

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD
Meeting Minutes - Tuesday, April 22, 2008 - 6:00 P.M.
Board Room - Piqua Area Chamber of Commerce

Members Present: Jim Oda, Brad Bubp, Ann DeBrosse Comer and Ruth A. Koon.
(Michael Foster joined the meeting later.)

Member Absent: None

Staff Member: Lorna Swisher

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

ITEM NO. 1: WELCOME OF NEW MEMBER

Mr. Jim Oda welcomed Mrs. Ruth Koon to the Board.

ITEM NO. 2: MEETING MINUTES

It was moved by Mr. Brad Bubp to accept the February 26, 2008 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 Resolution 22-07 back to the table was made by Mr. Brad Bubp and second by Mrs. Ann DeBrosse Comer. The motion passed.

Mrs. Swisher reported that Mr. Gary Wagner had informed her that it was his intent to paint the south facing façade the same deep red color as the existing wall and that the Main Street façade will also remain the same color as well.

Mr. Oda noted that because painting the building the same color is a maintenance issue, rather than a Design Review issue, that the changes are now out of the purview of the Board and that no further action on behalf of the Design Review board was needed. Board Members agreed. Lorna Swisher was instructed to inform Mr. Wagner.

Mr. Foster joined the meeting.

ITEM NO. 4: UNITY NATIONAL BANK

Lorna Swisher reported she had no updates. Mrs. Koon noted the issue was discussed at the City Commission meeting and that it was reported that the hole was going to be filled by the end of the month (April 2008). The Board decided they would wait until the end of April to see if the hole was in fact filled. Following that the Design Review Board will ask what Unity National Bank's plans are for the hole and request that they submit a plan by the following meeting.

NEW BUSINESS

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ITEM NO. 5: RESOLUTION DRB 04-08

A resolution requesting a certificate of appropriateness to install a sign at 414 N. Main Street.

Lorna Swisher gave the staff report. This request calls for a new polycarbonate sign with contour cut vinyl letters be installed in an existing sign holder on the Main Street façade. The background of the sign will be yellow and the letters will be a Kelly green color. There will be a picture of two hands above the lettering. To speak on behalf of the item was the business owner Bernie Demange.

Board members Mrs. Ann DeBrosse Comer expressed concern at the brightness of the colors and that the two hands might not be able to be replicated very well on a large sign. Mr. Foster thought that the sign was fine the way it was presented and should be approved. Mr. Bubp thought that the colors should be reversed with the sign being green and the lettering being yellow. Mrs. Ruth Koon suggested that if the bright yellow was changed to a more gold color that it might be more acceptable to the board. Since Mr. Quinter, the designer of the sign, was not at the meeting Board members suggested that Mr. Demange get with Mr. Quinter and come up with a new color scheme for the sign. Mr. Quinter could then forward the amended sign to Mrs. Swisher and she would distribute it to the Board Members in a timely fashion.

Mr. Bubp moved to table the item for future consideration and the motion was second by Mrs. DeBrosse Comer. Role Call AYE: Mrs. DeBrosse Comer, Mr. Brad Bubp, Mr. Michael Foster, Mrs. Ruth Koon, and Mr. Jim Oda.

ITEM NO. 6: RESOLUTION DRB 05-08

A resolution requesting a certificate of appropriateness to paint the building at 419 N. Main Street.

Lorna Swisher gave the staff report. Mrs. Kathy Dziech would like to paint the building at 419 N. Main Street. The building will be painted Revere Pewter (HC-172) and the windows, trim etc. will be painted New London Burgundy (HC-61). Board members were asked to disregard the paint scheme that was mailed to them in their packets and consider the new paint scheme that was distributed at the meeting.

Mrs. Kathy Dziech noted that it is her intent to one day remove the hard mansard awning on the building but not at this time. She also noted that the area at the top of the building will be painted the burgundy highlight color.

Mr. Oda noted this building is a Greek Revival building that was very badly remodeled in the 1970's.

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Mr. Michael Foster moved to approve Resolution DRB 05-08 with a second by Mrs. DeBrosse Comer. Role Call AYE: Mrs. DeBrosse Comer, Mr. Brad Bulp, Mr. Michael Foster, Mrs. Ruth Koon, and Mr. Jim Oda.

ITEM NO. 7: RESOLUTION DRB 06-08

**A resolution of appreciation for the service of Cecil Stewart
as a Design Review Board Member.**

Mr. Oda read the entire resolution of appreciation for Mr. Stewart.

A motion was made by Mr. James Oda to approve the resolution of appreciation. Mr. Michael Foster second the motion. The Board unanimously accepted the Resolution of Appreciation.

OTHER BUSINESS

OUTSTANDING CODE VIOLATIONS

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

Mr. Foster noted that there are still several sandwich boards in the downtown that have not come before the DDDR. B.

Mr. Bulp suggested the Board members read the book "Victorian Exterior Decoration" by Moss. It is a good guide for colors etc.

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

James Oda, Chairman

Brad Bulp, Vice-Chairman