

**CITY OF TALLMADGE
HERITAGE COMMISSION**

MINUTES OF MEETING HELD April 2, 2019 7:00 p.m. Council Chambers
Date Time Place

MEMBERS PRESENT: Darrell Ayres, Mark Pouliot, Greg Chaplin, Petra Knapp

MEMBERS ABSENT: Mark Moore

CHAIRMAN: Darrell Ayres

SECRETARY: Kelli Funk

REGULAR MEETING

SPECIAL MEETING

PRESENT: Dave Kline, Mayor
Megan Raber, Law Director
Helene Hussing, Planning and Zoning Manager

ITEMS TO BE DISCUSSED

- Item # 1** **John Geer/TJs Drive-In – Applicant/Owner
Certificate for Design Compliance Application
35 West Ave. – TJs Drive-In**
- Modification to Sign face – Ground Sign
 - For review & determination
- Item # 2** **Kenneth Blum/Dunkin’ – Applicant/Owner
Certificate for Design Compliance Application
196 Tallmadge Circle – Dunkin’**
- Modification to Sign face – Ground Sign, 2 Wall Signs
 - For review & determination
- Item #3** **Jennifer Corwin/State Farm – Applicant
Tony Jaber/TJ Circle One, LLC – Owner
Certificate for Design Compliance Application
14 Tallmadge Circle – State Farm Insurance**
- Modification to Sign Face – Ground Sign, Wall Sign
 - For review & determination

The April 2 special meeting of the Tallmadge Heritage Commission was called to order at 7:00 p.m. by Chairman, Darrell Ayres.

The meeting was opened with the Pledge of Allegiance.

Roll called. All members were present with the exception of Mark Moore.

Mr. Ayres: **Mr. Moore is not here. I’ll make a motion to excuse Mr. Moore.**

Mrs. Knapp: **Second.**

All members present voted in favor. (4-0)

Mr. Ayres: Are there any changes to the minutes of December 18, 2018? None? **At this time, I'll make a motion to approve the minutes of December 18, 2018.**

Mr. Chaplin: **Second.**

All members present voted in favor. (4-0)

Mr. Ayres: Election of 2019 Officers. I didn't know we were doing that tonight. Does anyone want to volunteer to be Chairman?

Mr. Chaplin: **I will make a motion for Darrell Ayres to continue as Chairman.**

Mr. Pouliot: **I'll second.**

All members present voted in favor. (4-0)

Mr. Ayres: Any nominations for Vice Chair?

Mr. Pouliot: **I move to make Greg Chaplin.**

Mr. Ayres: **I'll second that.** Any discussion?

All members present voted in favor. (4-0)

Mr. Ayres: Ok, the only agenda addition we had was for, which is now on the current sheet, which is Item 3 for Jennifer Corwin, State Farm. That is on the new list. I think we got something by mail or drop off a few days ago. I know the one thing that I've been asked to do is, anybody that's going to come up to speak tonight, please make sure you're speaking into the microphone and speak loud. We're having some recording issues so we want to make sure we can get the record straight. Other than that, I don't have anything. Is there any other correspondence or communication between members? At this time, we'll go ahead and move along with Item 1:

Item # 1	<p>John Geer/TJs Drive-In – Applicant/Owner Certificate for Design Compliance Application 35 West Ave. – TJs Drive-In</p> <ul style="list-style-type: none"> • Modification to Sign face – Ground Sign • For review & determination
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Mrs. Geer was sworn in.

Mr. Ayres: If you could just give us an overview of your project...

Mrs. Geer: That sign did say A&W. Graphic Detail did it and they just came and put TJ's on it since we are no longer an A&W. So, we would just like approval on that. Then, the other thing is, the orange color, so we can get away from A&W, we would like to make the color the chip he gave you, this color.

Mr. Ayres: And that's part of, their application they made was March 11, and then they gave us some updated information on March 18. Does everybody have that March 18 sheet? It was just one sheet. It was an update to the application.

Mrs. Geer: And this color burgundy would be on the roof and then the very bottom of the poles, there's a little bit on the carport.

Mr. Ayers: Thank you. Is there any comments or questions for the applicant?

Mr. Chaplin: Yes, so the original two colors, it looked like there was a burgundy and a grey, can you describe... I'm having trouble determining...

Mrs. Geer: It's like this.

