

City of Findlay
Design Review Board
Municipal Building City Council Chamber
Wednesday, September 11, 2019 – 6:00 PM

Minutes

MEMBERS PRESENT: Pat Ball
Hardy Hartzell
John Hunt
Sharon Rooney
Brad Wagner

MEMBERS ABSENT: Josette Brinkman
Jeff Fort
Tim Mayle

STAFF ATTENDING: Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff

CALL TO ORDER

ROLL CALL

The following members were present:

Pat Ball
Hardy Hartzell
John Hunt
Sharon Rooney
Brad Wagner

NEW ITEMS

- 1. Petition for Certificate of Appropriateness #CA-18-2019 filed to approve final design of 408 S. Main Street, Findlay, Ohio.**

General Information

This request is located on the west side of S. Main Street between W. Sandusky Street and W. Crawford Street. It is zoned C-3 Downtown Commercial District. The City of Findlay Land Use Map designates the area as Downtown Commercial District.

Parcel History

The building was built in 1830. Nicholas XI, LLC purchased the building in 2018 and has been completing a renovation of the building. The building has been vacant since Gaslight Gifts closed.

Staff Analysis

The applicant is proposing to complete the first floor façade as part of their renovation. The second floor façade has been preserved during the renovation process as they have been working to complete the shell of the building. The design is similar to the image that is on the current temporary storefront.

Picture 1: Current Façade



Proposed Façade



STAFF RECOMMENDATION

HRPC Staff recommends that FDRB recommend approval of CERTIFICATE OF APPROPRIATENESS #CA-18-2019 filed to approve final design of 408 S. Main Street, Findlay, Ohio.

DISCUSSION:

John Hunt asked about the second story windows. Hardy Hartzell, who works for Encompass, said that the windows will be replaced as they complete the renovation. They will match what was previously in the building.

John Hunt also clarified whether the Board had the authority to review the window clings. Matt Cordonnier affirmed that the Board does not regulate anything that is inside the windows.

John Hunt made a motion that the Board approve the proposed design, pending approval on all subsequent permits and planning commission approval.

Sharon Rooney seconded.

In Favor: Pat Ball, John Hunt, Sharon Rooney, Brad Wagner

Opposed: None

Abstained: Hardy Hartzell

Motion Passed

- 2. Petition for Certificate of Appropriateness #CA-19-2019 filed to replace the first floor façade and replace the cornicing on the second story at 407 S. Main Street, Findlay, Ohio.**

General Information

This request is located on the east side of S. Main Street just south of E. Crawford Street. It is zoned C-3 Downtown Commercial District. It is surrounded on all sides by the C-3 Downtown Commercial District. It is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Downtown Commercial District.

Parcel History

The building on the site was constructed in 1873. It is the location of the Bistro on Main restaurant.

Staff Analysis

When analyzing the building façade, we can break it down into a distinct design for the first floor and a distinct design for the second floor.

The current first floor features some taller, narrow windows that are rectangular in shape. There is some brick work around the top of the window that mimics the rounded windows on the second floor. The façade is finished with a brick material up to almost the second floor. Just below the second floor, the façade changes over from brick to wood. There is a black fabric awning that displays the name of the business in white lettering.

The proposed first floor façade will remove the current awning and replace it with a floating aluminum awning. This awning will feature some free standing letters that will be externally lit to display the business name. Some of the brick above the windows and along the south edge of the building will be covered with Ipe Siding.

The second floor façade features a concrete stone masonry. The windows are taller than the first floor windows and have a rounded top to them. The cornice feature has the year the building was made prominently featured. The accent colors are a rose color with the main color being a beige/tan.

The second floor will largely remain the same, however the second floor will be painted a dark black color. This is against the Design Review Guidelines standards which state:

Brighter and darker hues should be used sparingly for smaller accent features or to draw attention to details, such as a door.

The color selection should complement the predominate hues of the adjoining buildings.

If masonry must be painted, select colors that are similar to the natural range of the brick.

