

PIQUA DOWNTOWN DISTRICT DESIGN REVIEW BOARD
Meeting Minutes - Tuesday, August 24, 2010 - 6:00 P.M.
Board Room - Piqua Area Chamber of Commerce

Members Present: Jim Oda, Brad Bubp, Ann DeBrosse, Ruth Koon and Brenda Vetter.

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 Mr. Brad Bubp and second by Mrs. Brenda Vetter to approve the minutes of the July 20, 2010 meeting. The motion passed.

NEW BUSINESS

ITEM NO. 2: RESOLUTION DRB 11-10

A resolution requesting a certificate of appropriateness for new brass sign at 326 N. Main Street.

Lorna Swisher gave the staff report. This request calls for a replacement sign to be placed on the North side of the main door leading into the Piqua Area Chamber of Commerce. The sign will be made out of brass like the existing signs and will be same size and shape. It will say "Tourist Information".

Mr. Oda stated the building is an Art Deco building constructed in 1932. The façade was majorly remodeled in 1988.

A motion was made by Mrs. Ruth Koon to approve Resolution 11-10 and Mrs. Ann DeBrosse Comer seconded the motion. Role Call AYE: Mr. Brad Bubp, Mrs. Ann DeBrosse Comer, Mrs. Ruth Koon, Mrs. Brenda Vetter and Mr. James Oda. The motion passed.

ITEM NO. 3: RESOLUTION DRB 12-10

A resolution requesting a certificate of appropriateness to replace the windows in the second floor of 531 N. Main Street with high efficiency vinyl windows.

Lorna Swisher gave the staff report. This request calls for the windows on the second floor of this building to be replaced with high efficiency vinyl windows. A diagram of the new configuration of the windows was supplied by the applicant. The Main Street façade windows will have three parts - the main part of the window and a fixed round window in the top of the window. The side windows will be same configuration as the existing windows.

Mr. Hopher, the applicant, explained the existing windows are letting in a lot of cold air in the winter and hot air in the summer and that because he used grant money to rehab the upstairs spaces he is required to rent them to low income residents. This is creating a large financial burden on his tenants.

The windows being proposed are custom windows that will fit into the

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existing openings on both facades. The board noted the existing windows are 2 over 2 and asked Mr. Hephner if he would consider window mullions so that the look from the exterior would be the same. He said he would look into it.

The board noted that if this were a grant project the board would not even consider vinyl windows because they are simply not appropriate for this type of building (and that it would not pass review by the Historical Society) Board members noted they did not like the proposed windows and if this request were left unchanged they would not approve it.

The board suggested that Mr. Hephner look into Marvin brand windows or something like them. They make a wooden window that has vinyl and aluminum exterior cladding on the sashes. They could create a custom window for the existing openings that would exactly duplicate the existing windows but this may be a very expensive alternative. The board encouraged Mr. Hephner to examine what is already there and closely match that appearance.

Mr. Oda stated the building is an 1870's Italianate but the first floor façade was radically remodeled in the 1970's and does not come close to resembling the original façade.

Mr. Hephner chose to withdraw his request and he will bring an alternative to the board.

OTHER BUSINESS

As a result of actions taken by the Board at the last meeting Mr. Tony Zender has received a letter from the City of Piqua Planning and Zoning Department instructing him to remove the sign on the rear of his building. Board members were furnished with a copy of the letter.

OUTSTANDING CODE VIOLATIONS

James Oda, Chairman

Brad Bubb, Vice-Chairman