

**CITY OF TALLMADGE  
HERITAGE COMMISSION**

*Minutes of Meeting Held* February 26, 2013 7:00 p.m. Council Chambers  
*Date* *Time* *Place*

*Members Present:* Craig Sisak, Darrell Ayres, James Evans, Jeff Lock, and Greg Chaplin

*Members Absent:*

*Chaired by:* Darrell Ayres

*Secretary:* Velma Williams

☒ *Regular meeting*

☐ **Special** *Meeting*

PRESENT: Megan Raber, Law Director  
Mayor David Kline  
Dennis Loughry, Economic Developer

**ITEMS FOR DISCUSSION:**

**Item #1 JTC Contractors, Ltd. Representing Little Caesar's – Applicant  
ALH Properties, PLL – Owner**  
Certificate of Design Compliance Application  
208 Tallmadge Circle  
Installation of drive-thru window with awning and additional door  
on front elevation  
For review and approval

**Item #1 JTC Contractors, Ltd., representing Little Caesar's – Applicant  
ALH Properties, PLL – Owner**  
Certificate of Design Compliance Application  
208 Tallmadge Circle  
Installation of drive-thru window with awning and additional door on front  
elevation  
For review and approval

The following motion was made by Mr. Lock, seconded by Mr. Sisak and passed with a vote of 4-0. For the record, Mr. Evans abstained.

I would like to make a motion regarding the project at 208 Tallmadge Circle where we are approving the front doorway and the drive-thru window and awning unit with the following stipulations: using the photograph as seen of the Duncan Donuts on page 5 in the Design Control Handbook where the front doorway will have the same treatment with the transom window and we've got the crown, the styles that is similar to the Duncan Donuts as seen in the picture with the option of internal muntins

for the transom window and the doorway to the owner. The second treatment would be that of the window where we would match the window as seen in the windows on the west elevation of the Duncan Donuts where we have the header transom, the sill, and with the possibility if the owner chooses to add shutters to the side of the window as seen in this but not required. Then the treatment of the awning assembly would be of the same color as submitted and therefore, if shutters were added they would then match the awning. Of shutters are not going to be installed then we would ask for fluted pilaster corners, that would match that design.

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Prior to the beginning of the regularly scheduled meeting of the Heritage Commission, new member James Evans was sworn in; Jeff Lock was sworn in for another term.

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The meeting of the Heritage Commission was called to order by Darrell Ayres, Chairman on Tuesday, February 26, 2013 at 7:00 p.m.

The meeting opened with the pledge.

Roll called. All members were present.

Mr. Ayres: At this time we would need to approve the minutes for our December 20, 2012 and September 25, 2012 meetings.

Mr. Chaplin: I'll make a motion to approve both minutes.

Mr. Lock: Darrell, on the 25<sup>th</sup> meeting, I have a couple of minor changes to the minutes. On page 16, of the September 26 minutes, we have got in the middle of the page "being familiar with post and barn" construction – that should be beam, b-e-a-m. Then also on page 20 we're talking about Mr. Reisig's house and the correct spelling would be Italianate.

Clerk: Thank you.

**Mr. Chaplin: I make a motion to approve both dates minutes as amended by Mr. Lock.**

**Mr. Ayres: seconded the motion.**

Roll called. All members present voted in favor with the exception of Mr. Evans who abstained.

Mr. Ayres: At this time there are no agenda additions. We need to approve the meeting dates for the calendar year 2013. This was a handout that everybody should have in front of them.

Mrs. Raber: Mr. Ayres, if I could just interject here. You have a set meeting time. The issue is that you're going to see that there's a conflict in December, I believe.

Mr. Ayres: Yes.

Mrs. Raber: Where you would have it on a holiday so if you can kind of predetermine what that alternative meeting date would be, then everyone can get it on their calendar and then rather than trying to scramble at the last minute, we actually would have a date that's pre-planned.

Mr. Ayres: We meet the last Tuesday of every month. As was pointed out it looks like the last Tuesday of December would be December 31. Does anybody have any suggestions or ideas as far as when we might want to move that meeting to?

Mr. Lock: Could we just go the Tuesday before that?

**Mr. Ayres: That's Christmas Eve. The Tuesday before that would be December 17. I think the 17<sup>th</sup> makes really the most sense. I don't know that anybody's going to want to come in here in between Christmas and New Year's. At this time I'd like to make a motion that we approve the meeting dates for 2013 to include the last Tuesday of every month from January through November and also include Tuesday, December 17.**

**Mr. Chaplin: seconded the motion.**

Roll called. All members voted in favor (5-0).

Mr. Ayres: Are there any correspondence or communications between members? At this time I'd like to turn to Item #1.

<b>Item #1</b>	<b>JTC Contractors, Ltd. Representing Little Caesar's – Applicant</b>
	<b>ALH Properties, PLL – Owner</b>
	Certificate of Design Compliance Application
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	Installation of drive-thru window with awning and additional door
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	For review and approval

Mr. Ayres: Please step forward.

Mr. John Tuggle was sworn in.

Mr. Ayres: State your name and home address.