Mr. Chaplin: So, the entire background is burgundy?

Mrs. Geer: No, this right here is the burgundy and then the drive-in is the greyish color.

Mr. Chaplin: So, the entire background is burgundy and just the word drive-in is the grey.

Mrs. Geer: Correct.

Mr. Ayres: So even though it looks like on the two different submissions that they had, it looks like two different colors but it's actually much closer to the original submission on March 11 as far as the color of the sundried tomato, which is maroon, to make it easy.

Mrs. Hussing: I think that has a lot to do with the copiers and the transmission of it and that's why the colors look... but they submitted the same color.

Mr. Ayers: And, I'm sure you don't have a sample chip with you. There are some Sherwin Williams numbers on here associated with it.

Mrs. Geer: No, I thought he did that, sorry. He sent me at the last minute.

Mr. Ayers: These are Sherwin Williams numbers, Sundried tomato 7585 and grey lettering would be 0077 Classic French Grey. Oh, we do have samples. Sherwin Williams paint chips, very acceptable.

Mr. Chaplin: I think we would probably want a little bit of embellishment on the sign frame itself, in keeping with other signs in the area. That's pretty stark. In the one picture, it looks even at the bottom that it was beat up. I don't know if it's rotted or... but it looked kind of rough. Maybe it was just the grass growing up next to it made it look like that. But, again, in keeping with sign elements in the area, to do a treatment, I think those verticals could be a little bigger, whether it's just additive to make them appear a little thicker and to dress up the top a little bit with an implied pediment or something just to kind of match some of the other sign frames around the area. There are examples in the book. I don't know if you had access to that. There's a couple pages of different sign frame examples where you could...

Mrs. Geer: Ok. He will, he's good at that. I'll tell him. Do you want us to take it down until we get it fixed?

Mr. Ayers: I don't think that is necessary, no.

Mr. Chaplin: That one on the right just looks, in that picture...

Mrs. Geer: I'm thinking that's grass or something because he usually doesn't let things look like that but I will tell him and we'll fix it up.

Mrs. Knapp: We might need to wait until we have a proposed design for what we're talking about.

Mr. Chaplin: I mean, we can make suggestions, but until we see something it's kind of hard to...

Mrs. Geer: I'll tell him to stop down here and get the book and pick something out and...

Mrs. Raber: I may just point out to the Heritage Commission, you do not have authority, this is just the change to the actual sign itself, to the face of the sign, it's not to modification to the frame. They're not applying for the whole new sign; they're just changing the.... It's a modification. It's the same thing we had over here... it's a suggestion, but you can't make it as part of the requirement.

Mr. Chaplin: Ok, then I have a question about the actual sign change. So, this is temporary, correct? Or is this...

Mr. Ayers: That would be permanent, I think.

Mrs. Geer: We were going to leave it permanent.

Mr. Chaplin: Ok, is that painted or is that a vinyl sticker? What is it?

Mrs. Geer: No, Graphic Design did it when it was A&W and then I don't know... we just told them we got to get rid of the A&W and we're going with TJ's and they just redid it, so I don't know exactly...

Mr. Ayres: So, is that metal face to that, that white section, is that metal with a painted on...

Mrs. Geer: I don't think it's metal, I don't know though.

Mr. Chaplin: Then, if we have no say so on the frame then I would just make that as a suggestion, to look at possibly adding some elements. We can't require it but we can provide some examples.

Mayor Kline: Here you can see the elements that he's talking about. A couple little things. Something to dress it up a little more. It's not required, as the Law Director said, but I think it would go a long ways....

Mr. Ayres: I think that material that we're probably talking about could be applied right over top of the material that is there, so it would make it an easy install and really enhance the look of the framework of the design and make the sign look a lot nicer and not be a terribly expensive sign. What do we want to do with the fact that we don't know what the face is made out of? Can we have them submit what that is, whether it's corrugated... anything that's going to last and look good.

Mrs. Geer: Well, it's been there for 18 years.

Mr. Ayers: Well, the face is different, right? I mean that's a brand-new backing. That white is new, isn't it? The old sign, just looking at the pictures, that white that part of your sign... not the frame, but the piece that went in there, that looks like that's brand-new. And it looks great. Personally, I don't have a problem with it, I think it looks great. We just don't want something that come next December when the snows flying, it's going to fall apart on us. Which I'm sure you don't either.

