Design Review Board Meeting
Tuesday, September 9, 2025 - 5:00 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Approval of Minutes
   a. August 26, 2025
4. TABLED - Application # 7-15-25 Certificate of Appropriateness; 67 S. Main St. - Exterior Renovations
   a. Revised application
5. Application # 8-5-25 Certificate of Appropriateness; 68 S. Main St. - Sign
   a. Application
6. Application # 8-27-25 Certificate of Appropriateness; 11820 Green Chapel Rd. - Demolition
   a. Application
7. Other Business
8. Adjourn

Design Review Board
Tuesday, August 26, 2025 - 5:30 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for August, 2025 at 5:32 pm.
Present - Heather Green, Andrew Hale, Craig Bohning
Absent - Franz Stein, Dustin Gerken

Staff present - Sean Staneart - City Manager, Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

Public present - Bradley Blumensheid, Rob Whipple, Ryan Crossley, Mark Landquist, Dale Leatherborry, Ryan Mason

2. Public Comment on items not on the agenda

No comments.

3. Approval of Minutes

a. August 12, 2025

ACTION:	Craig Bohning moved to approve; Andrew Hale seconded and the vote was as follows:
AYES:	Andrew Hale, Craig Bohning
NOES:	None
ABSTAIN:	Heather Green; absence

Passed 2 - 0

4. Application # 7-15-25 Certificate of Appropriateness; 67 S Main Street - Exterior Changes

a. Application & Staff Report

City Planner Trevor Traphagen noted that the application was amended by the applicant on Friday and the staff report was written prior to the application being amended, so there are some inconsistencies. Mr. Traphagen said the initial application was for a traditional aluminum storefront system to fill both of the bays of the building and that is what his staff report was based upon. He said he pulled some historical photos from the Johnstown Historical Society and made some recommendations to add some insets to the storefront. The application was then amended to utilize some of the existing materials to try and add that inset back in. The revised application shows the awning and existing paneling would stay but the inset would be there so there would be some depth to the front of the building. Or the board could ask the applicant if they would be agreeable to using the storefront system originally proposed.

Sean Staneart provided some additional background saying that originally the applicant reached out wanting to do some changes to the storefront, they were also notified that some of the changes that had happened in the rear, related to the electrical, would also need to be evaluated as well as the windows on the side that had been altered. The applicant had submitted the COA just for the front but it was communicated to them that those other components were going to need to be reviewed as well, so they are a part of this packet tonight. It was also communicated to the applicant that they should stop additional work because if these items were not approved, they could potentially need to be removed and done in a different way.

DRAFT

Bradley Blumensheid with Rhythm Architecture and Design was present for review of the submitted application and to answer board member questions. Andrew Hale asked for the reasoning behind abandoning what was submitted the first time, which he said was more attractive on every level, with the exception of the aluminum framing. He asked why they would abandon an attractive storefront for this. Craig Bohning asked why the metal canopy is now going to remain when originally it was going away, what is the purpose. Mr. Blumensheid said they are trying to not touch the exterior as much as possible and do as little as possible to make any changes to the exterior, just bring it up to where it was. Mr. Bohning asked what the reason for that was. Mr. Blumensheid said financial reasons, timing reasons, lots of reasons. He also said since it already has a recess in it, instead of trying to reconstruct a recess, they would use the recess and storefront that is already there, it just made more sense. Craig Bohing asked what was happening with the canopy where all the signage was, that all the bolts are still there from the old Shull's Hardware sign and it really looks terrible right now. Mr. Blumensheid said that is outside their scope, they were just going to focus on the storefront, Mr. Bohning said that is part of the storefront. Mr. Blumensheid asked if that could be addressed under a separate sign application, Mr. Bohning said this is not a signage issue. Heather Green asked if this would remain multiple tenant, with two separate storefronts; Mr. Blumensheid said yes. Sean Staneart said if they were to keep the building as is, no changes at all, they would not need to come before the board, he assumes there is a need for the additional door, and because of that, there is an alteration to the front requiring approval from this board. Heather Green said currently, the applicant is proposing clear anodized framing. She said the side windows have a black frame and asked if the original frame design was going to be black, Mr. Blumensheid said yes. Mr. Bohning said he is having a tough time understanding the applicant's answer about not wanting to touch the existing exterior, trying to minimize changes, but five weeks ago a plan was submitted showing that was all being done. He said it doesn't make any sense, for all of a sudden it to become a financial concern to touch the outside of the building, there is something not quite right for him. Andrew Hale said the anodized storefront is a problem in a historic building downtown, it is something they are trying to eliminate, not add more of, so right away they have a material problem and it is just not attractive, if they are going to make a change to this and take the T-111 off, this is not what he wants to see downtown. All board members expressed that they have an issue with the design and the materials. Some further discussion on the electrical changes made to the back of the building and inclusion with the application. Mr. Staneart said if the board does in fact approve of the electrical changes made as part of the application, it would no longer be in violation. Heather Green asked the applicant to elaborate a little on what actually happened with the panels. Andrew Hale said there are significant changes back there.