Mr. Tuggle: John Tuggle, 3341 Ashton Drive, Uniontown, Ohio 44685.

Mr. Ayres: Thank you. Could you give us an overview of your project?

Mr. Tuggle: Yes, the Little Caesar's here, located as you mentioned on the Tallmadge Circle. I'm sure that each and every one of you had your submittal package we arranged. I'm sorry for the industrial staple that's holding it together. As you can clearly see, what we have done, we've actually taken the architectural drawing, the site plan from the Duncan Donuts which is the neighboring property on the west. It's illustrated on; it would be the large drawing here. It's already illustrated on the drawing there that there has been a traffic pattern for the Little Caesar's drive-thru window there. We also have here attached an elevation drawing which is reflecting the west side of the building where the location of the drive-thru window would go which is a little bit to your right of that down spout there.

Mr. Lock: Is the down spout going to remain?

Mr. Tuggle: Yes. We are actually probably (indicating) right in here will be the location of that window. As you mentioned, there is a control dimension on this drawing. This drawing is also drawn to scale, 1/4" scale. There is an illustration, a cut sheet of the actual drive-thru window and we also have the colors indicated of the frame of the drive-thru window and also the proposed new front door which would go on the front elevation. There's clear traffic patterns already outlined as illustrated here, a curb controlling the traffic arrows. We're not altering the traffic pattern as it is right now. The last submittal here is the actual shop drawing of the awning itself. This is the actual material and color swatch and there's only one error on this drawing where it's highlighting the elevation at 8' 6". That would be indicated on both the north and south side of that awning. In this illustration, unfortunately, it's only indicated on one side. That would be the drive-thru window side.

Mr. Lock: So the awning that you're proposing is over the drive-thru window.

Mr. Tuggle: Correct.

Mr. Lock: Do you have a view showing the extension of the awning into the drive area? In other words, do you have a side view?

Mr. Tuggle: It's on the front elevation.

Mr. Lock: Okay.

Mr. Ayres: 30"

Mr. Tuggle: So you can see it on the front. The awning is 72" or 6' overall; 24" tall and 30" projecting out into the drive-thru lane. So you're aware of where that awning would go, it would be underneath this band board here which gives us our 8' 6" clearance.

Mr. Lock: Have you given any thought to the treatment of this particular area, the fact that you are in a historic district, make this look more historical than your proposed drawing.

Mr. Tuggle: As far as the awning?

Mr. Lock: No, as far as the treatment of the window, the drive-thru window. You've got no real molding around there the way that we require in the district.

Mr. Tuggle: I was not aware there was a requirement.

Mr. Lock: Pardon?

Mr. Tuggle: I'm sorry. I was not aware there was a requirement.

Mr. Lock: You're not aware of the requirement of historical architectural elements in the Design Control District?

Mr. Tuggle: No, sir. I was not aware that there was an extra architectural treatment or mill work around the window. I guess I was not aware of that. We have been in here three or four times in meetings and there was no mention – not in front of this group – down in zoning and there was no mention of that. We had even walked through two or three times with what we wanted to do and that's how we got before you.

Mr. Lock: Well we do require historical architectural treatment in things such as window and door treatments. None of what you're submitting tonight represents any of that. I can apologize for whoever would need to be in a position to let you know that ahead of time, but that's a requirement of this board, to review architectural elements such as this. What we're looking at is a bronze metal treatment which really isn't historical. We're looking at a black canopy with no real trim to it. We're looking at a treatment around the window that has no, I'm sorry to be the one to bring this up at this time but that is the reality of this board and this district.

Mr. Tuggle: Basically, what we were going to do is the window would be inset. It would have the brick wrap around it just like it is and I guess as I'm looking at the existing store front, and that store only being a few years at that present location, correct? I didn't see anything on that building that would indicate that we would have something to comply to.

Mr. Lock: When you guys first put that in, you made no changes to the building. That's correct, right? No architectural changes. You left the windows alone. You left the doors alone. You left the awning alone. You left the overhang alone. You left everything alone. Therefore, you didn't have to come before the board. Now you're talking about making changes to the exterior of the building and now the reality is you're before the Commission to have those reviewed.

Mr. Tuggle: Let me ask you, what would you like (interrupted)

Mr. Ayres: If I could ask a couple of questions. The drive-thru window that's going in, are you planning on putting like the brick that comes out I assume could go back in.

Are you planning on making it like a soldier course up top with a brick sill down below and then like tooth in on the sides.

Mr. Tuggle: Actually, these are solid brick. The way that window is designed it is going to be inset back into, that's just a brick veneer on that building. It would be actually inset into the interior framed wall. You would see the brick course all the way; not soldier course but you would see the brick course all the way around the window.

Mr. Ayres: I guess what I'm suggesting for minimal dollars to get the type of trim that Mr. Lock's referring to, I don't speak for the whole board, but if we would put a soldier course across there,

Mr. Tuggle: Across the top.

Mr. Ayres: Put a brick sill below which is very minimal work and you already got the material, that would be a way and then tooth in on the side, that would give us I think an appropriate type finish for around the door.