Mrs. Geer: No, I agree.

Mr. Ayers: So, approve as noted and please submit the type of material that the face of the sign itself is? Yea just submit that downstairs and if there's an issue, I guess we can bring it up. I'm sure that it would be fine. I assume that it is, I was just curious. What about your submission that you made on March 18, which was for the building?

Mrs. Geer: I'm not sure, but I'm thinking it's the orange color roof? And we just want to go with the same color on the sign. We're having a problem with A&W, so we want to get away from that...

Mr. Ayers: That's fine. So, is that going to be painted? I don't know what kind of material that is up there.

Mr. Geer: He paints it every year. Sherwin Williams paint and we're just going to this color. It will be the same paint he used when it was orange.

Mr. Ayers: Perfect. So, then if can just get us back in a timely fashion, within the next week or so, what type of material that the face of that sign is that you put in. I think we should be in good shape.

Mr. Chaplin gave a rough drawing to Mrs. Geer as a suggestion to what they can do to their sign.

Mr. Ayers: Any other comments or discussion from Board Members? Are there any comments or discussion from audience members on this issue? No? At this time, **I'd like to go ahead and make a motion that we accept the Certificate of Appropriateness Design for 35 West Ave, TJ's Drive-in per the plans submitted on March 11 and March 18 as Submitted.**

Mrs. Knapp: **Second.**

All members present voted in favor. (4-0)

Mr. Ayers: Thank you, good luck. Ok, Item number 2:

Item # 2	Kenneth Blum/Dunkin' – Applicant/Owner
	Certificate for Design Compliance Application
	<u>196 Tallmadge Circle – Dunkin'</u>
	<ul style="list-style-type: none">• Modification to Sign face – Ground Sign, 2 Wall Signs
	For review & determination

Ms. Carter was sworn in.

Mr. Ayres: Would you like to walk through your project with us?

Ms. Carter: Sure, so Ken owns the existing Dunkin' here on the Square and as part of the current national brand reimagining, they're of course dropping donuts everywhere and so, as part of an interior remodel also, he would like to replace his existing signs with the new brand standard signage. So, everything is a little bit smaller than what's there now but it's still the same orange, the same pink. Those are the brand colors. I do know that the application, the cut sheets included are the default sign cut sheets that says internally illuminated, but obviously there are the gooseneck light fixtures already on the building and so these would not be internally illuminated. That was an error on our drawings but they would continue to have the gooseneck and have that external illumination. So, instead of the Dunkin' Donuts with the cup, this would just be a Dunkin' and then on the front where the brick tower is, it would just be the giant "DD", which is kind of their secondary imaging logo.

Mr. Ayers: So, they're getting rid of the citra cup?

Ms. Carter: That is my understanding, yes. It's no longer included in the image. And then of course they would also be replacing the face on the ground sign there. It kind of looks red in the image but that really is supposed to be the brand pink.

Mr. Ayers: Ok, so the 3 signs we're talking about are the DD on the brick, the Dunkin above the entry way and then the sign out front that says Dunkin' Drive-thru.

Ms. Carter: That is correct.

Mr. Ayers: Any questions from our applicant?

Mr. Chaplin: Mayor, do we possibly have pictures of what's there now?

Mayor Kline: These are photos of today.

Mr. Chaplin: Ok, thank you.

Ms. Carter: So that one would be replaced with the giant "DD", which would be slightly smaller in area but appropriate to the size.... Proportional, as you can see on the board. And then this would just be the Dunkin'. As you can see, it's the same colors that are there now so it should continue to compliment the building colors.

Mr. Chaplin: Is the Dunkin that's over the entry, are those letters a standard size or do they vary based on location?

Ms. Carter: They come in, I think, there's 3 standard sizes and we chose the size that fit, basically. It's the smallest standard size.

Mr. Chaplin: So, those are 18 inch high? Do you know what the next size down would be?

Ms. Carter: There isn't one.

Mr. Chaplin: That's the smallest? That, to me, feels kind of cramped in there.

Ms. Carter: The square footage of the sign matches what's there now and it's roughly proportional to what there now. It's not really a big difference.

Mr. Ayers: Well, the one over the entry has Dunkin' Donuts. It's got 2 rows of lettering. I don't know if you're making the lettering larger or...

Mr. Chaplin: You can see the sign is narrower or about the same width of the canopy. The new one, it's quite a bit wider and goes completely to those return elements that come off the fascia', that's where I'm saying...