Sean Staneart said he would like to jump in. He said there are a lot of questions that are legally related, and he feels like there is legal counsel on behalf of the applicant here, where there is a higher level of scrutiny being given to this as there is video recording happening. An option, and he can check with the city attorney, is to table this until our attorney can be present to give advice. Ryan Crossley introduced himself and said he was with Kooperman Mentel Crossley Yaross, a law firm in Columbus present on behalf of the applicant. He said he wanted to bring some clarity to how they got here. Andrew Hale said he would stop there, he would like to move to table until city counsel is present. Craig Bohning said he would like to let him explain, but that he did agree with Andrew. Ryan Crossley said the entire reason for the shift from the original application and plans for the storefront system they saw was because it was their understanding they did not have staff support because of the two comments made to recess the entryway and use a different storefront system. Those comments caused them to step back. Andrew Hale asked him if he was informed that this board ultimately makes those decisions or were they informed that the staff report was the final decision. Mr. Crossley said they understand. Mr. Hale asked why they would make that determination without coming before this board. Mr. Crossley said they like to go into these meetings with the support of city staff understanding that similar boards typically follow the direction of the staff. Mr. Hale said they have done a disservice to themselves by pulling this back, there are certainly merits to the original submittal and this board has a very qualified membership

and certainly could have come to some agreements that would have preserved the historic character they are looking for downtown, as well as made everyone happy, there are compromises that can be reached, and certainly not with a room full of attorneys and scowled faces. Mr. Crossley said there is nothing intimidating by them being involved, they saw a problem and helped with the issues, he said the application was changed because they want to get support and approval and they thought this would do that. He said there could be a desire to go back to the original submittal if there was support from the board for those plans.

Sean Staneart said he was on the phone with legal, checking to see if tabling is a process that is allowed at this point. City legal counsel said that the codified ordinances state that a decision on the Certificate of Appropriateness (COA) is to be made within thirty working/business days from receipt, and that the thirty days may be extended by mutual agreement of the Design Review Board and the applicants. Based on his understanding that there was a supplement or amended application, the board would have at a minimum thirty days from that working day, that means that the board can either hear the application today and issue a decision, or hear the application today and then make a decision in the future, within thirty working days, or alternatively it could table the application and hear it another time so long as the decision is issued within the thirty working days from the date the application was received, and if the board wants, and the applicant agrees, they can mutually agree to extend the date by which the board is to act. The board does have the discretion to table this.

Andrew Hale asked if the windows that were already installed and the electric, something they are hearing tonight or something that will be addressed at the city level. Clerk Monroe said that the windows and electrical are part of the COA and referenced an email with those changes outlined along with pictures submitted. Mr. Hale said since they have heard from the applicants' counsel that they may be willing to revert back to the initial application, do they have the ability to withdraw this. Trevor Traphagen said the board could ask if they are agreeable to consider going back to the original. Craig Bohning said he thinks just tabling and giving their opinion on what things they need to look at and getting an updated plan works. Mr. Bohning said he would like to have a discussion, they do kind of like the original submittal, but they don't like aluminum, they would like to go with materials that have more of a look from back in the day, he asked if that was something the applicant would be willing to take a look at.