Mr. Tuggle: Suggestion, what if we put a limestone sill in there.

Mr. Ayres: Yes.

Mr. Tuggle: Which would be even more historical.

Mr. Ayres: Right. I think as far as the window, and I don't know if it's black or bronze, but

Mr. Tuggle: It's considered dark bronze.

Mr. Ayres: Is that what's in the front of the (interrupted)

Mr. Tuggle: Yes, it is.

Mr. Ayres: So that would match what's up front.

Mr. Tuggle: And that's not a representation of the frame of the window, other than the color itself. That's all that is.

Mr. Lock: I think another thing that would be very inexpensive would be simply wrap it in a fiberglass molding.

Mr. Tuggle: Like a Fypon?

Mr. Lock: Like a Fypon molding. Again the cost would be very contained and it architecturally would go with the white gable end treatment that you have and the somewhat of a frieze at the bottom of that. That's all we're asking for. We're not trying to make this a difficult project.

Mr. Tuggle: I appreciate that.

Mr. Lock: We would like this to have some degree of architectural integrity, you see. Therefore a Fypon molding or as Darrell is suggesting a brick soldier course with a limestone sill, any of that is fine but none of it is on there.

Mr. Tuggle: I apologize. I was not aware of that.

Mr. Lock: We're here to help you.

Mr. Tuggle: I appreciate that.

Mr. Lock: To make suggestions that are very palatable.

Mr. Tuggle: With that being said, if we agreed, after I obviously talk to my client, and if he agreed to absorbing the cost of what he would like to see, the soldier course and/or the limestone sill or dressing it up with some Fypon, could we still move forward with the project as long as we brought something back to you?

Mr. Ayres: Does the committee have any, your client is here, correct?

Mr. Tuggle: Yes.

Mr. Ayres: Does any other committee members have a feeling as far as what they'd like to see as far as whether it be a brick or, I think I don't see any other aspects and I don't know if the Mayor has any other pictures of the front or sides or any entrances as far as any type of molding going around the window as Mr. Lock suggested. Personally, I think the brick would look better, just because it's going to fit that whole side of the building is brick.

Mr. Chaplin: I agree the brick probably would look better but in keeping maybe with the style of the building and the fact there's not a lot of brick detail on the building, maybe something out of Fypon or a painted wood trim. You've got some of that going on in the gable ends, maybe continuing that around the window. We haven't even discussed the front door yet. I'm assuming we're talking about that as well. To me I think that would maybe keep better with the style of the building than introducing brick patterning that's not there now.

Mr. Ayres: Jim?

Mr. Evans: You know, this was brought before the committee a few years back for the sign. You may recall, Jeff, the sign on the front of the building. So they actually did have to come before this committee at one time. I just want to get that on the record because it was stated that they hadn't. They actually did, because I was in charge of the project at the time. The Little Caesar's sign on the front of the building did have to get this board's basic blessing on the shape. I just want to remind everybody of that.

We have a variety of these type of buildings in Tallmadge where they're not totally historical and they've got contemporary elements in them. The dark bronze store front is typical. It's unfortunate because it's not what we want to see. This building has that as a predominant look actually facing the old Town Hall. At some point, I agree with what Jeff's saying, I'm just wondering like how much we need to do. Two things are happening here. It's on the side of the building. I'm not trying to make excuses for the applicant here. Bear with me folks. It's on the side of the building. It's between Duncan and obviously this building. Not a whole lot of visibility but enough that we will still see it. It doesn't give you the excuse to just do whatever you want. I would suggest - you're going to cut the hole anyway. The suggestion was made, maybe you can salvage the brick, I don't know. Sometimes that's hard when they've been mortared together for that long. I don't know if they're going to be suitable. The idea of just doing a quick little soldier, you're going to have to cut the opening anyway and redo the lintel, right? You're going to be up in there anyway to get your steel in for your lintel. You might as well just do the roll lock at the sill. So do a soldier at the top, do a nice sloping brick roll lock at sill. That will I think help give it some (interrupted)

Mr. Lock: It's just a question of degrees. Again, it's a question of cost. Again what I'm looking at and as the Mayor swung his photograph more along and picked up the Duncan Donuts, that's what is right next door. You've got the nice treatment there with the railing at the top. You've got the siding. To me, I think what we're here to do is develop a cohesiveness to the district. Sometimes we need to do it a little at a time.

Mr. Tuggle: I totally understand that.

Mr. Lock: I like the architectural elements that we're seeing in that end of the picture and then as we swing across. Personally I would like to start to slowly bring your structure into that degree of compliance and I think that the way we could do it and again not exceeding your costs, budgets. Like Greg had said and I agree, when you're dealing with the wood treatment against the brick and the contrast of the white against the red, that is historical. You lose that with the brick treatment. You have a tendency of kind of diminishing that contrast which the contrast is what is historical. Let's get to the doorway.

Mr. Tuggle: I appreciate the fact you're not looking to reinvent the wheel here.

Mr. Lock: Exactly, no.

Mr. Tuggle: I think the owners are very reasonable as far as that and the costs are not going to be where it's not going to be feasible.

