



Downtown Lima, Inc.
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Members present: Ken Blanchard, Cathy Clark, Bob Fitzgerald, Mike Flynn, Kent Fultz, Bart Mills

City of Lima: Lisa Bradley, Anthony DiPietro, Douglas Ditto, Amy Harpster

DTL Staff: Aubree Kaye, Sue Smith

Guests: Steven Walter

Design Review Board **September 12, 2019 Minutes**

A. Call to order

B. Minutes from August 8 & 12, 2019

Bart Mills asked for a motion to accept the minutes. Ken Blanchard moved to approve, and Cathy Clarke seconded. All approve.

C. New Business

1. Metro Center / Steven Walter

131-133 N. Elizabeth Street / Selective Demolition and New Development

Steve Walter presented a full set of plans for the redevelopment of this property on Elizabeth Street. He described the outcome as the creation of 34 “high end lofts” for rent on the second to fifth floors. He described the new aesthetic of the interiors as “industrial,” featuring an open, concrete ceilings. Each unit will have a feature wall with materials such as brick, plaster, or stone.

He took a moment to talk about the history of the building, first constructed in 1935 and the original terrazzo floors are in such good shape that they merely need to be cleaned and polished. In 1967, a two-story structure was added which he described as “married” onto the original. It served as an apartment building.

He also noted that the City of Lima has approved the plans per the fire code. Each unit will have a balcony, and there will be two separate entrances – one for retail and the other one with security measures for residents only. The first floor is will be strictly for retail, and it will be reconfigured from its current state. The Lima Symphony Orchestra office is moving out so that space will be totally gutted. On the second floor, next to the alleyway, is a two-story building; a section of the roof will be removed to create an open-air community garden with a community roof adjacent and four units with outdoor patios.

As for the exterior, the color scheme shown on the plans features blues and greys, but the new direction will feature painted brick and black granite, with precast Dryvit panels. The existing decorative medallions will be preserved. The second-floor colors are still in the development stage, but they will complement the front. All of the windows are being replaced.

Bob asked Mr. Walter about his experience working with the City of Lima officials. Mr. Walter stated they were “good, successful, and timely,” and that they had very good meetings. His general contractor is from Cleveland and so are his architects. All parties came together to meet. Lima officials all came to the location – the Fire Department, Fire Marshall, and Amy and Doug from Building and Zoning. He stated they all “worked very well together.”

Bob Fitzgerald moved to approve the application, and Cathy Clark seconded. All approve. Bart Mills did mention that the DRB approval is “good for six months,” and that if any changes to the plans as they were presented today, a new application would have to be made. Amy Harpster then said as a Board, they can extend their approval by six months if they wish.

2. Council for the Arts / Crime Victim Services 234 N. Main Street / Installation of a Mural on North Façade

Before review of this application began, Bart Mills recused himself from voting as he is a member of the Council for the Arts and involved with the project. He did state that the staff of CASA asked for one small change from the rendering that was provided; there would be a color change on at least one figure. Bob Fitzgerald moved to approve the application, and Ken Blanchard seconded. All approve.

D. Other

Anthony stated that Mark Mullenhour would be unable to join the DRB as he will be on the Civil Service Board, and that he will find someone else from CCP.

There was general discussion about repairs to the new boutique, Jean & Lily’s, at 220 N. Main. Aubree said the owner would be tuck pointing and painting the façade and possibly adding a lighted sign. Amy stated that the lighted sign would require a separate approval application to the DRB. Another business that relocated to downtown Lima is Perennial Glow Spa at 147 N. Main Street. They too will be applying to DRB soon regarding exterior signage.

Bob Fitzgerald moved to adjourn, and Mike Flynn seconded. All adjourn.