

# City of Findlay

## Design Review Board

Third Floor Conference Room, Municipal Building  
Wednesday, October 9, 2024 – 6:00 p.m.

### Minutes

Members Present:

Brian Hurt  
Meredith Wirth  
Jeff Fort  
Jordyn Taylor  
Tim Mayle

Members Absent:

Eric Van Renterghem  
Heather Clow

Staff Attending:

Matt Cordonnier, HRPC Director  
Laura Ewing

CALL TO ORDER

Matt Cordonnier called meeting to order at 6:00 pm.

ROLL CALL

The following members were present: Jordyn Taylor, Tim Mayle, Brian Hurt, Meredith Wirth & Jeff Fort.

**1. Petition for Certificate of Appropriateness #CA-16-2024 filed by Renz Salanga for an exterior wall change.**

The subject property is located at 208 East Sandusky St.

**PROPOSAL**

- The applicant wishes to install black metal siding on the east, north and west side of the building (Mon Coeur Bakery) and to paint the storefront (south side) white. The applicant also wishes to install an exterior stairway, doorway and deck and stairs on the second floor of the east side as well as install white metal siding on the building to the back east end.

**Recap Summary from August meeting:** The board discussed the use of black metal siding to cover the current cinderblock, which is not a historic, or desired, material. The Findlay Brewing building was reviewed since it also has black metal siding. If the attached building on the west side were removed after the siding is installed, the missing metal siding for that west wall would be patched as a condition of the building being removed. The board tabled the petition

and requested that a rendering be provided at the next meeting showing the black siding for the east, north and west walls, white paint for the south wall, as well as, the 2<sup>nd</sup> story doorway, balcony and stairway.

Cordonnier stated that he did not have much issue with it. His viewpoint from the first meeting has not changed in that the primary façade of the building complies with the strict reading of the regulations, and the tertiary sides with the black will look better than an off white would look. He also felt it is a unique situation with the cinder block and mentioned that Findlay Brewing's black siding is in the background as well.

Mayle agreed and thanked Salanga for the renderings so that the board can measure what can be expected. He was supportive of the project, but asked what would happen with the coverage of brick on a different building in the future.

Hurt stated that a split-faced block building would not be allowed material for any future builds.

Cordonnier stated that future projects similar to having brick covered will be handled case by case. He expressed that it would be nice for MUNIS to note that the siding is covering split-faced block.

Salagana stated that he used metal siding due to the expense.

Cordonnier stated that the regulations are silent on metal siding, Hurt agreed.

Hurt stated that this was different when compared to the County building since it specifically stated that EFIS was not allowed.

Fort did not feel like regulations can be made for every material and that we are trying to objectify a subjective issue.

Mayle asked what the timeline on the project is.

Salagana stated that it could begin October 17<sup>th</sup>.

Mayle asked if there is other permitting required for the project.

Cordonnier stated that there may be a zoning permit needed for the balcony and stairs.

Mayle asked if zoning requires a change would it need to be brought back to design review.

Cordonnier stated that it would need to come back if the design or material changes.

Salagana asked if the white metal siding on the side building (building is behind the 208 E Sandusky St building and towards the east) would also be included with the black color change to the fence. Cordonnier stated that he did not have an issue with that.

Hurt stated that this particular case will need to be addressed in the future noting that it was covering split-faced block in case someone wants to paint brick black.

Hurt motioned to approve application CA-16-2024, seconded by Fort. Mayle asked to take into consideration that this is a unique, stand-alone case, to cover discouraged material. All members voted "yes", the motion was approved.

The meeting was adjourned.