Mr. Lock: Now if we could carry that thought now to the new doorway. I would go with that, now can you point to the exact area in that photograph. It's going to be right in that quadrant there?

Mr. Tuggle: Yes.



Mr. Ayres: To the left of that second pole, as far as the drawing shows.

Mr. Lock: I would, again because we have the contrasting color there in your eaves, in your gutter, in your, we'll call them columns there or pilasters, if we threw that doorway in, trimmed in the same white that would tie in to the white of the window, because now we're fronting the circle. This would be a very nice way to bring that architectural element in, throw a nice molding across the top of the doorway. Again, to run pilasters down the doorway that would match the pilasters that are there would be very cohesive.

Mr. Tuggle: They are fluted.

Mr. Lock: That's what I'm saying, so it's not like we're inventing the wheel here.

Mr. Tuggle: Right.

Mr. Lock: But the point is we are not looking at the existing doorway and windows. We are looking at this individually. The point that I'm making is because you have the dark bronze right now in the windows, guess which doorway is going to be the most noticed. The new doorway. That's why I think to draw attention to it with the contrast, with the molding and then tie that in with the molding and the contrast of the window, we now turn this building a little bit more historic.

Mr. Tuggle: I totally understand.

Mr. Lock: Not greatly historical. A little bit more and that's the direction we're trying to go and again keeping the costs under control.

Mr. Tuggle: Point well taken. I guess when we looked at this from a design standpoint; we were trying not to draw attention to this door. To just let it kind of look like it was always there. We were matching basically what's existing to the right side so when somebody came up there, they would think that it was never done which is what you're always trying to accomplish. I totally understand your point also.

Mr. Lock: The thing that I like in the Mayor's photographs, do you see how that entire entity that we have on the right side there, it is very indistinguishable. It does not stand out. Therefore, by not standing out even though it is not historical, because it is not standing out, it is not a big conflict. So that's the point I'm making is to make what we add on to the building historical keeping the cost under control with a minor treatment of molding, pilasters, etc. and then cohesively bringing it around the corner to the drive-thru because then when you look at it, you're going to see the doorway. I think what I like the most about it, as a business owner, you are going to see the Little Caesar's even more so. The sign is going to become more focused on because of the doorway attractively done next to it.

Mr. Sisak: What's the purpose of the new entrance?

Mr. Tuggle: This space from here to here is their corporate office, their office for the restaurants. The only way to get basically into this space is to go through the entire kitchen and come in to the space in the back. Obviously it's going to be a much more professional way to enter and exit the building and that's the whole purpose of it.

Mr. Chaplin: In the plan would it work at all to have that entrance around on the side?

Mr. Tuggle: We did look at it originally down the side of the building. Unfortunately to make it work, we would be about 50-60' down the side and I don't know if you're aware, there's a pretty good drop-off right here which would require a retaining wall to hold the grade, a sidewalk and then also from the aspect of safety issues. They're there a lot of times at 5:30 in the morning. Now you have a person walking all the way down 50-60'. I know it's not a high crime area but its still, you got a girl walking 50-60' down along side of the building to enter where they could pull up front and walk right in the door. There's also a maintenance issue on the side. It's going to involve the sidewalk. Then you also are going to have another awning over the doorway. It just made much more sense to put it here in the front. Then they're walking right in and they're in their space. Also there's a big rock garden here and then a then a pretty good size drop-off.

Mrs. Raber: Mr. Ayres, if I can just interject.

Mr. Ayres: Yes.

Mrs. Raber: I just wanted to make it clear too for the record, I just wanted, I know Mr. Evans you just brought up that you had been involved with the project when it had to do with the sign and Duncan Donuts and I just wanted to make clear for the record, you don't have any business relationship with Little Caesar's.

Mr. Evans: Not on this project.

Mrs. Raber: So there's no conflict of interest. I just wanted to make that clear for the record.

Mr. Evans: The only thing that I need to comment on though and I need to bring this up. This is probably the appropriate time. You have used my site plan from a previous project. You did that without my knowledge or consent. When I first saw it, I got to be honest with you, I was not happy but calmer heads prevail. I'm a decent guy. By the way, I'm Jim Evans. I'm the architect that is on your plans. What you cannot do in this state, it's against the law to take my work and turn it into your work without my knowledge. I'm not here to beat up on you. But here's what's going to need to happen, okay? You've got to get my name and everything associated with me off these plans because you don't have my permission.

Mrs. Raber: Maybe what needs to happen is, I would say that given that probably you need to have a discussion with him and then if we don't feel its appropriate, you probably do have a conflict of interest on this particular project.

Mr. Evans: Actually I can comment on this without, that is a totally separate side issue. I can talk to you about that after the meeting. We can work something out.

Mr. Tuggle: Certainly I just want to say one thing.

Mr. Evans: It's just a legal issue. You've got my drawing in here and I had no knowledge and it's not my work.

Mr. Tuggle: We generate drawings in house and that happens to us. I know how you feel. I just want to say one thing to you, the drawing that you are referring to; you know where I got that drawing from?

