the Super Cuts, that looks awfully thin to try to backlight that or halo light that.

Mr. Chaplin: Yep, you'd probably see the lights. Do you feel pretty confident of the size you have? I see you have a mention on that upper left that that's actually the representative size you're showing on the elevation.

Mr. Green: We didn't actually do the art so I wouldn't entertain you with an opinion on that, because I don't know.

Mr. Chaplin: So, it's quite possible that it might be taller than what you're showing on that elevation.

Mr. Green: Again, as my company, we didn't do the art so, that had nothing to do with us. It better be close. When we do art as a company, it's real close. It's within 2 inches, it's close close. So, I would hope as an industry standard that it would also. I would bet on it. Not big money, but I'd bet on it.

Mr. Chaplin: What's the dimension there? 20% is the letter, or it's not actual size?

Mayor Kline: The red letters are 22 x 11'6".

Mrs. Hussing: Back to the removal of the sign. On the left of this drawing, in the red box, it states "the building fascia may require additional paint and modification to the area. Work to be done by others", so I think that should take of that condition.

Mr. Ayers: Thank you, appreciate that. So, what are we suggesting that we want? No lighting?

Mr. Chaplin: I say no lighting or a low profile, front face light that shines up on the sign, or down on the sign, however they want to mount it.

Mr. Ayres: And the owner of the company is not present tonight, is that correct?

Mr. Green: The owner of Super Cuts? No, I don't even know who the owner is. I don't know if that's a corporate store or if that's franchise.

Mr. Ayers: So, I'd go back to your first comment of the discussion, I'm not sure why the sign, the ground sign is blue and this is red. The sign on the ground sign is just, to me, looks a lot nicer, cleaner, sharper. If you would just make that, obviously larger, and put it up on the building.

Mr. Green: That might be a trademark.

Mr. Ayres: I typically don't have any problems with signs at all but I'm not crazy about this sign at all.

Mr. Green: It may be a trademark scenario, I don't know.

Mr. Ayres: The only thing is, like I said, that whole place is just a mixture of mishmash of different types of signs: sizes, shapes... there's no cohesiveness at all.

Mr. Green: If someone called in here and asked what was allowed and someone said halo lit, if that were my only choice, I would do that also. I'd probably do both. I'd halo light it and also put some sort of light reflecting down on it or up on it.

Mr. Ayres: So, in your opinion, you think that sign could be halo lit then?

Mr. Green: It can, yea.

Mr. Chaplin: He's saying, the way it's shown now.

Mr. Green: But I would do both. I would also reflect something on it, because it's not face lit and that's probably a business that's open after 6, come winter time, so they probably would like to have a sign that you can see and read but then again I don't know what the actual light is of... what's actually around...

Mr. Chaplin: Not a lot, but the way you have it now, you're not going to see that when it's dark. It's going to be hard to read that sign.

Mr. Green: It's going to be hard to read that sign because it's not front lit and if you don't allow front lit signs in that plaza, then it's going to be that scenario.

Mr. Chaplin: Front lit signs are allowed. Not internally illuminated, but front lit, that's what we're suggesting.

Mr. Green: I'm sorry, I said front lit, I meant internally lit, not front lit. It would depend on... I don't know how hard it is to get electric to, probably 2 different lights, to light that bar. Ones not going to be near wide enough.

Mr. Chaplin: There's already light around the sign that's there now, aren't there?

Mayor Kline: Yes.

Mr. Chaplin: Famous Hair has lights so there's got to be electric there.

Mrs. Hussing: It appears that this company, their logo is the blue, if you look at the application, Super Cuts is in blue so.... I just think that opens the door that if you want it to be blue, they probably would change it to blue.

Mr. Chaplin: I think the blue would be much more attractive than the red, over the door, certainly. Have you had those conversations at all?

Mr. Green: No. No, that would be a taste conversation, that wouldn't be a conversation we would have.

Mr. Ayres: Does the signage that said Super Cuts in the window, is that part of their signage square footage?