Ms. Carter: Unfortunately, there's not a smaller size, at least not a standard smaller size.

Mr. Pouliot: I see what Greg means; it looks like it's cramped in there.

Mr. Ayres: Mayor, are you trying to find the entry way? Thank you. Where's the new photo? On our plans? Ok, sorry.

Mr. Chaplin: Is the cut graphic staying on the bottom of the front brick element?

Ms. Carter: My understanding is that he is planning to remove it. It's no longer part of the brand imaging.

Mr. Chaplin: Do you know if these letters are locally manufactured or are they done ... (inaudible)

Ms. Carter: I think he has at least a semi-local, somewhere in Northeast Ohio, but he always contracts that out himself so...

Mr. Chaplin: I guess the point I'm making is these aren't just sitting on a shelf somewhere at 18 inches high waiting to go on a building probably. I imagine they have to be, as the order comes in, they're manufactured possibly.

Ms. Carter: I'm not entirely certain and I don't know what the difference is in terms of cost or availability of a custom.

Mr. Chaplin: I'd be curious if, you could maybe investigate a little bit to see if they are custom built letters, which I bet they are. If they could even shrink to 16 or 15 inches, I think that would allow the width to diminish to a point where it doesn't feel like it's running right up against those elements on either side. If we could get closer to... it wouldn't even have to be within the width of that awning but something closer like what's there now. I think that would just feel a lot better.

Ms. Carter: I can ask the question.

Mr. Chaplin: Ok, if you check. I don't know that we can dictate the size of that letter but it just feels a little crowded with the size it is now.

Mr. Pouliot: Obviously the existing ones are smaller letters.

Mrs. Knapp: Right. And they fit within the canopy, the awning.

Mr. Chaplin: And those are individual letters here, that's a whole sign where these are individual, but other than that, I don't have an issue.

Mr. Ayers: So, I guess I would agree with Mr. Chaplin, as far as reducing the size of those letters. I think it's going to look a lot better and be more proportionate. I'd really like to see that get done because it's really pushed up right to the soffits right now. The one other thing I would like to bring up is, when this Dunkin' Donuts was all put together 7 or 8 years ago, man what a fiasco it was in this room. We had members of our Board resign on the spot. It was a fiasco. One of the issues that we argued about, and I would still love to see get done, which is not part of this application, we're just asking, you're doing some other remodeling things, corporate things... I think the awnings would look 10 times better in black, which you used to stock black awnings. I don't know whether you do or not and I'm not telling you that you have to do it, so don't misunderstand me, but I think the awnings would look 10 times better in black than in orange. That was something that I truly, I think maybe myself and Mayor Kline were probably the only 2 people that were in the room that night and in the room tonight, and I can't remember how it all went down, but it was crazy, a crazy night. But I just think that's something that would look way better on that building than orange and so I don't know whether Mr. Blum would consider doing that, that would be fantastic. Once again, that has nothing to do with what we're talking about tonight...

Ms. Carter: I know on that particular item it's a matter of corporate approvals and negotiations and...

Mr. Ayers: But you guys had standard corporate awnings that were black and you had 2 choices, you had an awning just like that that was black and then you actually had like the old fashion, I don't know what material it was made of, but it sloped down and then it had to scalps below and it said 'coffee' and it said 'donuts' on another one. I just thought the black would look a lot better.

Ms. Carter: Unfortunately, I don't think that is a current option. They change these every couple years.

Mr. Ayers: That's not a problem. Tell them to put it back in rotation. Did you guys have anything on that end?

Mrs. Raber: My concern is that you would still be working with the same square footage. The square footage is based on the code. They are using the square footage that's available to them on that side of the building and they're not exceeding that so they don't need a variance, so they're allowed to have up to that square footage so while you have some leeway in how that square footage may play out, you still have to give them that square footage. You can't lessen the square footage...

Mr. Chaplin: The square footage is a maximum. They could reduce on their own...

Mrs. Raber: If they chose to do it.

Mr. Chaplin: And that's what we're asking, is investigate... I don't know that a 15-inch letter vs an 18-inch letter is going to make that much less visible. As close that is to the road...

Mr. Ayers: To Greg's point, that's not facing the street. That's not catching anybody's eye. That particular sign is face the property adjacent to it.

