



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

Members absent: None

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

Staff: Aubree Kaye, Sue Smith

Guests: Tim Thurston, Kent Fultz, David Voth

Design Review Board
January 10, 2019 Minutes

A. Call to order

When a quorum was reached, Chairman Bart Mills called the meeting to order. Aubree Kaye announced that beginning with the December 2018 meeting, the Board’s agenda and minutes would be posted to the City of Lima website.

B. Minutes from December 13, 2018

Cathy Clark motioned to accept the minutes. Ken Blanchard seconded. All approve.

C. New Business

1. Lima Elks Lodge #54
 302 W. North Street, Signage

As Board members reviewed the application and a photo of the sign *in situ*, it was evident that the sign was already in place, advertising a new restaurant called Brentily’s. Amy Harpster reported that she contacted them regarding a permit. Doug Ditto followed up to assist. The owner wishes to erect two, semi-permanent signs for an unspecified amount of time until they can “apply for review of permanent signs on the building itself.” The application describes the use of “galvanized rods in the ground near the [Elks] building on both North and West Streets . . . made of heavy duty vinyl” firmly affixed to prevent blowing away. Bart stated that he reviewed the DRB guidelines, and while they indicate a requirement of high-quality materials, there is no mention of temporary signage.

General discussion about precedents and what constitutes a “semi-permanent” time period followed. Amy said it is normally six months, but the DRB should defer to the city’s law department. Bob Fitzgerald expressed concern that in six months, the sign would suffer from the elements. It was recognized that while the downtown has witnessed perhaps 3-4 of such temporary signs, many other jurisdictions do not permit them. DRB members, however, said they did not wish to discourage new businesses and clearly understood the challenges of attaching such signage to a building. Additionally, DRB’s sign ordinances originate in the 1950’s and should be updated.

After a brief discussion about how to best respond, the Board agreed to issue a conditional denial, to allow the owner to keep the sign up as is, and to encourage the owner to attend the next DRB meeting.

2. David Voth, Executive Director, Crime Victim Services/CASA
 Development of Green Space on N. Main Street

David Voth took the floor to explain their ideas for renovations to 234 N. Main Street and show a rendering of a park in the vacant space between the CASA building and Alter Ego Comics on Main Street. He stated simply that he wanted feedback from the Board. As for the exterior of CASA, most quotes propose the use of Dryvit over the old particle board. The Board stated that Dryvit was acceptable except over brick. Colors were discussed, and most were in favor of neutrals that echo the surrounding buildings. David then spoke of a downtown map placed at the entrance of the

proposed park -- both a "You are here," directional sign and one that highlights businesses and places of interest. Aubree Kaye said that she and Ken Blanchard worked on a public map with the Heart of Lima organization that could be easily switched out and updated as needed. As for costs, David stated he was not seeking funds, just ideas. There was a brief discussion about sponsorships. Bart said if someone achieved a great sign, perhaps more could be installed around town. Amy stated that if a pole sign was being erected, and it was under 9 feet tall, it would not require a permit. David said this sign would have to be at eye level for ADA purposes. He envisioned something roughly three by four feet, mounted on two poles.

Other ideas under consideration include a mural with a theme of children, apropos to the work they do. A concern was expressed that once a hand-painted mural begins to peel, it can be hard to repair. One solution is to screen and attach a mural, and that would require a permit. Bart stated that as the goal of the DRB is "largely aesthetic," the content of the mural would require approval. Two other successful murals downtown were cited. Other ideas included a wrought iron fence. Greenery that can survive a space between two buildings has been carefully considered. No tables or chairs are planned, but rather two winding "sitting walls" roughly 3 feet in height. Amy said footers would help prevent such walls from sinking. A winding walkway, five feet wide for ADA compliance, was shown. The rendering was well received by the Board.

David then broached the idea of windows being installed on the north side of the building, primarily for light. While the building is not considered historic in nature, the Board recommended that consistency with surrounding buildings would be prudent. Such renovated buildings as Alter Ego Comics and the Kirwan Hotel were offered as reference points.

D. Other

Kent Fultz, owner of Cranker's Cycling was introduced as a potential new member to fill a vacancy on the Board. He thanked the Board for considering him and welcomed a chance to participate.

Bob Fitzgerald motioned to adjourn, and Cathy Clark seconded. All adjourn.