

CITY OF CIRCLEVILLE
HISTORIC DISTRICT REVIEW BOARD
104 EAST FRANKLIN STREET
CIRCLEVILLE, OH 43113
(740) 477-8224

October 24, 2022
CITY HALL ~ COUNCIL CHAMBERS

MEETING MINUTES

Members Present: Richard Verito; Chairman, Richard Rhoades; Board Member: Paul Johnson; Board Member: Mike Combs; Board Member: Jessica Calder; Board Member: and Clerk – Tami Robison. Sheri Theis and Tom Duval were visitors.

Richard Verito; Chairman: It's now 5:39 p.m. and I will open the meeting for October 24th. Roll call was done, everyone was present. We have a quorum. Members you should have received a copy of tonight's agenda and review them prior to the meeting, put together your questions that you may have for any of the applicants that come in front of us. If anybody has any conflicts of interest on tonight's agenda, please make sure to recuse yourself in that portion of the meeting. Does anybody have any conflicts of interest?

Paul Johnson; Board Member: I do Mr. Chairman on both #13-22 and #15-22 as I am the property owner

Richard Verito; Chairman: we still have a quorum for a vote, even with the recusal of Paul Johnson. Everybody has received the copy of previous minutes from September 12th and October 10th. Tami has updated everyone's copies regarding October 10th, it says 122 S. Court St., it should have been 122 N. Court Street. Are there any other corrections that anyone can see on the minutes? The correction was also made on the September 12th minutes when we were trying to determine what Paul was trying to say. Do I have a motion to accept the Minutes? Mike Combs made a motion to accept the minutes, Jessica Calder seconded the motion, meeting minutes for both September 12th and October 10th have been accepted and approved. All in favor, 5 ayes, all opposed same sign. Meeting minutes have been approved.

Anyone who wishes to speak from the public you will have 3 minutes to do so, Tami will let you know when your time is up. When you get to the podium and state your name and address, Tami will swear you in before you speak.

First item on today's agenda is **Certificate of Appropriateness #13-22**, as requested by SSC Signs & Lighting LLC, located at 119 S Court Street, Suite A, Circleville Ohio, for revised graphics on front elevation awning to "Accentcare" in the downtown business district of the historical overlay.

Richard Verito; Chairman: Paul Johnson has recused himself from this, but Paul will be speaking if anybody has any questions pertaining to this certificate of appropriateness? Is anybody to look this

over? So, basically from my understanding and speaking with Hannah, who had spoken to the applicant, what they are doing is just changing out the lettering that is there with the same material, because right now it says Accent Home health care and they're just changing it to "Accentcare", so the material is going to be the same material being applied back to the owning the only difference is this their actual name of their company and the size has changed. Does anybody have any questions about this certificate of appropriateness? Well, I stayed everything correctly about what is taking place at this location.

Paul Johnson; Board Member: I think you did Mr. Chairman. I'm not the applicant, but I am the building owner. There is a decrease in scale, a change of font and the colors are slightly different, a little more blue and green, but other than that it is within the current signed space and I'd be happy to answer any questions as best I can

Richard Verito; Chairman: does anybody have any questions for Paul?

Richard Rhoades; Board Member: it's an existing sign, just changing the words out?

Paul Johnson; Board Member: the font

Richard Verito; Chairman: the only reason why they need it was because the size has changed. That the size wasn't changing and the material is staying the same or they wouldn't use COA. Do I have a motion? I have a motion from Mike Combs to accept Certificate of Appropriateness #13-22. Seconded by Jessica Calder. All in favor, Tami can you do a vote, please. Richard Verito, yea; Jessica Calder, yea; Mike Combs, yea; Richard Rhoades, yea; 4 Yeas. Motion carried.

The second item on the agenda is **Certificate of Appropriateness #14-22**, as requested by Timothy A. Reeves, 200 N. Court Street, Circleville, OH to replace roof with provided cutsheets, Davinci Slate Gray tile and period correct ridge cap, located at 107 W main. St Circleville OH 43113. Located In the downtown business district within the historical district overlay

Richard Verito; Chairman: everybody has received a copy of the COA and has looked it over. I asked Tim Reeves to bring a piece of the roofing material along with them so that we all can have a visual of what was going to be changed this is that front part of the roof that you can see from the street that has the old, what color is it there now?

