

City of Findlay
Design Review Board
Municipal Building City Council Chamber
Wednesday, February 12, 2020 – 6:00 PM

Minutes

MEMBERS PRESENT: Pat Ball
Jeff Fort
Hardy Hartzell
Brian Hirt
Brad Wagner

MEMBERS ABSENT: Josette Brinkman
Tim Mayle
Sharon Rooney

STAFF ATTENDING: Matt Cordonnier, HRPC Director

CALL TO ORDER

ROLL CALL

The following members were present:

Pat Ball
Jeff Fort
Hardy Hartzell
Brian Hirt
Brad Wagner

Matt Cordonnier opened the meeting by stating there currently were no items on the agenda for the board to address. The bylaws state that we should not go too long between meetings, so we wanted to get the group back together. On the agenda, we wanted to recap 2019, introduce a new board member, and address any ongoing cases.

CA-18-2019, 408 S. Main Street, is the first case that we were reviewing since it is nearing completion. This building is the Gaslight Building which used to house the Ben Franklin store amongst other businesses. It had been vacant, so the owner submitted an application to update the façade of the building as they renovated the interior. Façade work has been completed and only interior work remains. The ground floor of the building will have Baker's Café and a bank.

CA-19-2019, located at 407 S. Main Street, was another applicant that has completed the first phase of their project. This is the Bistro on Main restaurant. Matt commented that this was the most discussed application so far for the board. The applicant originally wanted to paint the entire façade black. Some Board members were concerned that the black paint on the entire façade would look out of place in the district. Painting building facades entirely black is not recommended in the Design Review Board Guidelines document. The guidelines also list some colors that look similar to black, as acceptable colors though. These suggestions led to some confusion about whether the design was appropriate. The decision the Board and applicant reached was that only the first floor would be painted black. If the applicant wanted to pursue painting the second story black in the future, she could turn in a new application for the board to review.

GT Wheels and the Lamp Doctor were both brought before the Board for maintenance violations in 2019. HRPC has sent a letter to the owners asking them to complete the improvements by June 1st, 2020. The Lamp Doctor owner has been in contact every few weeks to discuss the situation. They had issues with the contractor they selected and they ended up trying to find a new contractor. GT Wheels has been less communicative, but they have submitted the plans for their updates. Hopefully, they will be addressing their issues in the spring, otherwise the Board will need to revisit their cases.

Lanagan Construction had been doing some maintenance to the building at 413 S. Main Street. There had been broken glass in the storefront windows, which needed to be removed. They also removed the canopy over the entrance, which had become an issue. Over the façade, they have constructed a temporary façade to enclose the space, so they can do interior improvements. This was a case where we worked with the contractor to get them to paint the plywood to improve the aesthetic. There have been a few projects further north on Main Street that have also used temporary façade. Those two have used the plastic wrap to help insulation during the winter. In the winter, this is more acceptable.

Protech Rental Properties, located at 332 W. Main Cross Street, did some improvements to their façade. The original awning was torn during a wind storm, so we reached out to them. They removed the awning and took down the awning structure. A few months later, they went further and painted the façade of the building white with black trim to improve the aesthetic. We think that reaching out to the owner about the awning sparked them to make further improvements to the building.

This next project was 222 S. Main Street. We reached out to the owner, Daniel Claes, because of some broken glass. During our conversation, we learned that he was planning work to update the façade. At the moment, he has approval to replace the glass, but will come back with further design improvements.

Findlay Brewing Company has submitted an application for a decorative arch for their beer garden. The design was deemed to be an administrative approval.

The Davis-Cole Building, located at 209 S. Main Street, went through design review board for the façade improvements, but the tenant has come back to get approval for their awning. They

will use the awning to advertise the tenant, Waterford Bank. This was approved administratively.

That concluded the discussion of cases that had been administratively approved since the last meeting. Matt provided the group the entire list of cases that have come before the Design Review Board for their review.

Matt reminded the group that if anyone on the board sees any work being done within the district, it greatly helps us at HRPC to know what is going on in the district and keep up-to-date on what is being improved in the district. Matt says Jake will provide more communication with the Board so that they can have the minutes, cases reviewed, and any upcoming agenda items for their review about one week before the meeting.

The Board also requested that there be an updated list of everyone on the board, and what the term limits are for each member. Matt reminded the group that the appointments are staggered so that we don't have to renew every Board member at the same time.

The meeting ended with Matt reminding the group the next scheduled meeting will be March 11th at 6pm.