Current conditions



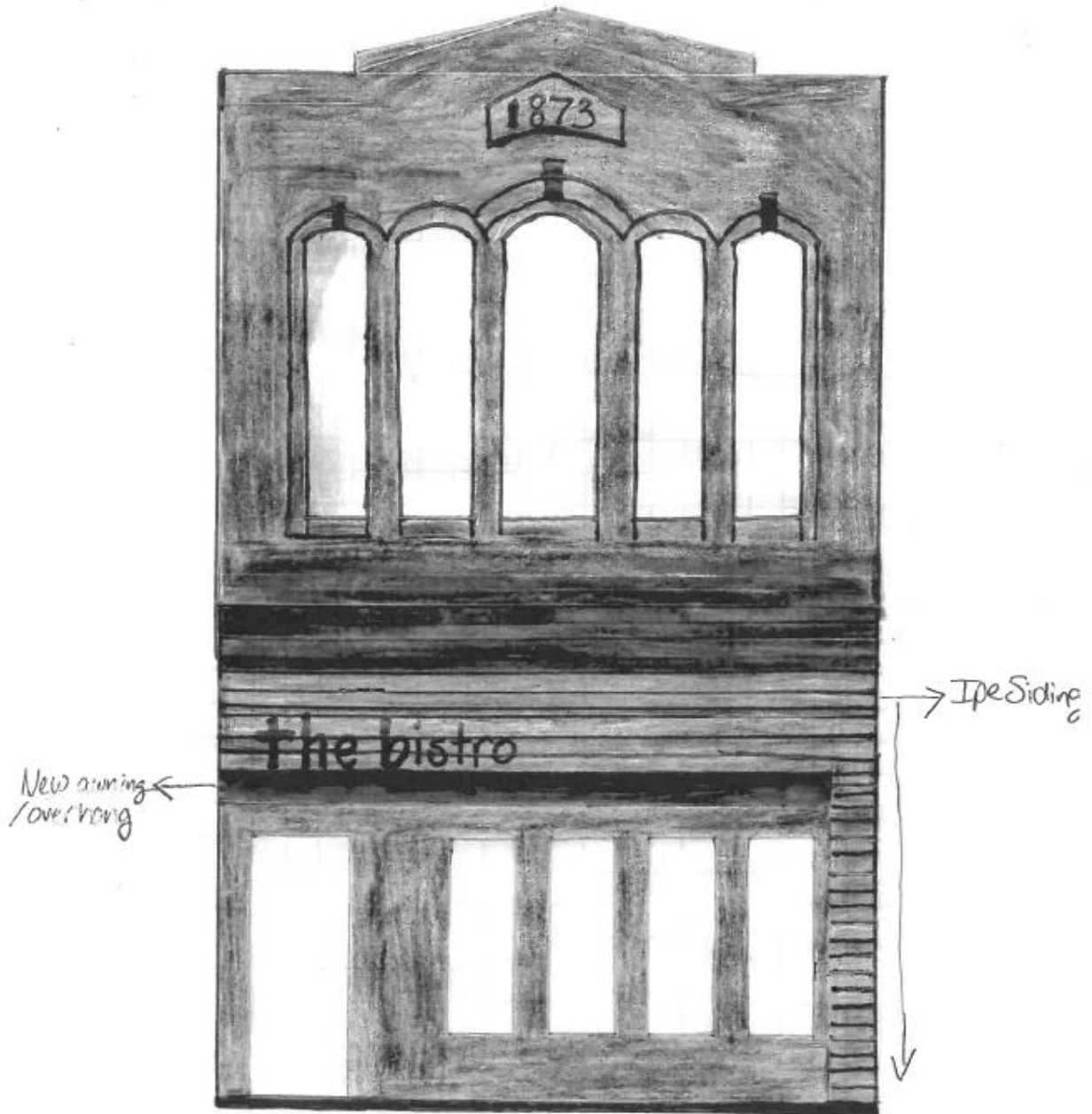
1873

Bigro
ON MAIN

ROON

ROONEY & ASSOC. R

Proposed facade



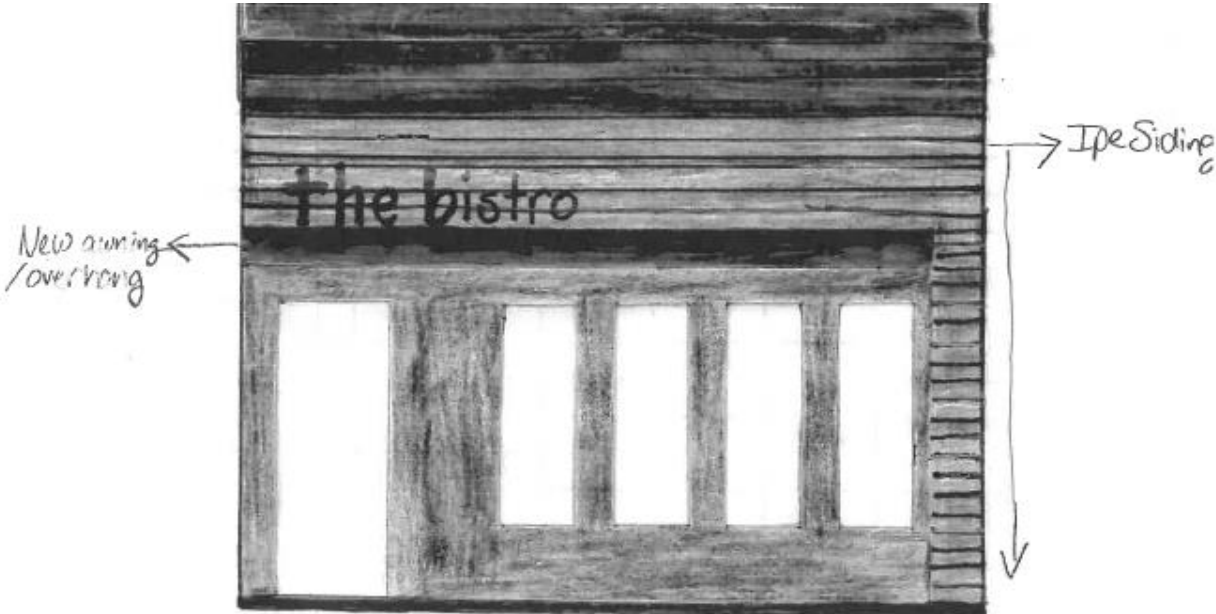
Current First floor façade



Current first floor façade underneath awning



Proposed First floor



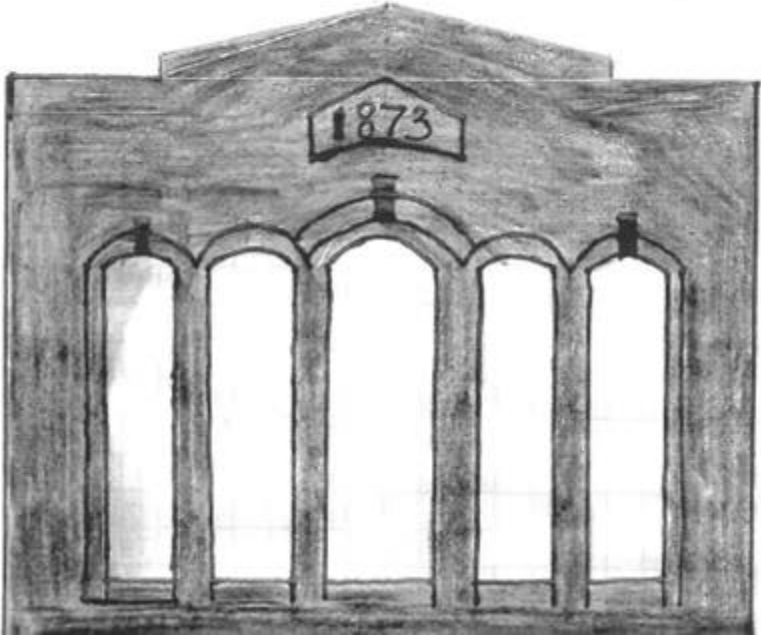
Example of proposed Ipe Siding



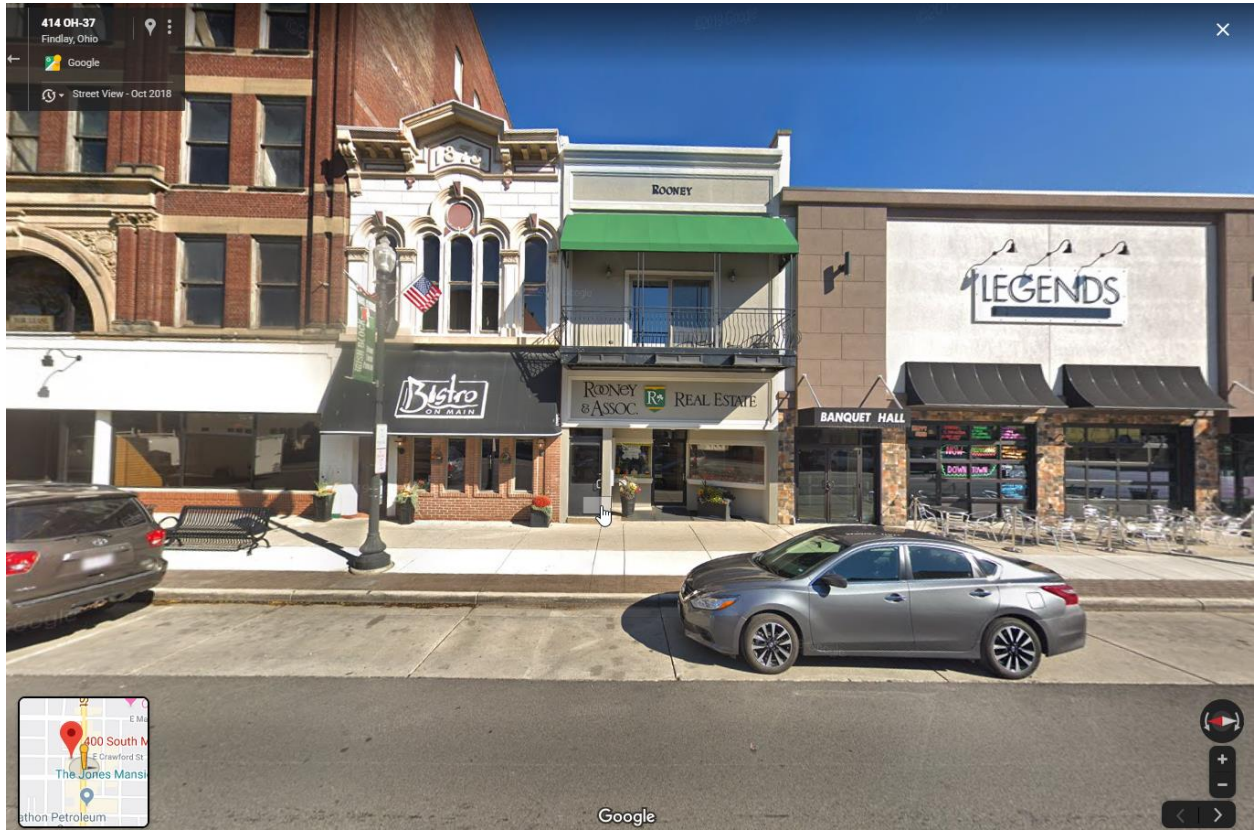
Current Second Floor Details



Proposed Second Floor Details



View of the east side of the 400 block of S. Main Street



View of the west side of the 400 block of S. Main Street



DISCUSSION:

The building owner, Jordin Arnold was in attendance and was able to provide more context about the drawing. She did the drawing by hand, so she acknowledged it probably was not a high quality. She noted that she envisioned that the whole building be painted black.

She noted that it was difficult to address the top half of the building because some of the architectural features, like the sconces near the top were missing.

Brad Wagner raised the point that the picture provided is concerning and that the Board guidelines specifically state that the black should be used in moderation rather than for the whole building.

Ms. Arnold offered to reduce the amount of black by only doing the improvements to the first floor. Instead of the black on the brick, she could use a cream or a white on the

