

**Design Review Board Meeting  
Thursday, May 15, 2008  
4:30 P.M.**

**City Administration Building, 1<sup>st</sup> Floor Conference Room #15**

Attendees: (1) Jean Malone  
(2) Tom Castor Melinda Fisher, Transcriber  
(3) Andy Tomlinson  
(4) Tammy Eallonardo See Attached List for Others.  
(5) Joe Molnar

Absent/Excused: Larry White, Terry Leonard

Joe Molnar, Chairman, opened the meeting at 4:35 P.M.

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**ITEM 1: APRIL MINUTES (4/17/08)**

MOTION: Jean Malone  
SECOND: Tammy Eallonardo  
VOTING: 5-0-0, Motion Carried, Unanimous Affirmation

**ACTION: MINUTES APPROVED**

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**ITEM 2: AUDIENCE PARTICIPATION**

The floor was opened for audience participation. No public comment was made by the audience.

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**ITEM 3: CHARLES PRITCHARD - 59 E. WATER STREET – EXTERIOR ARCHITECTURAL FEATURES (ROOF)**

Mr. Pritchard, contractor for this roofing job, was present to explain and answer questions regarding this application. Color photos of the house and the roof were provided. Mr. Pritchard requested permission to remove the old standing seamed roof, replace any bad wood underneath and install a new red colored 29 gauge metal barn roof. The Board members did not feel that the metal replacement roof matched the integrity of the current standing seamed roof. A motion was made to deny this application.

MOTION: Tammy Eallonardo  
SECOND: Joe Molnar  
VOTING: 4-1-0, Motion Carried

**ACTION: APPLICATION DENIED**

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**ITEM 4: SANDRA MCALLISTER – 48 E. WATER STREET - SIGNAGE**

Sandra McAllister was present to explain and answer questions regarding this application. A color drawing done by DaNite Sign Co. of the signage was provided. Sandra McAllister, tenant at this property, requested permission to put a sign above the door entrance to the business “Allstate” located at this address. This sign would be a HDU foam wall sign in blue with white lettering and measure 6’6” wide and 16” in height. A non-illuminated ground sign will also be placed near Water Street between two existing poles and would measure 70” wide and 30” in height. The top part of the sign would be blue with white lettering matching the door sign and the bottom half of the sign would be white with blue lettering. A clear glazed sign measuring 69” wide with white lettering will be placed on the window next to the door entrance. A motion was made to approve the application on all four counts as submitted pending receipt of a letter from Allstate National Headquarters on their company letterhead stating that the logo and colors presented to the DRB are in fact their nationally approved logo and colors. (The requested information has since been received.)

MOTION: Andy Tomlinson  
SECOND: Jean Malone  
VOTING: 5-0-0, Motion Carried

**ACTION: CERTIFICATE OF APPROPRIATENESS ISSUED FOR SIGNAGE**

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**ITEM 5: JOE MOLNAR – 32 W. MAIN STREET – EXTERIOR PAINTNG – BUILDING WORK – SOFFIT & TRIMM**

Joe Molnar was present to explain and answer questions regarding this application. Copies of color photos with before and after shots of the building were provided to the Board. Mr. Molnar proposed to repair the back exterior wall of the Peking Chinese Restaurant and The Potter’s House Church that faces the Municipal parking lot located at 26 S. Paint St. He will be using the Dryvit System which is an exterior insulation and finish system (EIFS). A new cap will be installed along the roof line to prevent water damage from getting underneath the new system. Lentils above the windows will be covered by the new system. Motion was made to accept the application as presented on all four counts.

MOTION: Tom Castor  
SECOND: Jean Malone  
VOTING: 4-0-1, Motion Carried (Joe Molnar abstained)

**ACTION: CERTIFICATE OF APPROPRIATENESS ISSUED FOR EXTERIOR PAINTING - BUILDING WORK - SOFFIT & TRIM**

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**ITEM 6: JOE MOLNAR – 19 N. PAINT STREET – EXTERIOR PAINTING – WINDOWS – BUILDING WORK – SOFFIT & TRIM**

Joe Molnar was present to explain and answer questions regarding this application. Mr. Molnar requested permission to repair the exterior wall along the parking lot of a commercial office building housing the Castle Bail Bonds Co. and faces the county parking lot located across the street from the Courthouse. The Dryvit System will be used which is an exterior insulation and finish system (EIFS). This system will wrap around the side and back of the building. The back windows will be covered by this system. An unsupported wall will come down to match the line of the building. A motion was made to approve the application on all four counts as presented, excluding the windows.

MOTION: Tom Castor  
SECOND: Jean Malone  
VOTING: 4-0-1, Motion Carried (Joe Molnar abstained)

**ACTION: CERTIFICATE OF APPROPRIATENESS ISSUED FOR EXTERIOR PAINTING – BUILDING WORK – SOFFIT & TRIM**

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**ITEM 7: JOE MOLNAR – 98 N. PAINT STREET – EXTERIOR PAINTING – WINDOWS OR DOORS – BUILDING WORK – SOFFIT & TRIM**

Joe Molnar was present to explain and answer questions regarding this application. Mr. Molnar has proposed to repair the exterior back wall along a commercial building that houses The Vibe Clothing Store and is located next to Bob's Bootery. The Dryvit System which is an exterior insulation and finish system (EIFS) will be used to replace a blue tarp currently there and to improve the structure of the building. This system will provide water tightness to the building and will stabilize this wall. The windows on the second floor will be covered by the system. A motion was made to approve the application on all four counts as presented.

MOTION: Jean Malone  
SECOND: Andy Tomlinson  
VOTING: 4-0-1, Motion Carried (Joe Molnar abstained)

**ACTION: CERTIFICATE OF APPROPRIATENESS ISSUED FOR EXTERIOR PAINTING – WINDOWS – BUILDING WORK – SOFFIT & TRIM**

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**ITEM 8: OTHER BUSINESS**

- Lew Jones came before the Board regarding signage previously approved by the DRB at the March monthly meeting for Susie's Gifts located at 59 E. Main St. The DRB had approved a sign to be placed under the metal canopy at the front of the store with a 7 ft. clearance from the sidewalk measuring 18' in length and 28" high. The City Building Code Enforcer, Kelly Kight, informed Mr. Jones that the sign needed to have a 9 ft. clearance from the sidewalk.

Therefore, Mr. Jones was requesting permission from the DRB to put a different much larger sign measuring 16' in length and 5'4" high on top of the canopy that would protrude from the front wall of the building. The Board did not feel comfortable with the large dimensions of the new proposed sign or the fact that it would not be flush against the building. Chairman Molnar said that he would contact Kelly Kight to see if a variance could be obtained for the original sign and then would contact Mr. Jones with an answer.

- The Board again discussed the "33" sign hanging from a building on N. Paint St. This sign is located above the Mona Lisa Café. No application was ever received by the Board for approval of this sign. Chairman Molnar stated that he would draft a letter to the owners of the building regarding this signage.
- Councilwoman Nancy Ames distributed copies of The Secretary of the Interior's Standards for Rehabilitation and copies of a resolution which was passed by City Council on 5/12/08 adopting The Secretary of the Interior's Standards for Rehabilitation within the Preservation District of Chillicothe.

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Having no more business to conduct Chairman Joe Molnar asked for a motion to adjourn.

ITEM: Adjourn Meeting  
MOTION: Tom Castor  
SECOND: Tammy Eallonardo  
VOTING: Unanimous Affirmation

**Meeting adjourned at 5:40 P.M.**

Next month's meeting is to be held on Thursday, June 19, 2008, at 4:30 p.m.

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Melinda Fisher  
Transcriber, Design Review Board