

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

**April 4, 2022  
CITY ADMINISTRATION ~ CONFERENCE ROOM**

**MEETING MINUTES**

Members Present: Richard Verito – Chairperson, Mike Combs, Jessica Calder, James Stanley, Richard Rhoades, Paul Johnson and Clerk – Brenda Short. Zach Miller and Craig Stevenson were absent.

Mr. Verito called the meeting to order at 5:30 p.m.

He asked that all present introduce themselves since there were some new members present today. All did so.

Roll call was done. Zach Miller and Craig Stevenson were absent.

Jim Stanley made a motion to approve the minutes from the November 15, 2021 meeting and Paul Johnson Combs seconded the motion. All in favor. Minutes were approved.

**NEW BUSINESS**

The first item on the agenda is **Certificate of Appropriateness #2-22**, as requested by Curtis Christopher, 430 North Court Street, Circleville, OH, to paint the building located at 105 West Main Street, Circleville, OH 43113, in a Downtown Business District (DB) within Historic District Overlay (DH).

Mr. Christopher stated the building has been empty for 15 plus years. White/black is super popular and there are several in the area. He provided a sample of what he wanted to do. He stated that all of the window trim will be black with some white/black accents. He stated you would almost have to get up there and try it out to see what looks good. He did not plan to paint the whole top of the building black.

Jim Stanley stated that is a classic look.

Paul Johnson stated has a clean appearance.

Mike Combs inquired if he had a tenant yet.

Mr. Christopher stated he has had a lot of people inquiring about renting it. He stated they are renovating the entire place.

Mr. Stanley asked if the upstairs will have apartments in it.

Mr. Christopher stated that will be gutted and redone. The second floor will be made Air B&B'ish. Now with the Loft being so busy and families coming into town for weddings, there is not a place for the wedding party to hang out and get ready. He would like to provide a nice place for them to do this. Most weddings now are two-day events. On the wedding day they would like that to be a hang out area, but during the week, it could be rented as an Air B&B. The third floor is wide open and it will be used to create a new party space that can be rented. John Ankrom is working on the drawings. There will be a deck on the back.

Mr. Stanley inquired if there was parking in the rear of the building.

Mr. Christopher stated it does not.

Jim Stanley inquired about the lighting.

Mr. Christopher stated that when it is reconstructed, he plans to come off the front with some decorative lighting.

Mr. Stanley reminded him that any fixtures or anything on the exterior of the building will need to be brought to Historic District Review Board also.

Mr. Christopher stated once Mr. Ankrom has the drawings, he will be applying for the other permits as required.

Mr. Stanley made a motion to approve the paint as presented. Richard Rhoades seconded the motion. Mike Combs, Yea; Richard Verito, Yea; Jessica Calder, Yea; Richard Rhoades, Yea; Jim Stanley, Yea; Paul Johnson, Yea. 6 Yeas. 0 Nays. Motion carried.

The second item on the agenda is **Certificate of Appropriateness #3-22**, as requested by Curtis Christopher, 430 North Court Street, Circleville, OH, to paint the building located at 101 West Main Street, Circleville, OH 43113, in a Downtown Business District (DB) within Historic District Overlay (DH).

Mr. Christopher stated if you go back to the old postcards of this building at 101 West Main Street, all of the trim was green. The building was actually white and not many people know that. It was white with green trim. We do not want to paint the building white. Bill Stout sandblasted the entire building in 1972 and painted it blue. He wants to take it back to a historical green; all the trim green. The canopy will be black and some accents will be black. The color will be "Roy Croft bottle green". This is close to the same color green as Hammel & McCrady. This will be nice and crisp and the canopy black.

Paul Johnson made a motion to approve as presented. Mike Combs seconded the motion. Mike Combs, Yea; Richard Verito, Yea; Jessica Calder, Yea; Richard Rhoades, Yea; Jim Stanley, Yea; Paul Johnson, Yea. 6 Yeas. 0 Nays. Motion carried.

Mr. Christopher stated they are just refreshing the white paint up on 121 South Court Street at Bella Zara. It will be a honeymoon suite. Most wedding couples are going to Columbus for a one night and then leaving. This is a huge hit for those wanting to get married at The Loft.

Jim Stanley inquired when does he plan to put the lights up in the alleyway that he had applied for a permit for.

Mr. Christopher stated he has to provide a letter to the neighbor stating they will not be held liable if the lights fell and he should have that in the next day or so.

### **OLD BUSINESS**

Mr. Stanley stated officers need to be elected.

Jim Stanley nominated **Richie Verito as Chairman**. Seconded by Paul Johnson. All in favor. Motion carried.

Jim Stanley nominated Mike Combs as Vice-Chairman. Mr. Combs stated that since he has retired, he spends a lot of time in Florida and may not be able to attend all of the meeting. Mr. Stanley then nominated **Paul Johnson as the Vice Chairman**. Mr. Combs seconded the motion. All in favor. Motion carried

Richard Verito nominated **Jessica Calder as Secretary**. Jim Stanley seconded the motion. All in favor. Motion carried.

### **ADJOURNMENT**

Jim Stanley made a motion to adjourn. Seconded by Jessica Calder. All in favor. Meeting was adjourned at 5:45 p.m.

Submitted by Brenda Short – Clerk