Mrs. Raber: So, if you frame it that they could go down at their option, that's permissible, I just wanted to make sure that we were on the same page as to which direction we're going. You can't require it.

Mr. Ayres: Any other comments from Committee members? Any audience questions or participation? Comments? No? At this **I'll make a motion that we accept the Certificate of Appropriateness and Design Compliance for 196 Tallmadge Circle, applicant Kenneth Blum for Dunkin'.** I make a motion that we accept this per the plans that were submitted on March 14, 2019 and would add that at the owners discretion, should they decide to reduce the letter size from 18 to 15 or 16, that would also have this Commissions approval.

Mr. Chaplin: **I'll second that.**

All members present voted in favor. (4-0)

Mr. Ayres: This went so much smoother than the last time you were here. Thank you. We would also appreciate if you do look into that letter reduction if you can. Thank you kindly. Up next:

Item #3

**Jennifer Corwin/State Farm – Applicant
Tony Jaber/TJ Circle One, LLC – Owner
Certificate for Design Compliance Application
14 Tallmadge Circle – State Farm Insurance**

- Modification to Sign Face – Ground Sign, Wall Sign
- For review & determination

Ms. Nichols was sworn in.

Ms. Nichols: So, we began working with Jennifer to support her move from her current location to her new location here on the Circle. We started thinking about different options for her new sign. Her current sign is in the older State Farm colors of the Heritage brand book for the State Farm so we realize that that current size could not be moved to this new location. The size of it, the way it's structured, the age of it... so we started looking at options for her move. So, the building that she is taking up had a current sign on it. It was the previous Remax location. When I first looked at the building where she is going, it had an existing oval sign above the doorway on the building. Our first thought was that we could use that oval sign and just put a new graphic on it and she would be ready to go. Within a couple days of our first meeting, the sign was removed and we no longer have access to that sign. We don't know where it is so we began thinking of different options.

Mr. Ayers: so, that sign frame was removed from the building?

Mayor Kline: That photo was today.

Ms. Nichols: The frame is there, it's just the ReMax... So, I was going to remove that portion of the sign and put a new graphic on the oval and put it back into the frame that was there. That would have been the least expensive way to go. In still trying to get your approval but also adhere to the State Farm branding requirements. So, in the meantime, that panel was removed so we are looking at what options do we have now to get her a new sign for her move. So, we provided a sheet that shows a layout in an oval but also in a rectangular. So, the option at the top is really what you see at most State Farm locations, that really is their corporate branding. It's on most pole signs and monument signs when you see a State Farm, this is their corporate branding. But we also laid out something for an oval that was on the bottom here. They're preferring that we use the rectangular shape at the top of the page and so either way that it's approved, we'll be able to make it and make it work for her. We'll just remove what's there and replace it with a rectangular sign.

Mr. Ayers: That's always been a tough building, signage wise, forever, so we appreciate your efforts.

Ms. Nichols: Whichever way would work out is what we would go for and I also provided a sheet that shows the rectangular option and the oval option.

Mrs. Knapp: I really appreciate that. It really gives a good visual of the different options and personally, I prefer the rectangular option just because I feel like it works better with cornice detail and I just think it fits more aesthetically.

Ms. Nichols: The white on the bottom with the reverse with the name in the black lettering... it looks more like their standard signage that you see for State Farms and I think it looks very nice on the building. The other side for the oval is very red. It's just a lot of color on the sign. The sign isn't really very large, we're going to be able to stay within the same square footage if we go with a rectangular sign. I will use a white, ACM background as a backer for this sign and put black cut vinyl letters in reverse cut red. It will be very easy to do. The grey that you see on the sheets, we just did that just to try to dress up the edges of that. I would use that just as a retainer, probably put some type of retainer on that or some type of border to make it look as though it is in a wall cabinet. If we can put, and I've not looked, once we take down the oval that's there and replace it with the rectangular option, I need to look at the building itself to see how we'll put that on the building. I'm not sure how that oval is attached to that building. I need to get a truck over there to see how that's attached so we would want to use the same attachment method that is there so whatever that means for a backer is how I'll build it. Either it will be a very low-profile metal cabinet with a retainer to hold the face or, depending on how that's made, maybe we'll be able to just use an ACM panel and then just decorate a border. So, either way, we can make it work for her.