Trevor Traphagen said that he did not recommend denial or non-approval of this document, he identified some additional areas that more character could be incorporated. He said if he is being asked if he likes the application before them tonight or the original, better in terms of what aligns better with the Design Guidelines of Johnstown, he far and away thinks that the original application, not the one presented tonight, fits the city better in alignment with the overall goals of the design guidelines. He thinks it is worthwhile to continue the discussion with the applicant this evening to see what they are willing to work with them on. The applicant was agreeable to continuing discussion. Mr. Bohning referenced the historic photo, there was discussion on the face of the building, the water table, the entry doors, placement and materials proposed. Mr. Traphagen said the current water table is not original to the building. Mr. Bohning asked if the board was OK with having a flat storefront, Ms. Green said she would like to see some depth to it. Mr. Hale said he was much more concerned about the material proposed, the aluminum framing is what he objects to, Mr. Bohning said he agreed. Mr. Hale said while he would love to see the entryways inset as they were historically, the biggest issue he has is the aluminum, there are plenty of examples downtown of direct set glass into wood framing, we certainly don't need to do the storefront stuff, it just isn't historically accurate and isn't terribly attractive in a building like this. He said as much as he would like to see it be inset if we can, and he would request that, the materials override that for him, he really wants to see that material change, Ms. Green and Mr. Bohning were in agreement. Craig Bohning said with regard to the electrical on the back, is there an opportunity to paint it to blend in, he referenced the original image of the rear of the building, he would ask them to look at that. Andrew Hale asked if there was an opportunity to take the

electrical underground. Mr. Staneart said the city encourages new services to be taken underground, it is visually more appealing, underground could have been explored rather than adding an additional weather head and removing the old one and the location of the gang boxes, could they have been placed in a different location to be less conspicuous. The side windows will need to be discussed as well. Ms. Green asked about the fence removed in the rear, was it the plan to leave as it is now with just the posts. Mr. Hale said that is a liability but would fall under the building department. The applicant requested a recess to discuss.

ACTION:	Heather Green moved to take a ten minute recess; Andrew Hale seconded and all were in favor.
AYES:	Heather Green, Andrew Hale, Craig Bohning
NOES:	None
ABSTAIN:	None

Passed 3 - 0

The board returned to session at 6:36 pm.

Another representative of the applicant (name not stated) said they broke out to talk about what they can do and make some proposals. He said the greatest concern he heard was the framing on the windows which is currently slated to be anodized aluminum. He asks if composites that look like wood would be doable for long-term maintenance. Mr. Hale said the color would be important, and a material that will take a paint that is historically relevant. This is a historic building, he thinks a composite material there that comes with a profile, referenced other buildings downtown, is fine. Mr. Bohning said he would actually prefer a composite. The representative said as far as the box (electric) on the back of the building, Ryan Mason, the property owner is present, and they will commit to burying it, if that will help aesthetically. As far as the front, it would be two doors, they propose that the doors be flush and centered. The representative said when they pivoted back, their goal all along was to try and find the support needed to get this project moving forward and they may have misread that. Their commitment is to get it right and hopefully come away from this evening's discussion with a path forward and a high level of understanding of what the parties have agreed to that will allow them to move the project forward and satisfy the board and what is wanted for downtown Johnstown. Craig Bohning said they greatly appreciate when Trevor does staff reports for them because he does a deep dive and gives historical photos and it is a great comment he made, but from their perspective, trying to get it to something they would be proud of downtown, they could give up on the recessed part of it to get all of the other stuff they are talking about. Andrew Hale said they have not talked about the side windows and the fact that they have pulled them flush to the brick, that is offensive to him in every way. He said the way that the storefront sits under the ledge, he would really like to see this with that architectural detail where the storefront is set back, while he understands they are not going to create the alcove, he still wants to see that depth as it exists in the historical photos. He added that the partial height wall, if redrawing for submittal, he would like that a little bit taller to also reference the historic photo. Andrew Hale said the aluminum on the side windows is also an issue, they should reflect the windows on the back, and they should not be pulled forward to the face of the brick, they should be back set. Mr. Blumensheid said those were existing, they had wood paneling over them that was pulled off. Mr. Staneart said his recommendation is for the applicant to take the recommendation of the board and include the windows in the new model and that way they would not have to come back if they were to do anything to any of the windows at a later date. Mr. Hale noted that the applicants statement says that the windows were already installed because when the owner acquired the building, no windows existed, there were just thin sheets of particle board with holes and gaps, they wanted to secure the interior space. Ryan Crossley said the owner is telling him that he took the plywood off and those windows were existing behind the plywood. And they have not touched the upstairs. Mr. Hale said he wonders what is under the plywood on the second floor. Mr. Bohning said his opinion is that those windows are in an alley, he doesn't want to

spend too much time looking at them when he really wants to make sure that the storefront is addressed properly. Heather Green said the windows up top are boarded up, they look like they are framed in. The owner said there are still existing windows up there, they just haven't taken the boards off, their main objective is to get new windows like the board wants and make it look good for everyone. Mr. Traphagen asked if they were planning on replacing the upstairs windows at some point, Mr. Mason said yes, eventually. Mr. Traphagen said if they could pick out a window product they intend to use and match overall and include that, it would avoid them having to come back to the board when they do choose to make the improvements.

