

**CITY OF CIRCLEVILLE
HISTORIC DISTRICT REVIEW BOARD
104 EAST FRANKLIN STREET
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**September 12, 2022
CITY HALL ~ COUNCIL CHAMBERS**

MEETING MINUTES

Members Present: Richard Verito – Chairperson, Richard Rhoades, Paul Johnson, Mike Combs and Clerk – Tami Robison.

Richie Verito: Hi, my name is Richie Verito, the chairperson of the Historical Review Board. The time is 5:30 and I will now open the meeting. May I please have a roll call Tami. Roll call was done. Jessica Calder was absent and excused.

Richie Verito: We do have a quorum; all members have received a copy of the next agenda. If there's any conflicts with the agenda, please excuse yourself. Does anybody have any conflicts? If anybody from the public wishes to speak on tonight's agenda we will give you 3 minutes to do so once the applicant has finished presenting. When it's your time, please come to the podium, state your name and address before starting. Tami will alert you when your time is up. Everyone willing to speak will be sworn in. The first certificate on the agenda, and I'm going to switch around here tonight, gentlemen. The first certificate on the agenda will be Certificate of Appropriateness 11-22, as requested by Crystal Moody for 115 Zwicker, for taking the existing wood including trim off the front facade of the building, replacing the short window with taller display windows open the entrance as it was in the 1930s located at 115 E Main Street downtown business Historical overlay. Does everybody see the copy of the application. If you would like to go ahead and tell us what you are doing

Tony Moody: we want to bring it back to the original picture that was in the purchase. We got the original glassware above the for both storefronts. We found the original glass in the building, so we want to bring it back in and I want to put the storefront back in exactly like it was in the 30s. The picture that you're looking at in the 30s and the picture you're looking at restored, that's what we're doing. The only difference will be, we're not going to use the steel structure like in between the glass like it was back then we'll use the aluminum store front. It is still just going to be one post in the center faring glass, and that's it. We want to make it as open as possible to match the 30s look

Richie Verito: are you going back to the original big windows

Tony Moody: yes, original big windows

Richard Verito: and the aluminum store front

Tony Moody: we were very fortunate to find the original glass to go above the storefronts to bring it back exactly like it was in this picture. I do want to keep some heat mobility this time. So, we will do doubling. It'll be double bagging insulated glass and the Big Horn storefront, you know, the aluminum storefront. We can put the double S later, yeah. But I will keep. I'm even going to keep the aluminum storefront and I can't whatever the whatever the manufacturer tells me, the thinnest that we can go on the storefront, that's what I want to do.

Richard Rhoades: are you going to put the sign back in the way it was too

Tony Moody: We are. We want to put the sign, but of course it's going to say Zwicker House, because I probably won't let those keep the first and second floors event space

Paul Johnson: sign being a separate COA

Tony Moody: Yeah, hold separate once we get a design everything will just come back to you.

Richard Verito: and with that let's get some of the drawing the materials needed use

Tony Moody: Actually, we want to go back to the Neil and this is the way it was in the picture. That's what we want to do with the design, but like I said, like you said will present the drawings and present the details on at that time

Richie Verito: do you know what date the pictures with you

Tony Moody: 1934

Richard Verito: thank you. Does anybody have any questions?

Paul Johnson: are you going to replace the upper windows as well

Tony Moody: I really want to keep them the way they are. They are the original bubble glass and I want to keep them original

Paul Johnson: just a little bit of paint detail work

Tony Moody: it's probably not the same problem as it is right now. We are not going to change colors or anything like that, then we'll come to you, come up with a color to present to you. I wish more people would go back to originals. I think they are amazing

Richard Verito: Do I have a recommendation?

Richard Rhoades: I move to accept the proposal as presented

Richie Verito: I have a recommendation to accept the program AS 11-22 to change the existing wood trim, including trim off of the front façade of the building, replacing the short windows with taller display windows and open the entrance as it was in the 1930's. Seconded by Paul Johnson. All in favor. All opposed same sign. Certificate of Appropriateness #11-22 passes and is approved

Richie Verito: the second Certificate of Appropriateness on the agenda, is from Curtis Christopher, #9-22 for 430 N Court Street for a ghost sign located at 101 W Main Street downtown Circleville historic district. So, the 1st one we are looking at is yes, the one that's has x's all over the side of the building. Curtis, you want to tell us about the project

Curtis Christopher: when we took the old sign off, there's 150-year-old paint underneath and instead of sandblasting the spot and having to go back and redo the brick, we're thinking, would be nice to just ghost the Pecks Hall and the date so we chopped it in so we can take a picture of it so you can see it, then we want to paint that white just to look more like the old fashioned like we uncovered it, like we discovered it like that rather than sandblasting and fixing what was there

Richie Verito: are you just going to paint the letters or is it going to be behind it too this too

