

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD
Meeting Minutes - Tuesday, February 26, 2008 - 6:00 P.M.
Board Room - Piqua Area Chamber of Commerce

Members Present: Jim Oda, Brad Bubp, Ann DeBrosse Comer, Michael Foster and Cecil Stewart.

Member Absent: None

Staff Member: Lorna Swisher

Mr. Oda called the meeting to order at 6:03 p.m.

ITEM NO. 1: ELECTION OF OFFICERS

It was moved by Mr. Foster to retain the existing slate of officers and to close nominations. The motion was second by Mr. Cecil Stewart. With all members present in favor, the motion carried. Mr. Jim Oda will remain as President and Mr. Brad Bubp will remain Vice-President.

ITEM NO. 2: MEETING MINUTES

It was moved by Mr. Michael Foster to accept the December 11, 2007 meeting minutes as presented. Mrs. Ann DeBrosse Comer second the motion. With all members present in favor, the motion carried.

OLD BUSINESS

ITEM NO. 3: RESOLUTION DRB 22-07

A resolution requesting a certificate of appropriateness to paint the building at 213 N. Main Street.

A motion to bring the item back to the table was made by Mr. Michael Foster and second by Mrs. Ann DeBrosse Comer. The motion passed.

Mrs. Swisher noted she had no further information to bring before the Board on the issue.

A motion to table the item was made by Mr. Michael Foster and second by Mr. Cecil Stewart. The motion passed.

ITEM NO. 4: UNITY NATIONAL BANK

Lorna Swisher reported a complaint had been filed against Unity National bank on behalf of the Design Review board. The complaint had been forwarded to all DDDR members. There are no further updates on the complaint. Mrs. Ann DeBrosse Comer said she thought the complaint gave them until March 15, 2008.

NEW BUSINESS

ITEM NO. 5: RESOLUTION DRB 01-08

A resolution requesting a certificate of appropriateness to install a window sign at 117 W. Ash Street.

Lorna Swisher gave the staff report. This request calls for a contour cut laminated sign to be installed on the Ash Street window of 117 W. Ash Street. The gold letters have a thin black outline and a slightly larger white outline. The lettering fits within the amount of space permitted by the city sign code and also meets the city's requirements for a

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secondary sign. Mr. Brian Quinter was there to speak on behalf of the resolution.

Mr. Foster moved to approve Resolution DRB 01-08 with a second by Mr. Brad Bubp. Role Call AYE: Mrs. DeBrosse Comer, Mr. Brad Bubp, Mr. Michael Foster, Mr. Cecil Stewart, and Mr. Jim Oda.

ITEM NO. 6: RESOLUTION DRB 02-08

A resolution requesting a certificate of appropriateness for a wall sign at 117 W. Ash Street.

Lorna Swisher gave the staff report. Mr. Ryan King is requesting a primary sign be installed on the façade of 117 W. Ash Street. The sign is 11.5 Sq Ft. and fits within the amount of space allowed by the city sign code.

The sign itself will be made out of alumacor and have gold aluminum letters mounted to the front. The Thrivent Financial logo (the heart) will be lifted from the frame of the sign and will be above the brick lip on the façade of the building.

Mr. Oda noted this façade is a part of the Kresge building that was originally built in 1932. He noted the wall sign is being installed in the appropriate location for a wall sign.

Mr. Brad Bubp moved to approve Resolution DRB 02-08 with a second by Mrs. DeBrosse Comer. Role Call AYE: Mrs. DeBrosse Comer, Mr. Brad Bubp, Mr. Michael Foster, Mr. Cecil Stewart, and Mr. Jim Oda.

ITEM NO. 7: RESOLUTION DRB 03-08

A resolution requesting a certificate of appropriateness to install one awning and replace light fixtures at 326 N. Main Street.

Lorna Swisher gave the staff report. The Piqua Area Chamber of Commerce would like to install one black awning above the main entrance of the building at a 45 degree angle and remove the brackets from the previous awning locations. The awning will be a black canvas fabric with the Chamber's logo in the angled part of the awning and the words "Piqua Area Chamber of Commerce" in taupe on the edge of the awning (to match the window trim color.) The proposed light fixtures are ornate cast aluminum coach lights on either side of the main entrance and "can" lights on the other six locations on the Main Street and Ash Street facades. The can lights will have covers on the bottom and light will only come from the top - thereby accenting the herringbone brick work on the façade.

Mr. Oda noted the building is the Kresge building that was originally constructed in 1932 but the Main Street façade was remodeled in 1988.

Awning

Mr. Bubp encouraged the Chamber to retain the steep angle of the awning (like the awning shown in the submission) over the front door. He noted that if the awning is at the proposed 45 degree angle the logo will not

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be able to be seen from the street level. The board did not have any other concerns about the awning.

Lights

The board members indicated they were not real happy about the can lights but appreciated the fact the chamber wanted to highlight their façade with accent lighting. Mr. Oda noted the coach lights on either side of the Main door were not appropriate to an art deco type building and encouraged Mrs. Whitaker to consider can lights for *all* the fixtures on the Main Street façade and that the two lights on either side of the front door to point downward (to illuminate the entrance and sidewalk) The other six fixtures could illuminate upwards. Mrs. Whitaker said she would be willing to amend her request for all "can" lights with the understanding that if the Chamber of Commerce facilities committee did not like that look that they would come back before the board with a new request.

A motion was made by Mr. Michael Foster to approve the request as presented and discussed. Mr. Brad Bubp second the motion. Role Call AYE: Mrs. DeBrosse Comer, Mr. Brad Bubp, Mr. Cecil Stewart, and Mr. Jim Oda. The motion passed.

OTHER BUSINESS

OUTSTANDING CODE VIOLATIONS

Mrs. Lorna Swisher indicated that she was not aware of any other code violations in the downtown area.

Mr. Cecil Stewart thanked everyone for allowing him to serve on the board. Mr. Oda thanked Mr. Stewart for his service.

A motion to adjourn was made by Mr. Michael Foster and second by Mrs. Ann DeBrosse Comer. The motion passed.

James Oda, Chairman

Brad Bubp, Vice-Chairman