Mrs. Hussing: No, actually zoning wise, the size and everything, it's all compliant. They all meet the code, so the window signage, they can't go over 35% of the window so they're perfectly fine.

Mr. Ayres: And that's going to be blue, correct?

Mr. Green: It is shown in blue.

Mrs. Hussing: Yes.

Mr. Chaplin: From what you know, do you think they'd have an objection to going to blue instead of red for the building sign?

Mr. Green: It's a guess. If that's what they do at their stores, which I imagine that that is continuously for some, I don't know why they do blue and red, but that's probably what they actually do. They probably didn't just come up with it just for Tallmadge to do 2 different colors. So, based on that, I would imagine they would object on it, just out of, I hope, being consistent among their stores. So, only based on that, I would imagine they would have a problem with it, but that just me thinking out loud.

Mr. Ayres: My opinion is more to do the front lit sign and to get the front lit sign... I'm not going to raise a fuss about red or blue...

Mr. Chaplin: I think we can suggest the blue and see what they come back and say.

Mr. Ayres: But do the low profile up-light?

Mr. Chaplin: Well, we could leave that up to them. We could tell them we don't want to halo light just behind a block of sign and if they want, they want to come in, they'll have to resubmit I would assume, a fixture...

Mr. Ayres: Correct, which that still gets them up and running and the sign in and all that stuff, they can proceed and just come back in a month and get a couple lights.

Mr. Chaplin: If we approve lights, can that just go through that department or does that have to come...

Mayor Kline: Yes, that can go through us. If it's the low profile that we're used to, it's not a fixture, it's just that light bar that's underneath it.

Mr. Chaplin: So, they wouldn't even have to come back if we make those conditions.

Mayor Kline: But, if they want to put a gooseneck, then you would have to see the gooseneck.

Mr. Chaplin: Right.

Mr. Green: Do you have specs on what it is you speak of, that is the norm that I can take back and say this is what they're looking for?

Mayor Kline: We can get you that.

Mr. Ayres: We can get you some addresses and I don't know if you have specific fixtures on file, I know we've got a lot of things on file. One next door?

Mrs. Hussing: Jimmy John's.

Mr. Ayres: So, do we want to say a non-lit sign?

Mr. Chaplin: I think so, yea. A non-halo lit. It can be surface lit but a low profile.

Mr. Ayres: Mark, do you got any feeling one way or another on the red verses the blue?

Mr. Pouliot: I think the blue, myself. Everything you got here is blue, it just has a nicer clean look.

Mr. Ayres: So, if we want to say blue, change the colors to blue to match the ground sign and window signs.

Mayor Kline: And if they use halo lit letters, the individual letters, I think you would be happy with that.

Mr. Chaplin: I would, that would be a totally different sign those. I mean, this is just a box sign...

(inaudible-multiple people speaking at once)

Mr. Chaplin: I mean, the lighting might not change cost that much because you're just moving the halo light... it would be a different configuration, they're curved, I understand that, but that would be a totally different sign to pull those letters out in front of a rear surface.

Mr. Ayres: So, an individual letter, halo sign or a front lit sign.

Mr. Green: You mean externally front lit. Front lit actually would be the actual letter would light, you mean externally fixtured lit.

Mr. Chaplin: Yes, external fixture to illuminate the front (inaudible) of the sign.

Mr. Ayres: Anything else?

Mr. Chaplin: Even though we don't allow it, it should be noted that the detail does show internally illuminated. Now, if that came up after, that detail shows internally lit.

Mr. Ayres: We're making the exception to that.

Mr. Chaplin: I understand, we just may want to make mention that the detail on page 2 of 4 shows a noncompliant illumination.

Mr. Ayres: Is there any participation from the audience? Any questions?

Mr. Green: On this, it actually says one set of reverse pan halo illuminated letters, on this particular...

Mr. Chaplin: That's fine, but the detail....

Mr. Ayres: It says illuminated letters on backer panel witch raceway. It doesn't say reverse pan halo illuminated letters with raceway, it says on backer panel, so to me that would be like what we were talking about earlier Greg, the whole light would be behind that panel.