Curtis Christopher: just the letters

Richie Verito: does anybody have any questions

Paul Johnson: I think it is fantastic

Richard Verito: at first, I didn't see it, and then two there because I was looking up there myself and didn't see anything, you guys must have cleaned it up and then I was like wow, that will look great there

Curtis Christopher: yeah, once people saw it because it is chalk, they were like, wait, was that underneath there. A lot of people have asked that. We just chalk it in so we could actually see. I wanted to see what it looked like because I wanted to get the right kind of style. I think it'll look better than just fixing it, make it look like it was always there

Richard Verito: I agree, and I think bringing back the old history of things like that

Curtis Christopher: most people don't know it is Pecks Hall. They don't know the original name it was built by the Peck's family and it was actually called Pecks Block because it had about five different partner stores in the first floor and the stores were on the side of the building up front, so the original building had five stores across the side which is why I was called Pecks Block then becomes a Pecks Hall. And then then the third floor was used for a dance hall which became Pecks Hall. And so that's kind of the word that you go through all the old literature and all the old programs, Pecks Hall keeps coming back over and over and over again, so.

Richard Verito: do I have a motion. I have a motion by Richard Rhoades to accept COA #9-22 as requested by Curtis Christopher, restoring the ghost sign with the letters with white paint. Second, by Mike Combs, all in favor, all opposed same sign, motion passes. Second on the agenda is COA #10-22 for paint, window color, steel work, lighting, signage and metal siding

Curtis Christopher: Lot more detail

Richie Verito: Certificate program is #10-22 as requested by Curtis Christopher, 430 N Court St, Central Ohio. Yeah. For paint window color, steelwork, lighting, sided metal siding located at 102 W Main St. Circleville Downtown Business District within the historical overlay. Everybody should have drawings in front of them.

Richard Rhoades: I am glad you did this all at once instead of \$25.00 each time. I didn't know you bought that building

Curtis Christopher: It was secret

Richie Verito: Curtis, since we have so much going on

Curtis Christopher: I know that's why I brought a big picture so you can kind of point them out

Richard Verito: let's have you start off if you don't mind with one thing at a time

Curtis Christopher: so, everybody is questioning the front, where the wood siding is covering something up

Richard Verito: that beige wood paneling

Curtis Christopher: exactly, what's underneath there is old block glass probably shot up with bb's and everything else, but we won't know until we pull it off and so when we pull all that off, we don't know exactly what we're uncovering, we have an idea of what we could do if we have to cover it all back up. So, the idea is, I wanted to do the steel beams, but then if we're going to do the steel beams, we could do a corrugated metal over top of that which gives you a little more of an industrial look, so if you're doing steel and corrugated, it kind of goes together. If you're doing one without the other, it may not look as good. I get that so that. So that is where the corrugated metal came in was how you cover up all the old block glass, especially if it's shot up or beat up

Jane Shaw: I remember it being there. It's very thick block, very, very thick about this big, the whole entire lot the whole side

Curtis Christopher: Yeah, we went over a little bit on the inside so that's the idea, is if we may be able to get some more blaster windows in here but you don't know until you get it all off. We need to blow the building out. We gotta take got the inside, get all that off and then see what's actually there because to be honest with you, I would like more glass, some more windows on the side if it's there, but it's structurally we just have to see what's there. I'm not trying to create more work, but if there's the ability to maybe get some more windows, then we would love to, otherwise we know that we can at least do some metal work so that's the idea with the steel beams

Richie Verito: so that's for the metal siding.

Curtis Christopher: Yep, I mean, we're going to come back for signage because, I don't know but who knows? I mean, we've got a really cool idea, so the building itself we have the first floor pretty much rented, it's all new tenants new rented, can't disclose yet. It's a year and a half out. We have the 1st floor re-rented, we're leaving most of the dance hall, but we're putting a 2-bedroom apartment and two one-bedroom apartments on the 2nd floor and then we're going to leave the original dance floor or part of it up front for community space. So, let's pretend you rent there, and let's pretend everybody is coming over for Thanksgiving, you can have so many days a year that you get the community space and anybody who's been up there, it's beautiful of metal ceilings, the wood floor we're keeping the wood floors and as much of the metal ceiling as possible through the whole thing, we're going to retrofit walls and everything to the metal ceilings we do have to sprinkle the buildings so there will be sprinkler heads we need to put any elevator in, then the third floor, can you imagine this apartment right here? This is a two-bedroom 1300 square foot was all the way back to here, this Section 2-bedroom, 2-bedroom on this side and then three more one bedrooms upstairs. There will be a total of 8 apartments, five upstairs, 3 on the 2nd, and then all commercial space on the 1st so the biggest expense is probably the windows, all new windows through the whole building, commercial aluminum, black

Richie Verito: I'm going off the list which is on here. So, we had no window color which you just said was black we got the metal siding, which you just spoke about first and then steel work. So, what are we talking about on your diagram?

