

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

April 17, 2019
CITY ADMINISTRATION ~ CONFERENCE ROOM

MEETING MINUTES

Members Present: Barry Boyer, Paul Johnson, Mike Combs, Jill McFarland and Marilyn Delong; Kim Hunter, Clerk.

Visitor Present: Curtis Christopher and Keith Dumm.

Barry Boyer called the meeting to order at 9:00 a.m.

The first item on the agenda is to approve September 2018 Meeting Minutes.

Barry Boyer asked are there any additions or corrections to those minutes. If not, the chair will entertain a motion to approve those minutes.

Paul Johnson motioned to approve the September 2018 Meeting Minutes, seconded by Mike Combs. All in favor, motion approved.

The second item on the agenda is to approve December 2018 Meeting Minutes.

Barry Boyer asked if anyone had any additions or corrections to the minutes. If not, the chair will entertain a motion to approve those minutes.

Paul Johnson motioned to approve the December 2018 Meeting Minutes, seconded by Marilyn Delong. All in favor, motion approved.

The next item on the agenda is COA #1-19, as requested by Curtis Christopher, 430 N. Court Street, Circleville, to add a downspout to the front of the building and to paint the awning and exterior entrance area of Peck's Hall Building at 101 W. Main Street, Circleville.

Barry Boyer asked Curtis Christopher would you like to tell us about your project.

Curtis Christopher stated I bought the building a few years ago and I have honestly not had the time to start working on it. We have waited long enough and we have some improvements that we need to do. This is the real paint sample if you would like to pass this around. There is a building in Mount Vernon that just went through a full renovation. The building has a lot of the blue that mine has on it. I have samples colors of tans, darker blues, grays and blacks that just made sense. I couldn't figure out what colors to use and so that is what we came up with. I can't tell you exactly how each color goes but there are multiple panels on the front of the building. I am just asking for a general approval to mix and match on the front of the building. This is not my building that you are looking at. This picture is of the building in Mount Vernon that has those colors. We will try to make those colors work as best as possible. They won't make a big impact because they are small panels. The biggest question I have is about the old, brown awning. I am asking permission to go with a dark gray. I think it will make the building pop, along with some of the other colors with red doors and black trim with some tan. The change with color will be the biggest change. If you look at any building in downtown Columbus, a lot of them either have the dark or black vinyl awnings or metal awnings and it just makes a statement. I have an issue in the front of the building where the soffit from the 1860's has started to sag and the water just runs over the front of the building. I will have to add a gutter on the front of the building in order to fix the soffit and I will need permission to do that. There is a gutter on the side of the building (shown in the picture), but there isn't one on the front. The building department also said I will need to cut a channel in the sidewalk. We will get that up and then we will schedule that with a local contractor to cut and put the grid work in and do that as well.

Barry Boyer asked the new downspout that you are installing, what color will it be?

Curtis Christopher replied we can do what we did on the side and paint it brown to match the brick. Otherwise, it is the older type that is the heavy duty galvanized which will come in a bright silver. If they were all bright silver it would look good on the building. However, since it is not we should probably just make it look like the side.

Paul Johnson stated currently it is painted to match the brick and that looks good.

Curtis Christopher replied yes. It would be a nice accent if they were all a different color, but they aren't so we will need to make them match.

Barry Boyer stated as this board is fully aware and I will let you know as well, we are not in the business of choosing colors for buildings. We have had a project in the works for a few years now to try and establish some color palettes that we think would be suitable for the downtown but we are not there yet. Our mission as far as looking at paint choices is to determine if they are appropriate for the building and the Downtown Historic District. That is what we will be doing as we deliberate on your colors. We really stay away from suggesting other colors to our applicants. It is not the business that we want to get in to at this point and time. We will be looking at this based strictly on the colors in front of us and that will be an up or down on those colors.

Curtis Christopher stated it is a neat building, but it has that blue everywhere. It is all over the trim and all of the windows. As soon as I saw this building in Mount Vernon it was like finally, I see something

that makes sense. You can't go with just any old color, it has to make sense. That is why I picked this color palette. While I am asking questions, I am trying to figure out what goes through this board. If you look at some of the blue paneling on the side of the building in the one pic. We do have an awesome storefront. Chelle's Salon & Spa moved out so I am renovating the space. I gutted it and tore everything out, original wood floors and ceilings. It will be a new space. I probably won't do signage up on the awning anymore, but there is a wonderful wall right on the corner. We are looking to do signage on that wall and in the front window, instead of going up on the banner side. I will fill out the appropriate paperwork for this later. What is the next to do that when the business is officially ready to go?

Barry Boyer replied you will need a Sign Permit and another Certificate of Appropriateness.

Curtis Christopher asked another meeting here for that signage?

Barry Boyer replied yes.

Curtis Christopher okay, so we pretty much have to have the drawings and everything else ready to go?

