

City of Findlay

Design Review Board

Third Floor Conference Room, Municipal Building
Wednesday, August 14, 2024 – 6:00 p.m.

Minutes

Members Present:

Brian Hurt
Meredith Wirth
Jeff Fort
Jordyn Taylor
Tim Mayle
Eric Van Renterghem

Members Absent:

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 and Eric Van Renterghem.

1. Petition for Certificate of Appropriateness #CA-15-2024 filed by Kevin Stock for RCR Technology Group to install signage.

GENERAL

The subject property is located at 301 E Sandusky Street.

PROPOSAL

- The applicant wishes to install a front yard sign as well as a hanging sign. The front yard sign is 17.5 square feet. The hanging sign is 6 square feet and will hang on the west side of the building. The allowable signage area for the west wall is 75 square feet. The current sign is 36 square feet.

STAFF ANALYSIS

- The proposal is appropriate.

STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-15-2024 at 301 E Sandusky Street.

Cordonnier stated that the signs have a historic feel and the applicants stated that they had used the Jones mansion as inspiration. Cordonnier didn't have issue with any of it from a design perspective. He stated that the hanging sign will not need a zoning permit, but that the ground sign will need a zoning permit. Cordonnier recommended that the signs be approved, with the understanding that zoning permit will be required.

Hurt asked if the businesses listed at the bottom of the ground sign could be removed. The applicant stated that those are printed on removeable panels.

Mayle asked if the zoning permit has to be a condition of the motion from Downtown Design Review. Cordonnier stated that it does not need to be.

Fort motioned to approve CA-15-2024, seconded by Van Renterghem. All members voted "yes", the motion was approved.

2. 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 and west side of the building (Mon Couer Bakery) and to paint the storefront a high reflective white.

STAFF ANALYSIS

- The proposal is appropriate.

STAFF RECOMMENDATION

HRPC Staff recommends approval of CA-16-2024 at 208 E. Sandusky St.

Jim Davidson, the contractor for the project, was in attendance. He had a sample of the siding material for the board to review.

Cordonnier stated that the design code prefers not to cover original building material, like brick, but since this is cinderblock and not historic, there shouldn't be any issue with covering it.

Hurt asked if the siding covers from top to bottom. Davidson stated that it will cover from top to bottom.

Mayle asked if the siding is the preference of the owner or is it being done to meet up to code. Davidson it was preference and did not think paint would look better.

Mayle asked if aluminum siding is ok. Cordonnier stated that it's ok because it's not the primary façade and is not covering historical material.

Taylor suggested viewing the Findlay Brewing building as it has black siding. The board reviewed the Findlay Brewing building.

Cordonnier stated that he was in favor of covering the walls and can rationalize the black because it's on the side walls. He would not want the front to be black.

Mayle asked what would happen if the adjoining building to the west were removed. Davidson stated that the siding would need patched in where the buildings were attached. Mayle asked if a condition for having it patched should be part of a motion. Cordonnier stated that if the adjoining building were removed that it would have to be patched as a condition of the building being removed.

Hurt stated that black is the color of moderation and would look nice. He stated that some of the encouraged colors in the code are dark and close to black.

Mayle stated that this project covers more space in black than a previous application that was denied and that the board should try to stay true to the code. Davidson stated that the building to the North, which is the rear of FBC, would also like their adjoining wall to also be black.

Mayle asked if the black color will cause a problem in the future. Cordonnier stated that black goes with everything. He noted that the windows are different now than they are in the picture and that the applicant would also like to place a balcony and stairway on the east way. Cordonnier stated that it would be better if the board could see a rendering which includes the side and back walls covered in black aluminum, the white façade painted black, and for it to include the 2nd story doorway, balcony and stairway.

Mayle motioned to table the review until a rendering could be reviewed, seconded by VanRengerghem. All members voted "yes", the motion was approved.

The meeting was adjourned.