Mr. Chaplin: So, it appears that in either of these solutions, you're taking off what's there now and you're coming in with a new cabinet regardless of the solution.

Ms. Nichols: Yes, maybe I won't have to use a cabinet, I guess is what I'm saying.

Mr. Chaplin: Well, a new frame or whatever you want to call it.

Ms. Nichols: A new panel...

Mr. Chaplin: My suggestion, I guess, would be, and you tell me if this works or not, you're the sign maker, but I like the rectangular option a lot better than the round one, to be honest. Do you think it's possible to make that more rectangular, more linear, and I'm thinking if you widen that sign and narrow the top to bottom, I'd like to expose that trellis work at the top. We're covering it now so my thought is, if we took a sign that the width was from the peak of each of the outer arches, so in width, then we narrow it down to about the first horizontal line in the tan, below the decorative, that would be the top of the sign and the bottom of the sign could be about where it's at, or even a little lower. But widen it so that each end aligns with the center point of the arm. Do you think that would, at least proportionally, allow you to position the different elements that need to go in the sign?

Ms. Nichols: We could lay that out to scale to see what it would look like. What that will do, just because of the lettering that there for the amount of lettering that's actually there with her name and her phone number, you're going to end up with a lot of space not used. If you try to extend out the size a little bit and make it a little bit shorter...

Mr. Chaplin: Yea, I understand.

Ms. Nichols: It would only be proportionate to the letter sizes. You cannot make it.... It will start to look like you're trying to pull it out.

Mr. Chaplin: I understand. I'm just trying to come up with a solution that gets the sign down out of that upper cornice work. It would be so nice to not cover that.

Ms. Nichols: The only thing that I don't know is what's behind that.

Mr. Ayers: The cornice work might already be destroyed.

Mrs. Nichols: It might already be cut out. I think that was cut out and so from weather, the lack of not painting behind that sign over the years, it may be very not nice behind that. It may be better just to cover it.

Mr. Ayres: Greg, do you see that?

Mr. Chaplin: I see that. It looks like it's cut there. So even the rectangular sign looks like it doesn't, at least at the top edge, you're coming down a little lower than the top or that arch there so you might be exposing some areas that have not see the daylight for quite some time. You're down below that top row of squares.

Ms. Nichols: Probably the next thing for us to do is to remove what is there so we can see and then we can draw it to scale to see. If the intention is to show as much of the building as possible, we'll do that. We'll try to lower it as much as possible, maybe at least that first row we could expose, but I just don't know what that looks like behind and I don't know if it's painted... it may be very bad back there. I don't know. That would probably the next step to take a look. We're willing to make the sign whatever looks the nicest is what we'll do.

Mr. Chaplin: so, the sign you have going on the monument, the proportion, I would assume that the building sign doesn't want to have the name bigger than State Farm, you want State Farm to be the predominant... or would something like that, again I'm looking at the ground sign portion...

Ms. Nichols: Again, we would have to go back to the brand book of State Farm, I believe on the wall signs, on the pole signs, it's the reverse, they want State Farm larger than the agent. On the tenant panels, I think it's different.

Mr. Ayers: I guess, we're all on the same page but I think, until you get that sign down, you don't know what you want to do. Whether oval might be best, whether, I think we all like rectangle.... I think you mentioned it, rectangle is your corporate preference, we're good with that, I think. So, is the best option for us just to do a continuance of this? If you can get us something back by our next meeting, which is the last Tuesday of the month...

Mr. Chaplin: Well, in a perfect scenario, how soon do you think you can have that sign down? If we're notified that it's down, I'm sure each of us could....

Ms. Nichols: We'll have it down within the next few days. It's no trouble to take it down, we're just down the street. So, we'll take it down and maybe get some really good photos of what it looks like and maybe then just see what's behind there.

Mrs. Raber: It's my understanding that opening day is May 1st, is that correct? How long will it take to actually do an install because you would have another meeting where they have to actually discuss it in an open meeting.

Mr. Chaplin: Are you willing to put up a temporary sign if you don't have something permanent in place by May 1st?

Ms. Nichols: If you would allow it, we can put anything there.

Mr. Chaplin: If we could approve even that rectangle sign, they submitted tonight, approve that as a temporary sign if timing doesn't allow the final sign to go in by the time they open. That way if there is a problem behind there, it covers up whatever ugliness might be there.

Ms. Nichols: Can we do a banner?