Barry Boyer replied yes. You have a couple of different options in the scenario. You might see if Kim can get you a copy of the Zoning Ordinance that applies to signs. There are different options for directory signs and signage for multiple tenants, as well as the factor of the linear length of the building where you are putting the sign.

Curtis Christopher stated just so everybody knows, the gutter is a 100% necessity. It is rotting the wood out because the water is running off. We have to fix it.

Barry Boyer asked if there were any comments or questions from the board.

Paul Johnson stated it looks pretty cut and dry.

Barry Boyer stated the chair will entertain a motion to approve COA # 1-19.

Paul Johnson motioned to approve COA # 1-19, with colors and downspout as submitted, seconded by Mike Combs. All in favor, motion approved.

Kim Hunter stated I will E-mail the zoning information on signage to Mr. Christopher.

Curtis Christopher replied thank you.

Barry Boyer stated the next item on the agenda is COA # 2-19, which is also Sign Permit, # 10-19, as requested by Keith Dumm, 110-B West Main Street, Circleville, to replace the existing awning sign with a new awning measuring 4' x 19' with a sign band measuring 12" x 19' for Excalibur Outdoors, 110 West Main Street, Circleville.

Keith Dumm stated when we bought the building over at 110 W. Main about 16 years ago it was Kristen Carson Gifts. She had these beautiful yellow and white bubble awnings on the front of the building which we couldn't wait to get off of the building. At that time, when we opened it as a store it was intended to be more of a boutique kind of store. We kept the bubble awning look but went with the more traditional black and white. We did a vinyl awning because we thought that would last longest, but unfortunately it didn't. We learned several lessons in the process, first thing being that the vinyl wasn't going to be a future choice for anything else because it just deteriorated. Second, the sun just ate it up. The awning guy said it should have been U.V. treated, but he didn't do that and he is the one that did the awning.

Barry Boyer asked do you have a new awning guy this time around.

Keith Dumm replied no, it is the same awning guy. We have used him three other times and he has always done a great job. My wife wanted the black and white stripe and the only way they could get it was to actually take black and bleach out all of the stripes to make them white. In my opinion, I think it degraded the vinyl during the bleaching process. For the last year it has fallen through and last winter it just collapsed the whole top of the awning. In looking at the rest of the downtown and what the uptown folks are trying to do and what we are trying to do on Main Street, we thought it just made sense to go back to a more traditional looking awning. We want something that will fit it with all of the other awnings that are already on the street. In doing that, we looked at a lot of different things. The picture here is a little deceiving because it really doesn't show the character of what it looks like. Here is a sample of the fabric we picked out. Because the brick on the building had all been sandblasted at some point, it tends to bleed. With the black and white awning, the brick bled on to the awning. Within a year and a half to two years, the top of the awning had turned orange. We tried everything that we could think of to get it out, but it was just like a dye that went in to it. We thought it made more sense to try to have something to where you wouldn't notice it. We have a very similar awning on the building down at 130 W. Main and that awning has been up for 8 or 9 years and it doesn't show anything. It looks like it did the day it went up. We looked at a solid awning, but it doesn't take long before the pigeons make it look nasty. This is similar to the one we did with the same color palette, but just a different stripe configuration. We think it will look good for a very long time. We are using the same brown stripe that we used on the other awning. The advantage to that is the solid sign band we have had three different business names on that sign band in vinyl lettering. When we have changed over from one business to another, all we did was remove the letters. Sherman Williams actually has a paint that works really well on that awning and it is a really good match for that color. We just run a roller across the front of that and put the new letters on and it looks brand new. We have learned a little bit through the process. The font that is shown in the picture is not the font we are going to use. I do not like that font. That is between the sign guys and the gun store on what they pick.

Paul Johnson said you don't like the gothic scroll?

Keith Dumm replied no, I do not like the gothic scroll.

Paul Johnson asked are you reusing the existing frame key.

Keith Dumm replied I can't because it is that bubble shape.

Paul Johnson asked so it will have a new frame?

Keith Dumm replied yes, it will be totally traditional. I measured the one that is next door at the Pawn Shop and at Sabine's. They are all almost the same size as what this one is going to be. Also, with the old bubble, because of the fall we had to make it taller in order to get that fall in the awning to look right. This one is actually going to be shorter, so it will bring it up and give them around 8" more of exposure up to the windows.

Barry Boyer asked does anyone have any other questions for Mr. Dumm.

Marilyn Delong stated it looks nice.

Marilyn Delong motioned to approve COA # 2-19, which includes Sign Permit #10-19, as submitted, seconded by Jill McFarland. All in favor, motion carried.

Paul Johnson thanked Mr. Dumm for taking such great care of his buildings. We really do appreciate it.

Keith Dumm replied it is harder and harder in the last several years with the way this economy is going. Businesses are losing money, yet you still have to keep putting money into the buildings.

Barry Boyer said if no one has anything else to discuss I will entertain a motion to adjourn the meeting.

Paul Johnson motioned to adjourn the meeting. All in favor, meeting adjourned.

Submitted by: Kim Hunter