Mr. Evans: No.

Mr. Tuggle: From your Zoning Department downstairs.

Mr. Evans: Well.

Mr. Tuggle: We walked in and the lady in the zoning office, I believe her name was Judy (interrupted)

Mr. Evans: Yes, Judy.

Mr. Tuggle: And there was another gentleman in there, very helpful. We asked do you have any of the old drawings because they had thought at one time that there had already been a drive-thru window approved. So they went hunting and came back, he said, hey look, you can use this. They offered it to us. Had I known that, believe me I would have never, ever (interrupted)

Mr. Evans: Now Megan you can interrupt me but look its when they said you can use this they're probably telling, they're not saying use it literally. They're probably telling you you can go off this. Look, I'm not going to put, it's for information. In other words, my drawings are public record in every building department around the state. They're available. You can pull every one of my drawings in every job I've ever done. What you cannot do is take that drawing though and now change it, put your work overtop it and then submit it as your own work. That's against the law. Not to mention, there's liability issues.

Mr. Tuggle: In fact, I just want to say that that was never the intent.

Mr. Evans: I don't think it is and that's why I'm a calm individual.

Mr. Tuggle: I am too. What happened was, they even said, because of this drawing you don't need to do this, this, this and this. You can go right to the Heritage Commission.

Mr. Ayres: At this point, let's get back to our project.

Mr. Tuggle: Perfect.

Mrs. Raber: I do think that because of this exchange there probably is enough of a conflict of interest that's been established at this point on this particular project I just think that we probably need to have you refrain from involvement in this.

Mr. Evans: All right.

Mayor Kline: If I may, Mr. Ayres?

Mr. Ayres: Mr. Mayor?

Mayor Kline: Just as a point of order to the Law Department, I think the print that was submitted in this is strictly for reference of site plan.

Mr. Tuggle: Correct.

Mayor Kline: Its not anything to do with the applicant is here today for approval of an awning and a front door which has nothing to do with A001 on the plans. It is just showing the traffic pattern for the Commission to understand it. Really this project could be looked at, you could actually remove this and that's something since it is here as part of the application, I do believe it's between you and him. There's nothing on this plan I think that is a conflict except point of interest of ingress/egress.

Mr. Evans: My comments are not meant in any shape or form to derail or hurt the applicant. That's not why I'm here tonight. I just want to make sure that we get it straightened out. I'll probably even end up helping you get it straightened out.

Mr. Tuggle: I appreciate that. These two drawings here was generated in-house. In fact Joe Tripoli drew these two drawings.

Mr. Lock: Let's cut to the chase here. Why don't we look at, we're looking at two basic entities here, the front door and the side window and the awning assembly. Since you guys understand fairly clearly what we're looking for as far as molding or whatever treatment in those two areas, is this something that you feel that you can, chairman what do you think, they're going to have to submit to the board a modified (interrupted)

Mr. Ayres: What I would like to do is hear if Mr. Sisak has any feelings one way or the other as far as whether he'd like to see the front door and the drive-thru window, if he has strong feelings one way or the other that he would like to see those trimmed out in a brick pattern or whether he would like to see those trimmed out with a Fypon wood type pattern. I think other members have made their feelings known and if the applicant has strong feelings, I don't know if there's going to be a big money saving one way or the other being in construction industry myself. If you have a look, given those two options, you're going to be paying for a little bit of brick work or you're going to be paying for a little bit of trim. If you have an opinion of what you'd like to see done?

Jason Zieman was sworn in.

Mr. Ayres: Please state your name.

Mr. Zieman: Jason Zieman, 534 Roland Hills Drive, Mogadore, Ohio.

Mr. Ayres: Thank you. Do you have (interrupted)

Mr. Zieman: I'm one of the owners of Little Caesar's. I guess the only thing I can say is I want to get this project done.

Mr. Ayres: I want to get you started as well.

Mr. Zieman: We're here. We've been here for a number of years now. We really enjoy being in this community. We feel strongly that the addition of this drive-thru window while it will certainly benefit me, financially I hope, it will also benefit the community by me employing more people. I have 25 employees at this location. Most people probably don't think a little pizza place would employ 25 people, but it certainly does. I would expect to add several more. We just want to get it done. We'll do whatever you want us to do. I just want to get it done as quickly as possible. We've been wanting to do it for a number of years but money is tough to come by and the money is available now. I'm not an architectural expert by any stretch nor am I completely versed in the historic area's requirement for outward appearance. If you give us marching orders, I will give them the direction to follow those orders and we'll get it taken care of.

Mr. Ayres: You don't have any preference of whether we trim those doors out in wood look or whether they would be trimmed in brick?

Mr. Zieman: I really don't like wood but whatever you guys want.

Mr. Ayres: It's a wood look. It's a Fypon that would be painted white but it's not like wood that you're going to have to go out there any paint every year. You're probably have to paint it every eight years.

Mr. Zieman: That's fine. I have no problems at all. We're happy to do it. We're a prominent business on the circle and we know that people look at, to be honest with you, we have more plans for this building down the road. I don't want to get in to them all right now. It will probably take me another five years to get the money together to do it all but we certainly want to be a good community member and display a business we can all be proud of.