Mr. Chaplin: Ok, so it does have aluminum face, not a clear face. Alright, good enough.

Mr. Ayres: Any other questions, comments?

Mr. Chaplin: I have none.

Mr. Ayres: Greg, do you want to handle this one?

Mr. Chaplin: **Yea. I would like to make a motion to approve the building signage and monument signage at 16 Tallmadge Circle for Super Cuts submitted July 5, 2019 with the following conditions:**

- **We would like the request that the sign above the door be the same blue that's indicated for the window signs and the monument sign;**
- **We would like to suggest that the illumination of the sign be external and of a fixture type that would illuminate the face of the sign and not be halo;**
- **At the owners discretion, they could introduce individual, halo illuminated letters, but that would require a different sign type.**

Mrs. Hussing: If we could include the window signs also.

Mr. Chaplin: **Also, as part of the approval is the window signs and I'd like to add also that, even though it's noted, I'd like to reiterate the condition of the building surface behind that sign that's going to be removed, that it will be painted or repaired as necessary to match the adjacent surfaces.**

Mr. Ayres: **I'll second.**

Mr. Green: So, they're approved if they're blue, they're not approved as red and they're approved as either individual halo lit letters or non-lit period, with external fixtures to be determined by Tallmadge as to what those would be.

Mr. Ayres: Correct.

Mr. Green: Got it.

All members present voted in favor. (3-0)

Mr. Ayres: Thank you for your patience. Good luck to you. At this time, we'll move to Item 2:

<p>Item # 2</p> <p>Jim Evans/Portal Associates, Inc. – Applicant Mary & Morgan Siegenthaler - Owners Certificate of Appropriateness Application 93 Southwest Ave – Recognized Heritage Structure</p> <ul style="list-style-type: none">• Structure Alteration• Addition <p>For review & determination</p>

Mr. Evans was sworn in.

Mr. Ayres: Before he gets started, we do have some samples here of some of the materials, the shingle, I don't know if this is a sample trim color...

Mr. Evans: Yes, that is their current trim color on the home.

Mr. Ayres: Also, a siding sample, we can get all of these marked into... actually they're already on the application I believe, all of the colors, but if the other members would like to see those, and if you could give us an overview of your project...