Curtis Christopher: yeah, so real steel beams attached and hung up with backlight. Some of the new stuff up in Columbus if you go by it at night, it's backlit, so it creates part of the lighting for the building as well because, they put steel beams out for the day and at night, the beams are actually backlit. And then they're also all the way back in front of the other storefronts as well, so you got the big store. Front and then back here, because if you notice back there, it's just ugly and I don't know how else to decorate it you've got to come up with a way to make it stand out. So that's what we did.

Richard Verito: lighting?

Curtis Christopher: Oh, traditional you see, the black lights over here same thing along the side and again, depending on how much we can, whether we have glass in here or not it may be commercial signage underneath these lights, so you'll have the traditional dropdown lights on the side and then backlit beams

Richie Verito: so, you know the gooseneck lighting like you did on the other part

Curtis Christopher: correct

Richard Verito: ok, and then last on that list is paint

Curtis Christopher: I wanted dark grey for the whole building got out voted. I presented it to a bunch of people, and they love the white

Paul Johnson: the contrast is really, nice, varies between the white and the black, yet it's neutral, and with your beams, it pulls your eyes to the entrances, which is what you're after

Richard Verito: and then the gray accents, I think that three colors together is beautiful

Curtis Christopher: do you guys have a picture of the Crist sign that we're going to do, is it in a file somewhere?

Richard Verito: the one out there is on the side

Curtis Christopher: so, imagine, the old entrances back here, that would go up to the lobby and to the elevator, and that's now that sign I love that one so if you're renting that facility, you've got a great big The Crist. So, we are keeping the name, all the emblems up top, and then a beautiful sign saying you live at The Crist

Richie Verito: I notice on here you have signage, but you're not sure with that one

Curtis Christopher: that's one is a done deal on these other ones we don't know. When we get these other people in, they will obviously going to have some say to their logos and stuff, but then I'll determine size colors and we want them to match the building. But when we get our company logos ready, then we will come back for another signage permit

Richard Verito: so, we're approving the Crist sign

Curtis Christopher: yeah, the Crist sign, that is a done deal and that's the one we really want

Richard Verito: on the north side of the building

Curtis Christopher: It's not very big

Richard Verito: do you have any other dimensions by chance?

Curtis Christopher: No, we will get the dimension

Richard Verito: and the material is metal?

Paul Johnson: internally lit Curtis?

Curtis Christopher: yes, internally lit, it has that 1920s look

Paul Johnson: and the art deco lettering

Richard Verito: anyone have any questions? Does the public have any questions?

Jane Shaw; public speaker: I've just seen many, many pictures of it when it was gallopers and floor. The lightness of the building and the characteristic with that building with the way it used to be

Curtis Christopher: it can't do much with that old yellow brick

Jane Shaw; public speaker: yes, the old yellow brick is no good, it was like it used to be white, and then turned that old yellow color

Richard Verito: but it was white brick at one time?

Jane Shaw; public speaker: no, it was that ugly yellow brick and the signs were

Rick Hartinger; public speaker: I got pictures the older sign and it was huge, it hung clear all over the sidewalk

Jane Shaw; public speaker: you might want to see, I have a whole number

Richard Verito: any other questions? Do I have a motion?

Paul Johnson: I make a motion that we approve certificate #10-22 as submitted.

Richie Verito: I have a motion submitted by Paul Johnson to accept COA #10-22 as submitted by Curtis Christopher, for the painting of the building, window colors, steelwork, lighting, signage on the north side of the building, metal siding located at 102 W. Main Street. Seconded by Richard Rhodes. All in favor, aye? All opposed same sign. COA is approved

Curtis Christopher: how long is this good for

Richie Verito: I believe it runs with the property

Curtis Christopher: the construction will start in April, so we are a year and a half out

Richie Verito: It does not expire from what I understand, Hannah

Hanna Wynne: I believe so, the zoning permit is a two year. Starting in one year and finishing in two years. There is an expiration

Curtis Christopher: the zoning is a two-year permit

Richard Rhodes: I think the construction is two years

Richie Verito: did everyone receive a copy of their minutes and the second copy? I believe Tami had found an error. Do I have a motion to accept minutes? I have a motion from Richard Rhodes to accept the minutes as amended. I have a second by Mike Combs, all in favor, aye, all of those opposed same sign. Minutes have been approved. Do we have any old business? Do we have any new business? So, we don't have any new board members, and we are still short two members. We have a couple of potential applicants hopefully from the Historical Society. Do you have any questions for us as a board?

