



**Design Review Subcommittee**  
**Wednesday, January 19, 2011, 5:00 p.m.**  
**City Hall Conference Room #2**  
**85 South Main Street, Oberlin, Ohio**

**Members**

**Present:** Lizzie Tisher, Christina Nichols, Jennifer Wilson, David Gibson and Frank Carlson.

**Members**

**Absent:** Richard Gallagher and Eric Gaines.

**Others**

**Present:** Gary Boyle; Wendie Fleming, Secretary to the Design Review Subcommittee; Skip Collins, Fady Chamoun; Jason Adelman; Jenn Manna; Chris Robinson; Aaron Mucciolo; Elizabeth Rumics and Tony Mealy.

Acting Chair Nichols called the meeting to order at 5:13 p.m.

**1. Election of Officers.**

The Subcommittee agreed to consider this matter when all members could be present.

**2. Approval of the December 15, 2010 Meeting Minutes.**

Tisher made a motion to approve the December 15, 2010 meeting minutes as submitted. Gibson seconded. Motion carried unanimously.

**3. Application for Sign Permit, Proposed Wall-Mounted Sign and Awning, Aladdin's Eatery, 5 West College Street.**

Boyle advised that this application seeks the approval of the installation of a new awning and internally-illuminated, wall-mounted sign to be installed on the building's first floor level and facing West College Street. He indicated that the proposed sign would identify the location of a new business in this building (Aladdin's Eatery). That business is to occupy space previously used to accommodate another restaurant use (the Java Zone).

Boyle stated that according to the applicant's submittal, the proposed restaurant would occupy a store front with a width of 21.3 ft. on the south side of West College Street and the proposed sign would have a total sign surface area of 51.13 sq. ft. He noted that the proposed sign includes two

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the colors of spice. Tisher asked if the awning was going to be constructed of aluminum as that material often does not weather well. Collins stated that awning is to be constructed of fabric with an aluminum framework. Chamoun also indicated that with respect to the sign, the internal illumination would not be bright, but rather much more understated. Carlson stated that internal illumination is permitted in the downtown district and there are several types of internally-illuminated signs there. He noted that the Planning Commission has been reviewing the Sign Code and these types of signs have been discussed by the Commission. Carlson stated that the Planning Commission is more concerned with the quality of a sign as opposed to whether a sign is illuminated in a manner similar to the majority of other businesses downtown. He further noted that the Commission has even indicated that an artistic, well done neon sign may be acceptable. Carlson stated that although the background is rather large, the sign design itself is well designed and the awning helps to break up the façade of the building. Wilson asked if there would be seating on the sidewalk as a larger awning may be beneficial for that purpose. Chamoun indicated that they may consider having outside seating in the future. Tisher advised that she finds the awning to be acceptable.

Carlson made a motion to recommend approval of the sign and the awning to the Planning Commission as submitted. Gibson seconded. Motion carried unanimously.

**4. Application for Site Plan/Design Review, Proposed Second Floor Façade Alterations, Jason Adelman and Jenn Manna, 23 South Main Street.**

Boyle indicated that the Subcommittee noted that it previously considered a request for site plan/design review approval related to various exterior building alterations including the removal of the blue colored aluminum grill on the building's South Main Street façade, a new first floor storefront window and entry door in the basement level, a relocated entry door to the building's first floor level, installation of a new bay window on the second floor façade, etc. He advised that the request was recommended for approval by the Subcommittee at its meeting on April 15, 2010, and subsequently approved by the Planning Commission.

Boyle stated that a preliminary design concept for proposed changes to the approved plans for the building's second floor façade on South Main Street was reviewed by the Subcommittee on November 3, 2010. He indicated that the applicants proposed at that time to eliminate the second floor bay window design and to install a second floor window opening extending across the entire front of the building. A second floor balcony projecting about three (3) feet from the front wall of the building was also proposed. At the November 3, 2010 meeting, the Subcommittee provided various comments on that preliminary design and suggestions concerning the type and size of windows, etc.

Boyle noted that the applicants have recently submitted a formal application for site plan/design review related to exterior building changes to the second floor façade on South Main Street. The applicants' submission indicates that new second floor windows would feature a folding system design which design would be similar to that recently installed on the first floor façade of The Feve, a decorative metal railing across the opening section of the window, new wood siding

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be more compatible with the neighboring buildings, it should be masonry. Nichols noted that the only building she could think of downtown that had wood siding include "Ginko Gallery," "Edward Jones" and the "Workshop Gallery." Tisher stated masonry is the most prevalent material used in the buildings downtown and it is more character defining. She noted that wood on the first floor of buildings reflects retail trends at that time. Adelman stated that the wood siding would only be done on the second story of the building. Tisher advised that while many buildings in historic downtown areas have wood added around the first floor area over time, the second floors of those buildings remain primarily as original. Nichols indicated that she too would prefer to see masonry on the building, but noted that the wood siding would be a vast improvement over the appearance of the former aluminum curtain wall and the deteriorating masonry. Gibson asked what the applicant was trying to achieve by using wood for the siding. Adelman stated that they are proposing to use wood siding because of the cost of masonry is prohibitive, it will take less time to install wood siding and the wood will help to soften the look of the building. Manna advised that she feels that brick cladding for the second story would make the building look top-heavy. Robinson indicated that although he is a mason, he prefers the look of the wood siding, too. Adelman indicated that he agreed that the building may look top heavy with brick or masonry on the second story. Robinson advised that he likes the "barn siding" look of the wood and the wood has a much softer appearance. Adelman stated that they are trying to be progressive with the design of this building. Gibson advised that he likes that the wood siding helps to "separate" this building from the neighboring ones.


Gibson made a motion to recommend approval of the application to the Planning Commission as submitted. Wilson seconded. Motion carried 4 – 1 (Tisher dissenting).


**5. Other Business.**

Boyle advised that the Subcommittee's next meeting is scheduled for February 2, 2011.

**6. Adjournment.**

There being no further business at this time, the meeting was adjourned at 5:42 p.m.

  
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Christina Nichols, Acting Chair

  
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Wendie Fleming, Secretary