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Members present: Ken Blanchard, Cathy Clark, Mike Flynn, Kent Fultz, Bart Mills

Members absent: Bob Fitzgerald

City of Lima: Douglas Ditto, Anthony DiPietro (by phone)

DTL Staff: Sue Smith

Guests: Lelah Johnson, The Boilermaker; Jerome O’Neal and Tracie Sanchez, Central Avenue Zone

Design Review Board **September 10, 2020 Minutes**

A. Call to Order

Chairman Bart Mills called the meeting to order. A quorum was present.

B. Minutes from July 9, 2020 Meeting

Bart called for approval of last month’s minutes. Ken Blanchard moved to approve, and Kent Fultz seconded. All approve.

C. New Business

1. 202006

Tracie Sanchez / Installation of Doors and Windows; Partial Building Demolition
207 S. Central Avenue

Ms. Sanchez introduced herself as the business owner, not the developer, and as the former president of the Rotary Club. Mr. O’Neal is her partner in this venture. She then gave an overview of the multifaceted plans for the Central Avenue Zone. Full color materials and large-scale displays were provided. Her motivation for this project is to provide a revitalized block in support of Rotary’s amphitheater, also under development, and to help an “underserved” area. She directed us to look at Building A/1, which is partially demolished, and the object of consideration for today’s application. The brick will remain, as it is in fairly good shape, but needs tuck pointing. New windows and doors will be installed, upon approval of the DRB.

Other plans she outlined include a plethora of ideas such as a hardscape and a manicured green space with park benches, a dog park, a mural, a bookstore, technology center, and future tenants for Building A/1 such as a gastropub and bakery. She stated that this three-story Building A/1 is 75-80% already leased out. The adjacent large warehouse will be addressed at a later date, and they also have ideas for developing the land vacated by the former First United Methodist Church at 201 S. Union.

Regarding today's request to install new doors and windows, Bart asked Ms. Sanchez about the timeframe for completing the work, as DRB approvals are good for 60 days though they can be extended to 90. Her ultimate goal is to be open for business sometime in 2021. There were no further questions from the DRB members. Ken said the brick looks great and Kent asked about the trim on the window. Mr. O'Neal confirmed that it would be bronze. Cathy Clark moved to approve the application and Ken Blanchard seconded. All approve.

2. 202009

Lelah Johnson, The Boilermaker Restaurant & Bar / Façade Restoration (Siding)
132 S. Central Avenue

As Ms. Johnson was present, the Board took her application next. She wants to put new siding on her club, a longtime fixture in the downtown with a rich history which Bart called "classic" as a site where many jazz greats once performed. There will be no color change. Doug said that the current wood siding is faded and somewhat deteriorated. Replacing it will be a great improvement. Kent Fultz moved to approve the application and Mike Flynn seconded. All approve.

3. 202008

Mike Flynn, Mello Crème Donuts / New Construction; Addition
625 W. North Street

DRB member Mike Flynn recused himself from participating in the voting process. He said that the project was approved about 3-4 years ago but now the owner is ready to complete the work. This will be an all-white, expanded kitchen with a functional (as opposed to decorative) purpose, built in a rather tight space. If approved, he hopes to have it completed before winter. Kent Fultz moved to approve the application and Cathy Clark seconded. All approve.

4. 202007

John Foust, Carpenters Local 372 / Color Change to Awnings; Painting
310 E. Market Street

There was no representation present. The application states that some of the damaged brick work needs tuck pointing and that the east and west sides of the building will be painted. Bart said that he walked the property for a better look. It appears that the finish is not exactly paint but rather paint with cement mixed in and it is wearing off. Bart felt that the chimney looks "rough", but the west side actually looks good. No photos of the awnings were provided, therefore details about the new awnings are lacking. The position of the Design Review Board is that when at all possible, brick should not be painted. Additionally, it appears that a different brick façade has been added at some point in time, and it does not match. Members wondered how long that has been in place. Ultimately, members wanted a clearer picture of how the finished upgrades would look. It seems unusual to paint over brick if tuck pointing is being applied. There was discussion about some residual, possibly historic, signage on one side. Cathy wondered if the Carpenters might apply to the Certified Local Government committee to seek an historic designation; the building is estimated to be erected in 1887 [County Auditor's

site says 1917]. For the reasons stated above, the application was conditionally denied with the caveat that the Carpenters Local ought to “consider alternative ways to preserve” the building along with a recommendation that they reapply to the Board and send a representative to the next meeting. Bart stated that he would call Mr. Foust today and explain the Board’s concerns.

D. Other

Kent Fultz motioned to adjourn the meeting and Ken Blanchard seconded. All adjourn.