Mr. Evans: Just a real quick comment on the siding... that's an actual sample of the current siding on the home which we will want to match, of course. Ok, so we're here tonight, I gave you a pretty lengthy, 2-page letter describing what we're here for tonight. The Siegenthaler's have the need to get more space inside their home. Part of the problem is, the section of the home that we're addressing is currently, I call it a story and a half, which means it's not full 2 story. There's a floor up there but it doesn't have the full height of a normal, 2 story home. As a matter of fact, at the eaves, it's a little over 4 feet, about 4'3". You know how that is in a story and a half home, but even at the tallest point, where the flat part is, actually it's on the last page of my drawing set, it's only 6'2", so in theory, and actually in reality, you couldn't even build this home today and meet the code because the residential code of Ohio requires a minimum 7' ceiling height for a home. So, right now the ceilings in there don't meet the code. Now, of course back when this home was built there probably wasn't even a code, but the problem is, it makes the space, the story and a half part of the home, just not useful. It might be good for storage, but it's really not good for living space. They do have a bedroom at the one end of the home, currently this end of the home here, but I can tell you right now, none of those windows meet the egress code, so from Fire Safety, they don't meet code and certainly, what they're trying to do is gain more bedroom space, gain more useful of space on the 2nd floor. And we really thought the best way to go about this, rather than doing an addition onto this home, which would be much more intrusive, is to just take the space we have and raise it up. So, what we're proposing is, literally tearing off the roof, extending the walls up and putting the roof back on. It's really quite simple. We just end up with a gable. So, what we try to do here on these renderings, we're mixing photographs with renderings. So, and I don't have a drone yet so I apologize... This is an actual shot with a camera, because I can't get the elevation I need, but we gave you a little higher elevation on the rendering, but this is the typical before and after. I like to do that because it gives you guys a really good idea of what we're trying to accomplish. So, we're leaving this porch entirely alone. All those decorative columns, we might spruce them up, fix some of them a little bit, but we're not touching this porch. All we're doing is taking that roof and raising it. So, what you see on the left is existing and what you see on the right is after we're done. Now, what we're going to do is pull that up to full 2 story height, we'll actually match the new ridge, so the new ridge up here will match in with this existing ridge over here. Then, in order to get the bedrooms to comply with the code, we'll going to add dormers, and they're nice skinny, tall dormers, which are historically correct. Now, we're going to get our egress windows in each one of those so now I've got a legitimate egress window for this bedroom and then I'm able to get another bedroom, which you'll see on the floor plans. So, I've got another egress window for that bedroom. So, not only have we made good use of the space, we've also made it code compliant and quite frankly, I don't mean any offense, but we think it's a better look. If you go back... there isn't a lot of room here, it's just very awkward. This dormer is not a good dormer, the proportions are not good. You can see it's got a really very low sliding type window but it doesn't meet code, so we think that the new look is much a better look actually for this home and then the other thing we wanted to do, none of that increases square footage at all so, we've added zero square foot to the home but we've made it much more useful. But what we do want to do to add square footage is off the back of the home and if you flip down to the couple below there... so this is the back view, this is what you see now. You almost get sort of a gambrel feel, it's really not a gambrel roof but you get that sense about it. Once we raise this up, we'll keep this roof intact here but what we're going to do, is we're going to take advantage, there's an existing bathroom here now, then there's a little space between this part of the house and this part of where the bathroom is. We're going to fill that in with a first-floor laundry, which the owner desperately needs, because right now they have to go to the basement to do all their laundry, so we're trying to pick up a first-floor laundry room, which will be right in here. And then right above it, we're going to capture that space over the new laundry room and over the existing bathroom and we're going to get a full, big bathroom upstairs. Currently, they have to go downstairs, so in the middle of the night if you got to go, you've got to take the trek downstairs to use the bathroom. We want to alleviate that and get them a nice bathroom upstairs, so we're adding the 120 sq ft here and we're adding 48 sq ft here. So, the 48 sq ft is next to the bathroom here and then on top of all that we're going to gain space of 120 sq ft. So, then we just do a little lean to roof over top of that, off the main roof, now we're done. So, in essence, what we're trying to do here is very minimally

affect the home. We know it's historic, we know it's significant to you guys, it's significant to us too. So, we don't want to ruin that, we actually want to make it better. And we think we're going to make it better. So, that's the intent. One other thing we have to do, the chimney has very little brick, but it's there so, when we raise the roof, we'll have to extend the chimney back up through the new roof. So, we're matching the brick there. And I think we gave you a sample on that. It's a Glen-Gery brick, hopefully we can get it right here at Henry Bierce's. So, we'll also take their existing deck, you can see it here, we're just going to extend it down to cover that new laundry room so they can come right out onto the deck, sort of a mud room if you will too. They've got 2 dogs so they can come in and out through the mud room, it would be very convenient. So, sort of functions as a mudroom and a laundry room. Other than that, that's the gist of what we're trying to achieve. New windows, they'll probably be Anderson or some similar type window. I'll leave it up to the.... And again, we're trying to match all the shingles, the siding, the colors are all there. The windows are actually white and then they have some shutters, around the front you'll see some shutters, but the majority of the home does not have shutters on the windows so we're not proposing any shutters on any of our new windows, we're just keeping it consistent with what they have. The only shutters you'll find are on the upper.... These are really the only shutters on the home that and on the east elevation, I think you'll see those in my elevations, my 2D drawn elevations. And again, there's a wall section at the end of the set of drawings, it gives you kind of a good feel for what we're doing, tearing out the roof, raising it up, adding the dormers. In essence, what we're here for tonight, for approval, so I'm here to answer any questions.

Mr. Ayres: Any questions?

Mr. Chaplin: I have a few questions Mr. Evans. Nice presentation. So, the chimney, if the chimney wasn't raised at all from its existing height, would the new roof completely cover it?