Mr. Ayres: We certainly appreciate that.

Mr. Zieman: Sure.

Mr. Ayres: No preference on wood or brick?

Mr. Zieman: You tell me what you want.

Mr. Ayres: Craig?

Mr. Sisak: I think the white around the bronze against the brick, I guess I wouldn't be as much in favor as just doing the soldier brick across the time and some type of limestone sill plate at the bottom that we were speaking of. I would be in favor of that. Talked about having 8' 6" on both sides, why would you need it on both sides when you're only going one way in the drive-thru?

Mr. Zieman: I can answer that. Unfortunately, people don't often do what the arrows tell them to do. That's why.

Mr. Sisak: Especially big trucks. Then I guess my other thing with the front door entrance, if it's going to be like a corporate headquarters, you guys might want to have a specific image because it's not a pizza shop, this is the offices.

Mr. Zieman: If I may, real quick, I want no image on that office.

Mr. Sisak: So you want it to be bland, you don't want it to have an address.

Mr. Zieman: Absolutely, I want no attention drawn to it whatsoever. It is simply an entrance and exit point. We employ a handful of people in the office part time. Certainly as we grow our business, we're trying to do so diligently, we'll be employing more and that will simply be an entrance for office employees. The door is going to be locked. It's not even really going to be accessible from the outside.

Mr. Sisak: Okay. I wasn't sure if you had a specific (interrupted)

Mr. Zieman: No because unfortunately customers will probably wind up trying to get in.

Mr. Lock: Have you thought of having possibly a corporate office logo there so that customers would know not to come in.

Mr. Zieman: Yes, there'll probably be some type of stenciling or very muted lettering on the door just to indicate that it's for corporate office use only. We haven't gotten that far yet but we're going to do everything we can to, I can see it right now, people just pulling on the door trying to get in with their \$5.

Mr. Ayres: I just think the only other question I had is the tubing or framework for the awning. I didn't see anything in here about that. Is that going to be black tubing?

Mr. Tuggle: That is an aluminum frame on that awning. The only place that would be visible for anybody to see is if they actually got up and looked straight up underneath it.

Mr. Ayres: Is that black or just aluminum?

Mr. Tuggle: No, it's like a mill finish.

Mr. Ayres: Okay.

Mr. Tuggle: Like I said when you're in your car, I don't even know if anybody could see it.

Mr. Zieman: If I may real quick, not that this has any bearing on the overall exterior of the building but part of the reason we've held off on this project is we're incorporating a whole dining room remodel with this too. There's more being done to the store than just this. We're doing some tile work, things like that. We're really trying to make it look even nicer. It's amazing. We've only been there five and a half years but there's a lot of foot traffic in there so the place does get beat up. We're putting quite a bit of money into this project as well. The whole goal here isn't just hey, let's put a window up and hopefully we can generate a bunch more revenue and I've got money falling out of my pockets. Then the bank just picks it up behind me. Anyway, that's all I wanted to say.

Mr. Chaplin: I'd like to ask one more question. You mentioned that the drive-thru window the way it will frame into the wall that its recessed in and probably framed in and whatever the wall construction is behind that brick veneer, you said these are solid brick and if you're sure of that, that's fine. When you cut that opening, you're going to have some ugly appearance of edge of brick that might not be what we want to see. What's your intent to do with that?

Mr. Tuggle: That would be, the way it's going to lay out we do have a detail frame piece that fits around that. We are going to, it's going to have to have some work done around the window.

Mr. Chaplin: Are you going to bring a piece of aluminum trim out that matches the window to cover that up?

Mr. Tuggle: We were going to replace the brick that shows around the window, just tooth it back it.

Mr. Chaplin: You're going to remove enough that you can tooth back and you'll have a good edge (interrupted)

Mr. Tuggle: If we put the Fypon around there then it's kind of a moot point.

Mr. Chaplin: If you do Fypon, my point was going to be if you did Fypon or some other type of wrap you could return the jam with a material that would cover that up.

Mr. Tuggle: From an architectural standpoint you're going to get a more historical look with the Fypon. You can accomplish that. What would be a historical look would be as

Joe mentioned a limestone lintel and a limestone sill would give it that strong historical look but the Fypon around it is obviously going to accomplish that same thing too.

Mr. Ayres: Would you have a preference on what you'd recommend to your client?

Mayor Kline: Mr. Ayres?

Mr. Ayres: Yes?

Mayor Kline: If I may, Fypon around that, if you're going to saw cut this or try to tooth in, we've seen brick work. That building is fairly old so you'll never ever match that brick. Wrapping Fypon, nice molding around it, you can saw cut the hole, put the window in, wrap it around, tuck it back in an inch or so because it's recessed and you're done. In my opinion, doing this in the past, it would be much cheaper to put the Fypon in with nice molding around it.

Mr. Tuggle: This section of the building has some damage to it and we were also going to salvage some bricks from the two saw cut openings to repair the back of the building for that very reason.