Tim Reeves; Applicant: looks like a tannish orange color

Richard Verito; Chairman: and you are replacing it with a slate gray color. Does anybody have any questions? I open the floor up to discussion

Paul Johnson; Board Member: Tim, remind me which building is this

Tim Reeves; Applicant: 107 It's the bank

Richard Verito; Chairman: that small tilted down section right in the front, which would be approximately the third story of the existing building. We don't have the picture of that building in our database yet. So, we weren't able to pull one up for everybody to see

Richard Rhoades; Board Member: are you doing the whole roof or just the front?

Tim Reeves; Applicant: we are doing the whole roof

Caleb Gouge: the rest of the roof is a commercial rubber roof flat out back. So, we'll do the Davinci slate on the pitched part and then so the fronts here, it slopes back and then it goes to flat back into that alley. So, once we get to the flat there will be a commercial rubber

Richard Verito; Chairman: and that you cannot see from the street?

Caleb Gouge: you cannot see from the street, it's already a commercial EPDM. I'm even more familiar with what they use for the ridge caps, so I had to find a special supplier that even make a rounded ridge cap, because on slate roofs they I love to match historical things, so even on hips and ridges we always do a rounded ridge cap like this and it matches all the profiles of old slate roof stuff replaced and things like that so we just want to make it as accurate as we can,

Tim Reeves; Applicant: the existing cap is radius as well. So, there's a radius only existing cap, so we're trying to kind of stay true to that. So, this is a synthetic. It's a 50-year product

Richard Verito: so, it is designed to look like slate but hold up better

Caleb Gouge: it looks like slate and looks really good when installed. I've done projects with this and it's just a beautiful roof. I also chose the color on what's based most here in Pickaway County. If you want to get in the weeds on this, the grey slates out of PA, they mined it in PA and it's like 80 to a 100-year-old slate, the green roofs and stuff you see every once in a while, here that's from Vermont. That's a Vermont slate that's like 120- to 140-year-old slate. It's just a harder slate, but in this area that gray slate is the most commonly used. So, I'm even keeping to the color which is used most in Pickaway County based on favorability and where they got it from as well as cost

Paul Johnson; Board Member: it would be very similar in color to what is right across the street in the courthouse

Caleb Gouge: yes

Richard Verito; Chairman: does anyone have any other questions for the applicant? Does the public have any questions? Paul Johnson made a motion to accept COA #14-22 as submitted by Mr. Reeves or 107 W. Main Street. Seconded by Richard Rhoades. All in favor, Tami can you do a vote, please. Richard Verito, yea; Richard Rhoades, yea; Mike Combs, yea; Jessica Calder yea; 4 Yeas. Motion carried

Tim Reeves; Applicant: while I've got your time Mr. Chairman, at some point on that building it's all, I believe original. It looks like Indiana limestone and if I'm going to tuck point that building do I need this certificate of appropriateness to just maintain the building? When I say tuck pointing is just touch up what's already there, or is that something I can do on my own?

Richard Verito; Chairman: that falls under maintenance. I would talk to Hannah on that one but I believe you would be fine with what the city says regarding that

Tim Reeves; Applicant: also, the store front. I spoke briefly with you about it. I just want to make sure I am on the right path, so I would do the same process as today. Cutsheet of what we're putting back in. Probably would be helpful if I had a picture of what was there originally because that's kind of what we're going

Richard Verito; Chairman: the more things you can provide from what it was to what you are trying to put back side would be better.

Tim Reeves; Applicant: we are going to try to match that almost exact

Richard Verito; Chairman: any questions you might have you can talk to Hannah, she can help you with that.

Tim Reeves; Applicant: we are trying to match that and follow the same process. Are the meetings every two weeks?

Hannah Wynne; Zoning Inspector: applications are due two weeks before the next meeting

Tim Reeves; Applicant: the store fronts a longer lead time and it's a little further out once we get the roof done, we will look into that

Richard Rhoades; Board Member: signs are different than windows are different than other things so make sure when you apply you apply for everything at once

Tim Reeves; Applicant: so, signage, I don't know what that will ever be, but there is a piece of purple material and I suspect what's behind that is the original building name and when we do the tuck pointing, I would like to take that down, it's not original and just let the name of the building be the name for building. Whether or not we put a sign up, I don't know that I won't necessarily want a sign on the building, maybe in the glass or something like that would be more appropriate. I mean you see the building names all around Circleville, I just think it would be a little cooler and more authentic

Richard Verito; Chairman: the building name is on the building that's existing to the property

Yeah, so taking that down as part of the type pointing wouldn't. Wouldn't be an issue.