Chair Heather Green summarized the changes requested:

1. Change the storefront material from what is shown in aluminum to a composite or other material, black is OK.
2. Raise the partial height wall at the bottom of the storefront.
3. Recess the storefront back further from the cap and from the stonework as historical photos show.
4. The electrical in the back will be buried.
5. Include the plan for the future windows to match storefront material.

ACTION:	Heather Green moved to table; Craig Bohning seconded and the vote was as follows:
AYES:	Heather Green, Craig Bohning, Andrew Hale
NOES:	None
ABSTAIN:	None

Passed 3 - 0

5. Other Business

No further business.

6. Adjourn

ACTION:	Heather Green moved to adjourn; Craig Bohning seconded and all were in favor.
AYES:	Heather Green, Andrew Hale, Craig Bohning
NOES:	None
ABSTAIN:	None

Passed 3 - 0

The meeting ended at 6:56 pm.

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 7-15-25 Date: 07 / 15 / 2025

FEES: Public notice sign $25

Base Fee: $ 300

Total Fee Amount: $ 300 Paid: Check # 30741 Cash: $

(PLEASE PRINT)

1. Applicant: Andrew Burik Phone: (614) 753 - 1674
2. Property Address: 67 South Main Street City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: aburik@rhythm-arch.com
4. Business Owner's Name: Mason Equity Group (Attn. Dale Leatherberry) Phone: (614) 781 - 1100
5. Contractor's Name: Walnut Creek Glass Phone: (330) 852 - 9901
6. Principal Business Activity: Retail
7. Existing Use of Property: Vacant (Commerical)
8. Square Footage of Proposed Building or Business: 5,067 (Ground Floor) sq. ft.
9. Zoning District: GCC-1 Number of Off-Street Parking Spaces: 56 (City Lot)
10. Estimated Cost of Improvements: $ 42,000

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- *PLEASE READ CITY ORDINANCE #1187 PRIOR TO SUBMITTING APPLICATION*
- (*Conditional*) One (1) full set (8.5 x11) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation. **(Required only if asked for by the Zoning Inspector.)**

Some of the requests below may not apply to your application.

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
(5) Samples of proposed building materials.
(6) Color samples for proposed roof, siding, etc.
(7) Illustrations of all existing site signage including wall and ground.
(8) Illustrations of proposed signage to scale.
(9) A dimensioned site plan showing location of existing ground mounted signs.
(10) A dimensioned site plan showing the proposed location of ground mounted signs.
(11) Samples of proposed sign materials.
(12) Color samples of proposed sign(s).
(13) Proposed lighting plan for sign(s).
(14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

1. Black Aluminum Framing
2. OBE Series 3000 Thermal Multiplane Glass
3. Black Vinyl Composite 'ACRE'
4.
5.
6.
7.
8.

List of Contiguous Neighbors and Addresses:

	Neighbor's Name	Neighbor's Address	State	Zip Code
1.	Sunset 85 Properties	73 S Main St, Johnstwon	OH	43031
2.	Ghost Town Properties	10-18 W Pratt St, Johnstown	OH	43031
3.	67-69 South Main LLC	22 W Pratt St, Johnstown	OH	43031
4.	Daulton Straub Properties	65 S Main St, Johnstown	OH	43031

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The

applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: _x_____ Date: 08 / 22 / 2025

OFFICE USE ONLY:

Date Received in Office: 7 / 15 / 25 By: _____

Date of ~~Planning and Zoning~~ DRB Commission Meeting: 8 / 26 / 25

Date Permit Approved or Denied by ~~Planning Commission~~ DRB: ____/____/____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

Exterior Storefront

67 South Main Street

RHYTHM architecture

2025-09-03

Existing Street Elevation

0' 4' 8'

09/03/2025

RHYTHM architecture

Exterior Storefront

67 South Main Street

A1

Proposed Street Elevation

0' 4' 8'

09/03/2025

RHYTHM architecture

Exterior Storefront

67 South Main Street

A2

PHOTO OF EXISTING STOREFRONT FROM INSIDE OF WOOD PANELING

08/22/2025

RHYTHM architecture

EXTERIOR STOREFRONT MAINTENANCE

67 SOUTH MAIN STREET

A3

Teresa Monroe

From: Andrew Burik <aburik@rhythm-arch.com>
Sent: Tuesday, July 22, 2025 1:37 PM
To: Teresa Monroe
Subject: RE: 67 S. Main - Design Review Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Teresa,

The owner just let me know these are the changes being made to the rear exterior:

- New electric meters and the grey conduit lines that feed out of the meters.
- Removed part of the fence on the back patio during the 'demolition' stage.
- Removed an old, decaying sign bracket above the left rear entry. We removed that as well.
- They will likely add a new fence on the rear patio, as well as new entry doors in the rear.