Mr. Ayres: I think that with the opening that you have with the door, you should be able to salvage enough brick to do around the door and also to do around the window. I guess if you can't get the grout off then you can't get the grout off and if the applicant is looking for a go tonight, I think maybe the most realistic way to go would be to go with the wood.

Mr. Lock: Again, wood is very simplistic. It takes so many of the unknowns out of the equation and I think that's what's going to help you because you're in a hurry. That's kind of the direction that I would like to go with to make it as easy on you and still have it to a degree historical.

Mr. Tuggle: With that being said, could we have a conditional approval to move forward on the project, stating that we will make a selection and get to this committee the actual Fypon design for your approval to put around the trim of the window.

Mr. Ayres: When are you looking to cut these items in and put them in?

Mr. Tuggle: Two weeks.

Mr. Zieman: The faster the better.

Mr. Tuggle: In a perfect world we'd like to say probably a week and a half to two weeks.

Mr. Lock: Is there a way, Mr. Chairman, that he can submit drawings, we could approve it based on drawings that we can then review through e-mail.



Mrs. Raber: No. You have to have a public meeting. Pursuant to the Sunshine Law it has to be public. You can't do it by e-mail.

Mr. Ayres: Mr. Mayor?

Mayor Kline: Inside your booklet that you have there's some pictures of Fypon molding around so you could probably go to the (interrupted)

Mr. Ayres: There's actually nice fluted pilaster, Fypon makes fluted pilaster #210, I think.

Mr. Chaplin: I have another question that might shed some light on how this thing will get approved. Mr. Evans made a good point. Have you submitted to the Building Department yet for any of this work?

Mr. Tuggle: I'm sorry sir?

Mr. Chaplin: Have drawings been submitted to the building department for any of this work yet?

Mr. Tuggle: Well actually, I did speak to the architect which is GPD Group. Once we have zoning approval because this is obviously very minor, non weight bearing walls, what we're doing on this particular thing, that they would just basically go ahead and submit to the building department based off of the design drawings of the building.

Mr. Chaplin: I'm not looking for detail on that submittal, I'm just asking because I know if you're going to Summit County with that, you're probably looking at three weeks minimum to get it approved through them.

Mr. Tuggle: Sometimes. Sometimes it's worse than that. A lot of times on those little things like that they will actually just kind of move it along.

Mr. Lock: I have a suggestion here based on what the Mayor said. On page 5 of the Design Control Handbook showing the architectural renderings, we have the side view of the Duncan Donuts building which is right next door. I think what we could do or at least what I would be in favor of would be approving a design that would match the windows that they have facing the west wall where they've got the crown at the top and the sill at the bottom and then they've got the two shutters on either side which could be eliminated and just strictly put in pilaster, fluted treatment on the vertical. We could use that as our example, if that would be acceptable and approve that tonight.

Mr. Zieman: Yes, I think that would be fine with us. In fact, one of the goals we have is we would like to at some point we're going to be redoing the siding hopefully later on this year. We'd like to match more of what Duncan's doing with their color scheme from that standpoint. I think it looks fabulous. In fact, I was here speaking on their behalf when they were here several years ago. I think their building looks fantastic. If I could match it as much as possible, I would do that.

Mr. Lock: I think what we could do, again to make your job very easy would be to approve the same sort of doorway that they have under the Duncan Donut sign with the transom window above and make this pretty much an easy slam/dunk for you.

Mr. Zieman: Sure.

Mr. Lock: We take the separate doorway with the transom at top with the molding treatment at the top of the door at the sides of the door and then we go ahead and ask for a muntin treatment to the transom window and same thing with now the door I'm not sure, yes muntins in the door also, between the glass.

Mr. Zieman: Right.

Mr. Lock: To me that way we've got the continuity of the window to the door treatment in the building next to you. It allows us to approve it tonight based on those photographs in the book and we're done.

Mr. Zieman: I'm agreeable to that.

Mr. Lock: Then I make a motion (interrupted)

Mr. Ayres: Wait a second, wait a second. So you want it white sill with a white crown head, window and/or door crown head

Mr. Lock: Right.

Mr. Ayres: With fluted pilasters on the windows and doors (interrupted)

Mr. Lock: And internal muntins in the transom and in the door.

Mr. Zieman: Yes, I'm fine with that.

Mr. Chaplin: Can we talk about that one for a minute?

Mr. Lock: The muntins?

Mr. Chaplin: Yes. To be honest with the look of the glass that's there now, with none, I almost think you might be better off, (interrupted)

Mr. Lock: But here's what I'm thinking. He's talking about eventual renovation of more of the building at a later date. Is that correct?

Mr. Zieman: Yes, replacing the siding and kind of having some color continuity there with that property, sure.

Mr. Lock: And this is what I'm thinking Greg. This can set the standard now, allowing him as he possibly progresses at a later date to continue with that continuity. Give the treatment, possibly paint the aluminum that you've got framing that in the white color or frame it with Fypon at a later date. In other words, let's start at these two points. We've got the continuity with the building next door giving you the opportunity of maintaining that at a later date and coming around that corner and closing off those two, because you've got the two ends and then eventually we can finish it.