Mr. Chaplin: I don't know if there's too many limitations on temporary. Yea, something vinyl.

Ms. Nichols: We could do something smaller just as we're moving forward. It won't take long to make the sign once we decided what we want to do. So, we'll take it down, get some photos, scale it and see what we have then.

Mr. Ayers: I'm sure the owner will have some input as well as far as what she would prefer to move on to. I think you've got a good feeling from us, as far as what we want, if possible and once you pull that sign down, you'll know.

Ms. Nichols: So, once we get it down then we'll maybe talk to the landlord to what our options are and then represent it to you.

Mr. Ayers: Do you have any questions for us at all?

Ms. Nichols: Just next steps...

Mr. Ayers: How long does it take you to make the sign?

Ms. Nichols: I could probably have a sign made within a week to 10 days after we decide what we want to do and have it installed.

Mr. Ayers: So, it's Tuesday and you're hoping to have the sign down by Friday?

Ms. Nichols: I could probably take it down in the morning. It might be an eye sore when I do it, just so you know.

Mayor Kline: I think you have to investigate it. Tear it apart and see what it is.

Mr. Chaplin: So, our next meeting is the 30th right? So, even if you got approval that night, you're not getting a sign in until probably the middle of May. By the time you construct it and get it installed...

Ms. Nichols: It's just a couple weeks. Maybe we can get by with a banner while we're making it.

Mr. Chaplin: I'm ok with that.

Mrs. Knapp: I definitely think if we can expose as much of that cornice as can be exposed, that would look very nice.

Ms. Nichols: We'll take it down and see what's there.

Mayor Kline: You still have the outside front sign. She can go ahead and get the sign up.

Ms. Nichols: The tenant panel on the monument... yes but unfortunately, she's got the bottom position on a multi-tenant sign and the one side is not real visible. I mean, we'll work on that part as well, if this is ok, we'll get started on that as soon as we can finalize that paperwork so at least we'll have something. This is your typical State Farm red.

Mr. Ayers: I'll submit 4 color samples here to go into the record. All Sherwin Williams 6869 Red, 6258 tricorn black, 7005 is pure white and the 7076 is cyberspace, I'm not sure where that's...the ring? Ok. I'll submit these into the record. I just wish there was some way we could get this sign up. Do you guys have any suggestions? As an owner of a business, if I'm moving in that spot, I want my sign up for opening day. I get it.

Mayor Kline: What's your ultimate goal?

Mr. Ayres: The goal is to, hopefully, preserve that cornice and expose it if possible. And that might not be possible and at that point then I guess we cut off that bottom part, even if we could expose those top 2 rows, if possible. I think the members of the Committee would really like to see the top 2 rows exposed if possible and if not then I think we're pretty happy with the way things are. If they can be exposed and we can get that sign off of that, that would be tremendous. Just looking at your sign, I don't know how tall the 2nd block of cornice is but you could lower your sign to the bottom of that right now and just take out a little bit of the red on top of the State Farm and a little bit of the red below the State Farm, lower that thing, you've got plenty of room to do that.

Ms. Nichols: Yes, it's just that, we don't know what it looks like under that oval.

Mr. Ayers: Absolutely.

Mrs. Raber: If I could make a suggestion, what you could do is you could say you approve as submitted conditioned upon having the applicant move the sign as low as possible to show as much of the cornice as possible based on an inspection by the City Zoning Department to preserve that sign as much as possible. In the event that it is not, application is approved as submitted. And if it is there needs to be an adjustments. As long as you keep the same square footage, that's acceptable.

Ms. Nichols: Are you saying, take down what's there, have someone look at it from the City...?

Mrs. Raber: Yes, someone from a City Department that wouldn't be the Commission because the Commission has to meet in an open meeting, but the Zoning Department could go and take a look at it, then, depending on what they deem, whether it's preservable or not....

Mr. Ayers: Couldn't one member go down with a member from the Zoning office?

Mrs. Raber: Yes, you just can't all go.

Mrs. Hussing: I would like to just point you to the last page of their application, which is their State Farm Brand standards, the middle picture at the bottom actually is a wall sign that is a longer shape. That is part of their branding. That is a wall sign above a... it looks like a roof canopy.

Mr. Ayer: The one just below the one that you're using for the site sign, something like that might very well work. You guys have a ton of options it's just finding out what we can work with behind that sign and what we can't and then we've got plenty of options to work with.

