



**Design Review Subcommittee
Wednesday, December 15, 2010, 5:00 p.m.
City Hall Conference Room #2
85 South Main Street, Oberlin, Ohio**

Members

Present: Lizzie Tisher, Aaron Mucciolo, Eric Gaines and David Gibson.

Members

Absent: Richard Gallagher, Scott Kosman and Christina Nichols.

Others

Present: Gary Boyle; Wendie Fleming, Secretary to the Design Review Subcommittee;
Steve Varelmann; Leo Evans and Elizabeth Rumics.

Acting Chair Mucciolo called the meeting to order at 5:02 p.m.

1. Approval of the December 1, 2010 Meeting Minutes.

Gaines made a motion to approve the meeting minutes for the December 1, 2010 meeting as submitted. Tisher seconded. Gibson abstained. Motion carried.

2. Application for Sign Permit Approval, Wall-Mounted Sign, Verizon Wireless, Oberlin Square, 14688 State Route 58.

Boyle advised that this application seeks approval to install a wall-mounted sign on Oberlin Square's south building elevation or front façade. He stated that the proposed signage would be centered on the building's fascia above the storefront window/door system, and according to the applicant would have an overall height of about 2.75 feet, a length of 13.5 ft. and a sign surface area of 37.125 sq. ft. ±. The proposed signage consists of three (3) elements including the "Verizon" logo, the words "Verizon Wireless", and a subtext containing the words "Wireless Partners/Premium Retailer." These elements are comprised of mixed font styles which is the corporation's approach. According to the applicant's submission, the "Verizon Wireless" portion of the sign would be fabricated of aluminum letters painted black and red with white LED back-lit illumination. Boyle noted that the "Wireless Partners" and "/Premium Retailer" component of the sign would be made of PVC letters to be painted black and mounted flush to the façade, and would not be illuminated.

Mucciolo observed that this appears to be a straightforward request.

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Tisher made a motion to recommend approval of the application to the Planning Commission as submitted. Gibson seconded. Motion carried unanimously.

3. Application for Site Plan/Design Review Approval, Proposed Exterior Building Changes, Apollo Theater, Apollo Theater, LLC, 19 East College Street.

Boyle advised that this application seeks approval to undertake Phase II of the Apollo Theater renovation project which includes both interior and exterior work. He stated that the applicant indicates that the theater will be the subject of various interior changes including, among other matters, a reduction in the total seating capacity from 490 seats to 421 seats which includes 6 accessible seating areas. The applicant also proposes to construct a second floor "screening room" with 66 seats that can be used by the College's "Cinema Studies as teaching space." The barber shop space (Manuel's) and former insurance office (Ross/Nationwide Insurance Agency) will be or have been relocated to other "downtown" buildings to accommodate the project.

Boyle noted that the applicant also proposes to undertake a number of exterior changes or improvements to this building. Those changes include the installation of new, clear glass in first and second floor windows facing East College Street and the "East Alley"; installation of vitrolite panels on the building's East College Street façade to replace a wall-mounted air conditioner; reconstruction of the marquee on the East College Street façade; installation of a new TPO roof; new roof-mounted mechanical equipment visible on the south building elevation; a new steel guardrail around new mechanical equipment on the building's south elevation; installation of new gutter's/drain leaders on the east, west and south building elevations; brick infill on window and door openings on the west and south building elevations; installation of a new man door on the west building elevation; installation of louvers on the east and west building elevations including access panels to mechanical equipment; mortar replacement to match existing; etc.

Boyle stated that the applicant's site plan also indicates that an emergency electrical generator is proposed as part of the alternative bid package, and that generator would be located to the south and east of the building. That location would appear to affect the existing parking layout behind the building. Boyle indicated that since details concerning the generator and related screening of that mechanical equipment have not been provided, the Subcommittee should withhold any action on that part of the proposed work plan.

Steve Varelmann and Leo Evans of Oberlin College Facilities Planning and Construction Office were present to represent this application.

Evans provided information concerning this application and outlined the various elements of the proposed project. Gibson asked if the wood windows on the building would be replaced? Boyle noted that during his inspection of the site, he noticed that the wood windows on the west side of the building were in very bad condition. Evans stated that they are proposing to just replace the glass in the windows at this time, and to rebuild the wood sashes, etc.

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Evans indicated that because they are proposing to use the second floor, a second means of egress is required and they propose to install a new man door opening on the west elevation of the building and leading to the alley. They will also be replacing the roof drain head on the west side.

Boyle asked if the roof drainage system would be rebuilt? Evans stated that they would be reworking parts of it, however the majority of the system is in good working condition. Boyle observed that at the time of inspecting this property, the roof leader system was leaking profusely at the southwest corner of the building. Boyle asked if the downspout along the east elevation could be reworked as it is a rather long diagonal run across the building's wall, and is not very visually appealing. Evans stated that the underground drainage system would also need to be reworked, but he would see what could be done about the design of this downspout.

Gaines asked if the generator was to be installed or not? Evans advised that the generator was bid as an alternate for this project so if they do not have the funds, it will not be installed at this time. He further indicated that he would see if it was possible to install the generator closer to the building in light of staff comments regarding elimination of a parking space to accommodate the proposed generator. Varelmann stated that they would have to find out whether the generator must be installed a certain distance from the building. Gaines asked for clarification as to whether it is part of the proposal or not. Boyle stated the Subcommittee must address the generator in any approval given for the application since it is shown on the plans submitted. Gibson asked if there was any information concerning the noise level of the generator? Gaines stated that he feels the Subcommittee must have further details on the generator, its appearance, screening, etc. before any approval can be given. Varelmann advised that he will submit detailed information concerning the generator for the Subcommittee's review in the future depending on their bids. Mucciolo asked why a generator is needed? Evans indicated that it is primarily for fire safety reasons.

Mucciolo stated that the application indicates that the proposed roof-mounted hand rail would be gray in color but there is no color provided for the roof-mounted mechanicals that are also to be installed. Evans stated that they are likely be a similar in color but he would confirm that detail. Varelmann stated that usually the roof-mounted mechanicals are a standard gray color from the factory. Mucciolo asked if the mechanical equipment would be reflective at all? Evans stated that they would not be.

Gaines stated that he is of the opinion that the Subcommittee needs to have the information on the generator in order to approve it. Gibson suggested the Subcommittee could either table the application until information on the generator is provided or to approve the application without the generator. Varelmann requested that the Subcommittee consider the application without the generator at this time and they would submit generator information for approval if they decide to install it in the future. The Subcommittee concurred with that approach.

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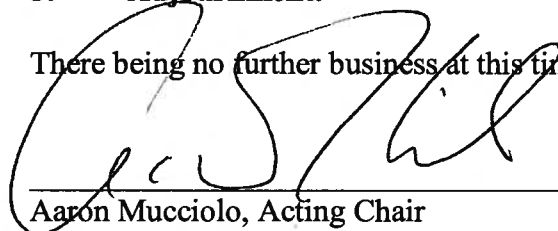
Gaines made a motion to recommend approval of this application to the Planning Commission with the understanding that the applicant will submit details in the future related to any proposed emergency generator for review and approval. Tisher seconded. Motion carried unanimously.

4. Other Business.


Boyle advised that the Subcommittee's next meeting is scheduled for January 5, 2011 and thanked the Subcommittee members for their service to the community in 2010. In addition, he noted that there may be a change in the meeting days in 2011 since Gallagher has indicated that he will not always be available on Wednesdays.

5. Adjournment.

There being no further business at this time, the meeting was adjourned at 5:20 p.m.



Aaron Mucciolo, Acting Chair



Wendie Fleming, Secretary