Right?

Paul Johnson; Board Member: Tim, I actually have in our office the original white line drawings for that building, including the original façade drawings. The facade that's on that building now is not the original facade.

Tim Reeves: so, the building was 1901, what year was the facade updated?

Paul Johnson; Board Member: would be at the same time. I actually salvaged the drawings out of the basement of what was is the U.S. Banks building when we did a remodel and had archived them in that building and if you'd ever like to see them

Tim Reeves: would it be possible for you to make copies for us?

Paul Johnson; Board Member: Absolutely. I actually had two copies and John Rankin got one of them, I don't know where the other one is

Tim Reeves: I need to get ahold of Mr. Rankin because they took the safe door and I would buy it back if possible

Richard Verito; Chairman: it has been installed in the old funeral home

Paul Johnson; Board Member: Caleb can give you my contact information

The third item on the agenda is **Certificate of Appropriateness #15-22** as requested by Honor Home Health Care, Inc., 120 E Main St for new wording on current sign that is already on building located at 120 E Main St Circleville Downtown Business District

Paul Johnson; Board Member: I am not the applicant but I am the building owner and I will try to answer any questions I can

Richard Verito; Chairman: this one is for new wording on a current sign that is already on the building

Hannah Wynne; Zoning Officer: I can explain a little bit about this because I worked with them. They recently had their reopening, so, two years ago when they moved into the location, they never got a change of use or got a sign permit. So, this is just kind of going back to when they moved in about 2 years ago to get the right permits

Richard Verito; Chairman: so, this has been up there for two years now the sign

Hannah Wynne; Zoning Officer: I believe they had a different one, and then this is a new sign face

Paul Johnson; Board Member: actually, Harrel and Stevenson who was the previous tenant when they vacated, they didn't remove their sign, and then Honor Home Health Care just recently put this up. Like many tenants not realizing they need to get a permit and Hannah has worked with them to get them back to where they should be

Richard Verito; Chairman: thank you Hannah. I will open the floor up to any discussions

Paul Johnson; Board Member: Mr. Chairman just to be clear, in the photographs, the section that you see, this Manila color that placard was there before

Richard Verito; Chairman: so, they just changed the vinyl writing on it

Paul Johnson; Board Member: they're just changing the lettering, just adding lettering more correct. The sign itself is the same size as what's been there, since probably 1995 or 1996 somewhere in there

Richard Verito; Chairman: so, it was just a change of new lettering but same sign. The previous sign has been approved many years ago. The actual physical sign itself. The same standards of the other one just re-approving a new vinyl on an existing sign. My question then, the COA because existing sign has been approved, they are just changing out the writing

Hannah Wynne: when I was talking to them, I thought they were putting up a different sign. I didn't know that it was an existing sign

Richard Verito; Chairman: so, this doesn't need a Certificate of appropriateness then, this is a change of lettering on existing sign. Clarification on that has been cleared. This is a change out and does not need a COA according to code

Richard Verito; Chairman: Strategic Planning board will be conducting more interviews tomorrow and then they will be making their recommendation on whatever applicants they decide would be appropriate to be about the Council, and that Council will be making that vote on November 1st meeting and then we will have two new board members, hopefully moving forward from there. Then once we get that we will revisit the by-laws. Is there any other old business? Any new business? Any word from our elected officials?

Sheri Theis; Council Member: you are doing good work

Tom Duvall; Council Member: I'm really impressed with the bank building. That's really kind of the goal of Circleville to do more and more and more of that. So, thanks to you and thanks to them.

Richard Verito; Chairman: Thank you. Thank you everybody. If that's all we have on the agenda tonight. We have a motion to adjourn by Paul Johnson and 2nd by Jessica Calder. All in favor. All opposed same sign. Meeting adjourned

ADJOURNMENT

Richard Verito asked, any other new business? Do I have a motion to adjourn, Richard Rhoades made a motion to adjourn, seconded by Mike Combs, all in favor, motion approved and meeting was adjourned at 6:00 p.m.

Submitted by Tami Robison – Clerk