Mr. Zieman: Right. We actually had wanted to do some more with the store front this year but it became cost prohibitive with everything.

Mr. Lock: But does that sound acceptable to you?

Mr. Zieman: Yes. I would be agreeable to that. I think that that doorway with that design inlaid in the glass, like I said I really don't want people coming up to that door and trying to use it. That's a very muted look and hopefully it would be a deterrent.

Mr. Lock: And it would be very simple at the door height putting in "Corporate Office Only". That way even the people with \$5 and crossed eyes are going to know not to go in that door.

Mr. Zieman: Oh no, you give people too much credit, I assure you.

Mr. Ayres: Greg, I know on like residential doors you can just retro fit and put grids in. Is there a way to put external grids, and when I say external, it would probably be on the inside, but they would be external grids on the inside of it so that if he changes the front and puts all white in and puts grids in everywhere to make it look like Duncan Donuts, you just buy a grid and put it in that one door.

Mr. Zieman: Well, we would (interrupted)

Mr. Ayres: Whereas now we would have a lot better match in the front than having one door that kind of frankly looks out of place.

Mr. Zieman: I see what you're saying.

Mr. Chaplin: More cohesive with the front. That door might not even be there when they renovate. Who knows if that door goes away, but if it does, you're right. They could retrofit that door with some (interrupted)

Mr. Tuggle: Just so I understand part of the conversation, when we put this door in here then, just so I'm clear rather than seeing a "store front door" you would like to see a door with more of a French looking door with the actual grids or grill look in it?

Mr. Lock: That is kind of a flexible point regarding the internal muntins. I guess what I'm saying is I'm trying to get you out of here tonight and that's why we're using the Duncan Donuts entrance door as the approved door. Now, if you're saying that you

would feel uncomfortable having the muntins in that glass door, we could make that as an option.

Mr. Tuggle: Okay.

Mr. Lock: What we're trying to do is get you out of here. Talk about the pilasters, talk about the fluting, talk about the transom window, talk about the architectural treatment. Approve it according to this photograph which then allows you to draw it up according to the photograph and then we don't have to review it. That way we've got the window taken care of using the photograph. We've got the door taken care of using the photograph and we're done.

Mr. Ayres: That's just a regular commercial door for the Duncan Donuts. Correct, Jim?

Mr. Evans: It had a wider style to it. A little bit wider than a standard style width. Little bit wider style with in-rails to make it pop a little bit.

Mr. Ayres: Right.

Mr. Tuggle: Are those concealed muntins on that door?

Mr. Evans: Yes, they are. They're between the glass.

Mr. Ayres: I don't think that would actually (interrupted)

Mr. Lock: I say we leave it up to them. We don't require it.

Mr. Zieman: We'll certainly take the option and give us something to think about.

Mr. Lock: If you think it fits your corporate office logo, put them in. If you feel they don't, then don't. It's not a requirement, you see. What we are talking about is the windows in the photograph to give you the architectural details to get the approval tonight.

Mr. Zieman: I'm not even opposed to shutters on the drive-thru window or the front door. I'm not opposed to that.

Mr. Tuggle: All right.

Mr. Lock: That would be a nice attractive thing and it wouldn't be something that if you decided to do it, adding the shutters it certainly isn't going to draw the ire of the board. What I like about it is to give you the ability. Now you understand the requirements. We're trying to make it as palatable as possible but still help the city. We want to dress up the circle architecturally. We don't want it to be something that you're adamantly against. If you're on board with this, the city's on board with it. I'm ready to make a motion. Does anyone have anything else they'd like to add?

Mr. Ayres: Just let me look at this first.

**Mr. Lock: Any other questions before we go ahead with this? I would like to make a motion regarding the project at 208 Tallmadge Circle where we are approving the front doorway and the drive-thru window and awning unit with the following stipulations: using the photograph as seen of the Duncan Donuts on page 5 in the Design Control Handbook where the front doorway will have the same treatment with the transom window and we've got the crown, the styles that is similar to the Duncan Donuts as seen in the picture with the option of internal muntins for the transom window and the doorway to the owner. The second treatment would be that of the window where we would match the window as seen in the windows on the west elevation of the Duncan Donuts where we have the header transom, the sill, and with the possibility if the owner chooses to add shutters to the side of the window as seen in this but not required. Then the treatment of the awning assembly would be of the same color as submitted and therefore, if shutters were added they would then match the awning. Am I missing anything?**

Mr. Chaplin: If they don't do shutters are we asking for some other treatment?

**Mr. Lock: Yes, if shutters are not going to be installed then we would ask for fluted pilaster corners, that would match that design.**

Mr. Zieman: I think we're just going to go with the shutters.

Mr. Lock: Fine. Very good. It's great when we have an owner like this that really is working with us.

Roll called. All voting members voted in favor (4-0). Mr. Evans abstained for the record.

Mr. Ayres: Thank you. Good luck. Motion to adjourn?

**Mr. Evans: So moved.**

**Mr. Sisak: seconded the motion.**

All members voted in favor (5-0).

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