Sharon Rooney, noted that the application was only for the awning and to update the paint. This would make getting a professional drawing cost prohibitive. Hardy Hartzell offered that she could re-do the drawing using tracing paper to get a better outline the building.

John Hunt spoke about his concern of the black color especially for the second floor. He also worried about what the all black would look like in the daytime. Pat Ball also noted that the second story had some architectural features that would be lost with everything being painted black.

Sharon Rooney gave some history to the building. Her business is located in the building to the south and used to be a sister building to the Bistro. She also noted that the condition of the surrounding buildings is deteriorating and that these improvements will have a net positive in the area.

After some thought, Ms. Arnold said she would like to discuss with Wood County about getting the awning and bringing the door forward. She would also be comfortable doing the first floor and awning first, and then return with a full design for the board to review.

John Hunt made a motion to modify the application to approve the design updates to the first floor façade. The applicant will return for the second story façade update. Brad Wagner seconded.

In Favor: Pat Ball, Hardy Hartzell, John Hunt, Sharon Rooney, Brad Wagner

Opposed: None

Motion Passed

Updates:

Administrative Approvals

1. CA-14-2019 – True Fox – 229 S. Main Street Sign Paint

After discussing the maintenance violation with Mr. Fox, he submitted an application to paint his sign. It will incorporate the existing sign but use a new shade of blue which can be seen below. He will also paint the wood trim and take down the awning frame. Further discussion regarding the missing window with Mr. Fox is ongoing.



Blue paint color

CA-15-2019 Vivir Mexican Restaurant – 119 E. Crawford Street alleyway

This is the second certificate of appropriateness issued to Vivir Mexican Restaurant. This application was for a mural to be painted on the alleyway on the west side of the building. The mural is going to spell “Findlay” in a Mexican themed typeface. The “I” is missing to allow for people to take pictures with themselves inserted where the “I” should be located. The design of the mural can be found below.

CA-16-2019 The Alliance building paint - 123 E. Main Cross Street

The Alliance building will be updating the paint on their building. The main color will be web gray, with naval blue and pure white used as accent colors around the building. The application was approved administratively.



CA-17-2019 – Lanagan Construction 413 S. Main Street

Lanagan Construction, acting on behalf of Nicholas Asset Management, applied to put up a temporary façade in the storefront at 413 S. Main Street during façade demolition. The glass façade was broken and a safety hazard. Due to the building being a safety hazard, we approved

the permit administratively. They will return with a full design application at a later date, much in the same manner that 408 S. Main has across the street.

ADJOURNMENT