

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD
Meeting Minutes - Tuesday, July 20, 2010 - 6:00 P.M.
Board Room - Piqua Area Chamber of Commerce

Members Present: Jim Oda, Brad Bubp & Ann DeBrosse.

Staff Member: Lorna Swisher

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

ITEM NO. 1: MEETING MINUTES

A motion was made by Mrs. Ann DeBrosse Comer and second by Mr. Brad Bubp to approve the minutes of the June 29, 2010 meeting. The motion passed.

OLD BUSINESS

Nothing

NEW BUSINESS

ITEM NO. 2: RESOLUTION DRB 07-10

A resolution requesting a certificate of appropriateness for new window sign at 429 N. Main Street.

Lorna Swisher gave the staff report. This request calls for a window sign on the Main Street façade of the 429 N. Main Street. The sign is a digitally printed custom cut vinyl window sign that is 32" x 18.75" (4' 2".) The colors are white, cobalt blue and black.

The window sign will be placed in the middle window.

Mr. Oda stated the building is an 1870'2 structure with a 1930's façade.

A motion was made by Mr. Brad Bubp to approve the Resolution 07-10 and Mrs. Ann DeBrosse Comer seconded the motion. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer and Mr. James Oda. The motion passed.

ITEM NO. 3: RESOLUTION DRB 08-10

A resolution requesting a certificate of appropriateness for additional fencing in the rear of 311 N. Main Street.

This request calls for additional white vinyl fencing to be placed in the rear of 311 N. Main Street. There is already a line of vinyl fence and this new fence would enclose the electric panel and an ice making machine. Another piece of fence would define a new rear entrance. The applicant has stated that he intends to clean up the rear of the building and improve its overall appearance.

Mr. Oda stated the building is a Greek Revival and the rear is a plain Greek Revival style.

Mr. Brad Bubp moved to approve Resolution 08-10 for the additional vinyl fence and Mrs. Ann DeBrosse Comer seconded the motion. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer and Mr. Jim Oda. The motion passed.

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ITEM NO. 4: RESOLUTION DRB 09-10

A resolution requesting a certificate of appropriateness for a new sign on the rear of 311 N. Main Street.

This request called for approval for a new sign that has been placed on the rear of 311 N. Main Street. The sign has been put into an existing light tray. The Board had a number of concerns about the sign including:

- It appears the sign is being illuminated by safety lights that have been clamped to the fire escape. This is exterior lighting does not meet code and may be a safety violation.
- The letters on the sign are not of a good quality and have not been laid out in a quality manner - especially the "Go Bucs" sign.
- There are light bulbs at the top of the sign but they do not continue around the entire sign - this does not look good.
- The sign holder did hold an internally illuminated sign - this new solid wood sign is a change in design and fabric.
- The letters are of poor quality and look temporary.
- The colors are not historic or complimentary to the overall color scheme of the building.

A motion to deny the certificate of appropriateness was made by Mr. Brad Bubp and second by Mrs. Ann DeBrosse Comer. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer and Mr. Jim Oda. The motion to deny passed.

ITEM NO. 5: RESOLUTION DRB 10-10

A resolution requesting a certificate of appropriateness to do various painting projects in the Canal Place area in the rear of the 300 block of N. Main Street.

This request has been made by Mainstreet Piqua, Inc. The organization has been making a number of improvements in Canal Place and these painting projects would continue those improvements.

Mr. Oda stated that 319 N. Main is a Queen Anne Style. 321, 327 and 329 N. Main are Greek Revival style.

The following comments were made:

The application calls for the electric boxes at the rear of 319 N. Main Street to be painted red brick so that they would blend into the rear of the building. The board thought they should be more 'pumpkin' in color to more closely match the brick of the building.

The application calls for the painting of the electric meter on the rear of 321 N. Main Street to be painted the red brick color and the Board suggested that another shade (closer to the pumpkin color) would be more useful in getting the electric boxes to blend into the wall.

On 323 N. Main Street the application calls for the inset and transom to be painted the same red brick color as the other trim on the rear of the building and for the door to be painted green. The board suggested the apartment door should also be painted green and that the door trim should also be painted red brick.

On 327-329 N. Main Street the proposal calls for the doors to be painted

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matching green and the inset next to Uniforms Plus would be painted the dark gold color.

Mr. Brad Bubp moved to approve Resolution 10-10 for the proposed painting projects in Canal Place and Mrs. Ann DeBrosse Comer seconded the motion. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer and Mr. Jim Oda.

OTHER BUSINESS

OUTSTANDING CODE VIOLATIONS

James Oda, Chairman

Brad Bubp, Vice-Chairman