Mr. Chaplin: Are you required to put the agents name on the building design, because back there that one said if not permissible or something, it showed just State Farm with the State Farm logo but it didn't have the Agent name. I don't know how important, maybe you tell me, how important it is to have the agent name on the

building. I mean, if I'm going there, I know I'm going for State Farm, I probably know the name of the agent I'm going to see, I'm just wondering how important is to have the agent name on the building.

Ms. Nichols: We feel it's important. It's very typical of what you see of State Farm agencies, is to have her name on there.

Mayor Kline: I shrank this other thing down just to get the physical dimensions...

Mr. Chaplin: Can you widen it a little? Yea, that's what I was thinking... it could even come down a hair narrower from the top, if you can get it down below that darker trim.

Ms. Nichols: We can make it as short as we want to. That's not really a problem at all.

Mr. Chaplin: I would even say... well we don't have the latitude to say this, but even if in doing this to make it work, if you put it a hair over the limit, I would like to think there's so cooperation with zoning, I'm just thinking out loud here, to get a sign that fits well, they give a little bit on the square footage of that sign.

Mr. Ayres: So that's 30 inches tall by whatever that width is.

Ms. Nichols: I don't think it will go over.

Mayor Kline: Again, why I have this here, if this is all torn up behind this and theirs would go up to a spot, again we would have to get the size of it...

Mr. Ayers: Yep, absolutely. Just like we were talking about with the Dunkin' sign, we want to be inside those. We don't want to cram it in there so they're an inch away. I'm sure you'll come up with something that will be very very nice. So, if you think I remember what that motion was supposed to be....

Ms. Nichols: It would be very helpful for us to have someone look at it before we try to finalize on a design.

Mr. Chaplin: Either Darrell or I, we both live in the area. We're around enough that one of use could break lose to take a look at it.

Ms. Nichols: We'll do whatever we need to do. We'll take the oval down and then we'll let you know; you can inspect it and then we can talk and we will lay something out to scale and submit it for approval. I'd love to be able to get it up for her opening.

Mr. Ayers: I know if Greg would not be available, I'm sure that anytime, any day before 3:30 I'm available. The Mayor knows how to get a hold of me. People in Zoning know how to get a hold of me.

Ms. Nichols: So, if we could get contingent approval on an inspection and a final design...

Mrs. Raber: So, the motion has to be finalized in here so whatever it is, it can be conditioned upon minor... it's either this or it's this, depending on the condition of the cornice. So, it's either going be the square as submitted on the application is approved...well I guess you would do it in the reverse, I guess you'd say the preference is for a more rectangular shape that fits within the siding area that's the same square footage to expose the cornice if it is in good condition following an inspection by the City Zoning Department and one member of the Heritage Commission. If the cornice is not in acceptable condition, the application submitted in the square footage is accepted.

Mayor Kline: They could still widen it out and line it up. It's just what you're going to cover. It could go up here a little bit or down a little bit.

Ms. Nichols: I just like to put something in our job packet for the guys to make sure they're taking down the right sign so that's what it looks like. We've already been over and measured everything there, we've already been over there twice but that's a good photo. I may be able to take it down tomorrow.

Mr. Ayres: I'd like to make a motion that we approve a Certificate of Appropriateness and Design to 14 Tallmadge Circle, Jenifer Corwin/owner [Tony Jaber/owner, Jennifer Corwin/applicant] for State Farm, per the plans that were submitted on March 25 and the Committee members have agreed that they like the rectangular shaped sign more than the oval sign so we would like the rectangular shaped sign as submitted in the blue prints. The Committee would also like to have the old oval sign removed and see if the cornice behind is in acceptable condition. That condition will be inspected by a City employee and a member of the Heritage Committee and should it be deemed in acceptable condition we would like to then see the rectangular sign that would fit inside of the siding itself and not go up onto the cornice, be approximately the same square footage and be lengthened. If not, then we would go back to the original submitted sign.

Mr. Chaplin: **I'll second that.**

All members present voted in favor. (4-0)

Mr. Ayres: **At this time, I'll make a motion to adjourn. All in favor?**

All members present voted in favor. (4-0)

Meeting adjourned at 8:05 p.m.

Respectfully submitted,


Kelli Funk, Secretary

 
Darrell Ayres, Chairman