Jane Shaw; public speaker: no, I just wanted to see what it was about. someone to see. I told Rick we need some, you know, somebody to bring up some background for this. And knowing the buildings or seeing photos of them or get me a photo. I like it so far

Richard Verito: the other day I was over at the geological museums and I was just telling Rick here earlier that I'm going to make it a point to attend their meetings so that we have the communication and also know what's going on and I can gather some more information from them about properties as well

Jane Shaw; public speaker: that part made the museum, you know, many houses easy access, you know and that's why I said, he works there, genealogy, and with me for the things I encounter, so it works

Paul Johnson: well, it's a wonderful resource we have in the community and the volunteer work you both do

Jane Shaw; public speaker: I need more volunteers to help do what do we do? There's a 600 lb desk that needs moved, so I scoot it across the floor, but, you know, we get it done. Yeah, but it's a 2 1/2 year 6000 items and we do it. They left me there alone, but I just kept taking, you know, more people heard and I could honestly say in the last six weeks, I haven't sat down one time to do the jobs I, have to do. It's just people bring it in and I'm stacking and they're building on it and I already got new addition files, so I am begging for more space

Rick Hartman; public speaker: Richie, I have one quick question in case the board was not aware of it. Paul I am going to put you on the spot because we were kind of the last class to know about Chief Logan or whatever. the 250th anniversary of the American Revolution is coming up in two years. I'm also president of The Camp Charlotte Chapter of the Ohio society Sons of the American Revolution. And I don't how many of this group was actually born and raised in this community but we've got some extremely important heritage and it might be something you might like consider coming out in the foreseeable future is to promote that, so, and it might even surprise you that there is a very strong possibility that American Independence could have conceivably started here and not Lexington and Conley

Paul Johnson: is that right?

Rick Hartman; public speaker: I have been working on that for 15 years

Richie Verito: if you can give us, anything that you guys are doing that we can help support you guys with or get the word out and something

Jane Shaw; public speaker: I know I have a gentleman walked about two years ago and he was like the absent minded professor, you know, and we talked and we talked and when I was talking he said I've been helping with a lot of these artifacts and I said, OK, yeah, and John Miletson said no he's good and John would always make me send emails to these people and going oh gosh I had no idea who these people were and If I had of I would have just ran the other way, Jeff, will call him Jeff he is Doctor Jonathan Bowen Archaeologist at Ohio State Connection for 30 years, and while we are talking I don't know if anybody knows Rick Mackline tried to fool him, he just dumped a bunch of arrogance down while he was talking. Here's Jeb lectures like these shows, he said. Those aren't from here. These are from Salt Creek. This is 1000. You're really lucky you got a 10,000 year-old one like this. They just about fell over, but he's just that good. So, we've been lucky with people that we've gotten and I said I have a lot more, but they're in the basement, in closets, under the under the cabinets, and I just ordered 15 new cabinets, we're moving him out the whole entire bottom of the new addition. We already had those, and now we have people coming in and giving their collections to us. Security wise would work really hard, so it's not just some little place, with a meeting room and piles and more. And Jeff Darby is coming down to fill up his Columbus neighborhoods. So, support us any way you can

Richie Verito: do I have any other questions or comments or statements from anybody?

Hanna Wynne: to respect of the by-laws hold off on bylaws until you may get new members that's applying

Richard Verito: yes, is everybody on board with that? The adoption of new by-laws, instead of going over it again, initially created with the two new members.

Richard Rhoades: It is going to be six months? we need something to run by

Richie Verito: I went to City Council and I went to judicial meeting on last Tuesday, and I asked City Council judicial now that we fall underneath City Council, what was their protocol? Were they going to talk about appointing liaison so that there's open lines of communication so that somebody knows what's going on from council and all that, so that nobody in the blind of anything. They are not sure at the moment in time which board we would for which committee, we would fall under whether it be strategic or judicial is what they are going to figure out and that also needs to figure out who gives the applications for our board for that do that. So, I'm trying to stay on top of things from that aspect, and to make sure that things are happening. So, Hannah would be the applicant, so, at this point, from my understanding, the applicants would fill out applications submitted to Hannah. Hannah would then submit it to Linda and Linda would then get it in the hands of who is on the committee is supposed to look into it. So, in my guesstimate of things in that time frame, then scheduling the meeting him for doing all that, they would probably put anybody out would be my best assumption and if we can handle it, of course, let me know when an applicant does come together so that I can try to stay on top making sure that paperwork is looked into instead of falling apart.

Richard Rhoades: how long are we going to wait?

Richard Verito: that is a great point, and I will do everything I can to stay on top for all the different things that come along as we're sitting in this

Paul Johnson: sounds good

ADJOURNMENT

Richard Verito asked, any other new business? Do I have a motion to adjourn, Paul Johnson made a motion to adjourn, seconded by Mike Combs, all in favor, motion approved and meeting was adjourned at 6:05 p.m.

Submitted by Tami Robison – Clerk