Mr. Evans: Yes.

Mr. Chaplin: So, all the brick we're going to see is new brick, we're not going to see new brick meeting existing brick?

Mr. Evans: No, you will not see that. It will all be new brick.

Mr. Chaplin: Perfect. The front dormers... is there anything other than aesthetics as to why that bearing is higher than your typical second floor bearing? Do those function? Is there a higher ceiling in there?

Mr. Evans: No, not really. No.

Mr. Chaplin: Ok.

Mr. Evans: I like to break the roof line with my dormers, I like to leave a little bit of space between the main eave and the dormer. I like to make it pop a little bit.

Mr. Chaplin: Ok, just curious. The rear porch pitch, I think you mentioned like a gambrel, that lean to... is that going to be the same pitch that's there now?

Mr. Evans: That's actually an existing roof, left on.

Mr. Chaplin: Ok, I thought you were talking about taking that off.

Mr. Evans: That's actually this part...

Mr. Chaplin: So, you're leaving that.

Mr. Evans: So, when this all gets raised up then there will be wall here, so that's what you're seeing there, a little bit of wall. This is actually remaining.

Mr. Chaplin: Ok, nice.

Mr. Evans: Greg, the other thing, if you look at the front elevation again, you see how this dormer is popped a little higher too, so, again, I was trying to keep a little bit of that going on.

Mr. Chaplin: Fair enough. Then lastly, the window that's on the front of the house, in the modified front perspective it's kind of behind the left most column, so the image on the right, if you go to the left most column, that window, right. It looks like that certainly is not in keeping with the style of the house. Is there any possibility of replacing that window with something that would be more traditional looking? I mean, you're obviously spending quite a bit of money on this renovation already, I understand, but that window looks somewhat more modern than the other double hung windows.

Mayor Kline: It looks like a slider.

Mr. Chaplin: It does. It almost looks like a slider.

Mr. Evans: It is sliding.

(Audience member speaking)

Mr. Chaplin: I understand, I'm just saying, it looks like it's probably not original to the house. It's certainly not original architecture to that house. I'm just saying, is there opportunity to maybe replace that with a double hung, side by side pair, or something... just a suggestion. It's a shame to see all the other nice, traditional style windows and then have one right on the front that seems a little more contemporary looking.

Mr. Ayres: Is that a fixed panel in the middle with a couple twin casements that crank out? Oh, they're sliders?

Mr. Evans: Honestly, I didn't really look at that window too close, I just felt we weren't going to really touch the porch or anything to do with the porch. I can let the owner respond to whether they're interested in replacing the window to get an aesthetic done, I guess I don't want to speak for them. But I understand Mr. Chaplin's comments, certainly. That would be up to the owner if they want...

Mr. Ayres: Greg, did you have any other questions?

Mr. Chaplin: That's it right now.

Mr. Ayres: I just have a couple quick questions, maybe even one. It looks like those windows on the side, is that wrapped with wood?

Mr. Evans: Yes. That's about 2½ inch, 3 inch wide.

Mr. Ayres: So, my question would be, can we wrap with AZEK, the windows on the 2 dormers to match those, especially if they're only 2½. I know the dormers, you kept them thin to make them appropriate. Could we wrap those with... and then that's that darker trim color... and that's really the only thing I had. It looks like we're getting really close to the sides of.... The corner piece for the vinyl siding.

Mr. Evans: Right. What I was trying to do was, this element...

Mr. Ayres: Those have got the shutters.

Mr. Evans: But then this was a little more simple, the windows don't have the same detail as over here and so...

Mr. Ayres: We don't have a good picture of that so to be honest with you, I thought that probably those 2 windows match the side windows that we had a nicer picture of.

Mr. Evans: But they don't.

Mr. Ayres: They don't? Ok.

Mr. Evans: No. This is just more of a clean, white frame window just like this is, so we were trying to match the dormers to keep this consistent. Because we weren't tearing all these out and replacing them, at least that wasn't in the game plan. So, that's why the dormers are a little more simple. They're not real ornate, we just kept the proportions and...

