

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD
Meeting Minutes - Tuesday, May 27, 2008 - 6:00 P.M.
Board Room - Piqua Area Chamber of Commerce

Members Present: Jim Oda, Brad Bubp, and Ruth A. Koon.

Member Absent: Michael Foster, Ann DeBrosse Comer

Staff Member: Lorna Swisher

Mr. Oda called the meeting to order at 6:00 p.m.

ITEM NO. 1: MEETING MINUTES

It was moved by Mrs. Ruth Koon to accept the April 22, 2008 meeting minutes as presented. Mr. Brad Bubp second the motion. With all members present in favor, the motion carried.

OLD BUSINESS

ITEM NO. 2: RESOLUTION DRB 04-08

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

A motion to bring Resolution 04-08 back to the table was made by Mrs. Ruth Koon and second by Mr. Brad Bubp. The motion passed.

Mrs. Swisher presented the amended sign layout and design following the input received by the Board Members after the last meeting. The sign colors had been "flipped" so that the green is the primary color and the yellow is being used on the lettering. There was no one in the audience to speak on behalf of the submission.

Mr. Bubp moved to approve Resolution 04-08. The motion was second by Mrs. Ruth Koon. Role Call AYE: Mr. Brad Bubp, Mrs. Ruth Koon, and Mr. Jim Oda.

ITEM NO. 3: UNITY NATIONAL BANK

Lorna Swisher reported the hole next to Paul's Bar has been filled. There are no other updates available on the lot. The Board instructed Mrs. Swisher to send a letter to Unity National Bank requesting a land use plan.

NEW BUSINESS

ITEM NO. 4: RESOLUTION DRB 04-08

**A resolution requesting a certificate of appropriateness to
install a sign at 217 N. Main Street.**

Lorna Swisher gave the staff report. This request calls for a new vinyl window sign for 217 N. Main Street. The sign will be 6.15 square feet and use the registered trademark colors of Jostens. The smaller sign will be 2.36 square feet.

Mr. Oda noted that there is little left of the original fabric of the building and that the storefront we see today is a 1980's remodeling.

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Mrs. Koon moved to approve Resolution 07-08 and the motion was second by Mr. Bubp. Role Call AYE: Mr. Brad Bubp, Mrs. Ruth Koon, and Mr. Jim Oda.

ITEM NO. 5: RESOLUTION DRB 08-08

A resolution requesting a certificate of appropriateness to install a window sign at 215 N. Main Street.

Lorna Swisher gave the staff report. Pat & Gary Wagner, owners of the Lighthouse Café, would like to install a window sign at 215 N. Main Street. The sign will be made of contour cut vinyl and is considered a secondary sign and fits within that allowable size.

Mr. Oda noted the building was originally a Greek Revival with Italianate detailing . There is little original fabric left however, because of remodeling through the years.

Mrs. Ruth Koon moved to approve Resolution DRB 08-08 with a second by Mr. Brad Bubp. Role Call AYE: Mr. Brad Bubp, Mrs. Ruth Koon, and Mr. Jim Oda.

ITEM NO. 6: RESOLUTION DRB 09-08

A resolution requesting a certificate of appropriateness to install a window sign at 213 N. Main Street.

Lorna Swisher gave the staff report. Pat & Gary Wagner, owners of the Lighthouse Café, would like to install a vinyl window sign at 213 N. Main Street. The sign will be made of contour cut vinyl and is considered a secondary sign and fits within that allowable size. This sign will be used in conjunction with the projecting sign in the next agenda item.

Mr. Brad Bubp moved to approve Resolution DRB 09-08 with a second by Mrs. Ruth Koon. Role Call AYE: Mr. Brad Bubp, Mrs. Ruth Koon, and Mr. Jim Oda.

ITEM NO. 7: RESOLUTION DRB 10-08

A resolution requesting a certificate of appropriateness to install a projecting sign at 215 N. Main Street.

Lorna Swisher gave the staff report. Building owners Pat & Gary Wagner would like to install a projecting sign in the same location as the previous projecting sign. The sign itself will be a sandblasted HDU sign that is approximately 23" x 36" x 2". It will be in a painted steel frame that is fastened to the building by anchors and will have a sign area of 7.9 square feet.

Mr. Oda noted there had been a projecting sign in that location previously.

Mrs. Ruth Koon moved to approve Resolution DRB 10-08 with a second by Mr. Brad Bubp. Role Call AYE: Mr. Brad Bubp, Mrs. Ruth Koon, and Mr. Jim Oda.

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OTHER BUSINESS

Mr. Oda made the Board Members aware of a challenging maintenance issue at the museum at 509 N. Main Street. The original stained glass window on the front façade of the building is in a serious state of disrepair and window specialists estimate are that it will take at least \$18-thousand to repair the window.

He noted that even if the funding is found the consultants are not sure that they will be able to put the window back into the building. It appears that the window has become very "pregnant" and is bulging at the bottom.

Leaving the window in that location, without the costly repairs, is simply not an option because it will become unstable and fall out.

Mr. Oda noted that if this stained glass window needs to be removed, and cannot be returned to the building, that there will still be one stained glass window in the front façade. This particular window opening will be filled with a clear glass and the stained glass window will be taken to the Hotel.

Mrs. Swisher noted that Mainstreet Piqua is in the process of looking into a mural program for downtown Piqua. The program is in its infancy and board members will be updated as the progress continues.

OUTSTANDING CODE VIOLATIONS

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

A motion to adjourn was made by Mr. Brad Bubp and second by Mrs. Ruth Koon. The motion passed.

James Oda, Chairman

Brad Bubp, Vice-Chairman