Mr. Ayres: That's what I kind of thought it would look nice with frieze board on a front (inaudible). I drove by there and I don't think it would. I think it's going to look really nice just the way it is. Because the frieze, some areas it might look ok but other areas, it's just not going to work for this house.

Mr. Chaplin: I guess, if push comes to shove, those dormers could be a little wider, if you look at your plan.

Mr. Evans: Yea, but you know, they're already 4 feet wide and that's almost getting too wide for my taste for historic dormer and the only reason I made them that wide is because I couldn't get an egress window that would meet the 5.7 sq ft requirement and not have the width. You all know, it's a 3-foot-wide requirement. So, that kind of forced the dormer size to 4 feet.

Mr. Chaplin: Are you extending the floor out into those dormers or is that like a seat?

Mr. Evans: I just wanted to pop them out so they're not just flat with the wall. No, it's will just be a little ledge right at the sill. The floor will not come out. That was the other trick too, we had to get them in so that they met the code for the height about the floor, so without... it was a little tenuous, because we had this roof coming up and the problem is, if I would have put them in flat here, that would have pushed the widow up even higher so I had to come out a little bit so I could get the windows down to meet the height. You can only have a window so high off the floor for egress too, that's another code requirement, so the code was driving a little bit of this, but also aesthetics was driving it. I wanted those things to pop a little bit and create a shadow line.

Mr. Ayres: I think it looks really good.

Mr. Chaplin: I don't want to sound too nitpicky here but, the storm door at the right side, in the picture it looks a little beat up. Are we going to refinish that or replace it?

(Yes, from the audience)

Mr. Chaplin: Ok, perfect. I think it looks cool the way it is, but maybe not with all the new stuff.

Mr. Ayres: Any other questions from our members? No?

Mr. Chaplin: Greg, do you want an answer or are you satisfied with a condition of that front window underneath the porch? Would you like to discuss that?

Mr. Chaplin: No, if it works into the plan... I'm not going to make you put a new window in, but I just think it would be nice to have something there in keeping with the rest of the widows, that's all. Not a requirement but something to think about.

Mr. Ayres: Is there any questions or comments from the audience this evening.

Mr. Chaplin: Yea, we're not going to make it part of any approval that might happen tonight, it was just commentary.

Mr. Evans: Greg, let me just make one comment on that. You know, if we were to change this window, then this window will still be an oddball out so really, we'd have to do them both if we're going to... do them both or it's going to look bad.

Mr. Chaplin: Well, at least that one appears to be a double hung, even though it might be newer, it has that appearance, that's all.

Mr. Ayres: It is a double hung. From the road view you can tell. I think we would all be happy if you take that into consideration during this process. We're not saying you have to do it but if you can find money in the budget and blah blah blah to change it out and make it the twin, double hung, we think that would enhance the front of the building on this historic home.

Mr. Evans: If they elect to make that change, do they need to come back to make that change?

Mr. Ayres: No, that's not part of our motion. Anything else? At this time, **I'd like to make a motion for a Certificate of Appropriateness and Compliance for this Recognized Heritage structure at 93 Southwest Ave per the plans received on July 18, 2019 per the applicant James Evans.** Can I have a second please?

Mr. Chaplin: **Second.**

All members present voted in favor. (3-0)

Mr. Ayres: Thanks guys. Good luck on your remodel. That will really make that house a lot nicer. Good job Jim. At this time, **I'd like to make a motion to adjourn.**

Mr. Chaplin: **Second.**

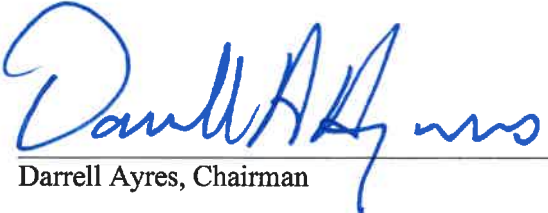
All members present voted in favor. (3-0)

Meeting adjourned at 7:49 p.m.

Respectfully submitted,



Kelli Funk, Secretary



Darrell Ayres, Chairman