Will this require drawn elevations?

--

Andrew Burik | Project Manager

Rhythm Architecture and Design, LLC.
679 High St. STE D Worthington, OH 43085
140 Fairfax Rd. Marion, OH 43302

Worthington: 614.964.1641
Marion: 740.387.8947
Cell: 614.753.1674
Email: aburik@rhythm-arch.com

From: Teresa Monroe <TMonroe@johnstownohio.org>
Sent: Tuesday, July 22, 2025 1:24 PM
To: Andrew Burik <aburik@rhythm-arch.com>
Subject: RE: 67 S. Main - Design Review Meeting

Thank you, I will submit for review.
Teresa

From: Andrew Burik <aburik@rhythm-arch.com>
Sent: Tuesday, July 22, 2025 1:19 PM
To: Teresa Monroe <TMonroe@johnstownohio.org>
Subject: RE: 67 S. Main - Design Review Meeting

1. Exterior Electrical Changes

   This change was made to upgrade the outdated, underpowered single-phase system. It had one panel/meter supplying the entire building. The owner installed a new 3-phase system with 2 panels/meters for the first floor, and a gang box in anticipation of the second floor occupancy down the road. If needed, we can acquire a piece of the PVC conduit that was used.

2. North Exterior Window Changes

   The materials for the north side windows are the same as the storefront. That would be the black aluminum framing and the same glass that we have a sample of. These windows were already installed because when the owner acquired the building, no windows existed. There were thin sheets of particle board with holes and gaps, and they wanted to secure the interior of the space from pests and elements.

PLANNING STAFF REPORT

APPLICATION 7-15-25 | CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

To:	Design Review Board
Reviewer:	Trevor Traphagen, AICP (MKSK)
Applicant:	Andrew Burik (Rhythm Architecture)
Request:	To conduct exterior improvements – façade, electrical, and window replacements on the building at 67 S Main Street.
Recommendation:	Consider the proposal and determine compliance with applicable guidelines and regulations. See page 6 for detailed recommendation.

PROPERTY LOCATION MAP

Figure 1 | Property Location Map

PROPERTY INFORMATION

Property Location:	Main Street	**Property Owner:**	Mason Equity Group LLC
Comp Plan Land Use Designation:	Downtown	**Overlay District:**	Yes – Historic Village Center
Existing Zoning Designation:	General Community Commercial (GCC-1)	**Design Review District:**	Yes – GCC-1

BACKGROUND INFORMATION

The applicant is requesting a Certificate of Appropriateness for proposed alterations of the building at 67 S Main Street. The parcel is 0.07 acres in size. There is an existing building on the parcel. The applicant has submitted building elevations illustrating the proposed alterations and some material data for the proposed storefront system. These materials included as an attachment with the packets provided to the DRB.

Based on the building elevations and photos submitted, the proposed alterations include removal of the following elements: the existing metal canopy (black/dark gray color), the existing aluminum storefront window and door system, the partial height brick wall (constructed of non-original brick), and wood paneling. The elements remaining based on the provided building elevations include the following: existing stone cap (between ground floor and first floor), existing brick, existing windows (along Main Street façade – will be painted/repaired as needed), and the existing frieze.

The City staff shared with the reviewer that the windows on the northern building façade have been replaced without a COA. Additionally, some electrical / demo work has already been completed with exterior impacts including installation of new electric meters and associated gray conduit lines, demolition of a portion of an existing patio fence (which does not appear original to the building), and removal of the sign mount from the rear of the building. *These items were addressed at the 8/26 DRB meeting.*

COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Downtown”. The description of the Downtown land use included in the comprehensive plan states:

> The City’s Downtown Core is scaled to maintain the city’s village character and experience, with a special focus on creating pedestrian-oriented spaces and buildings. The Downtown Core also provides small to medium-sized commercial spaces to support the city’s small-businesses, shopkeeper community and it’s local workforce.

Reviewer Comment: The intent of these changes are to allow the building to be used for small businesses that activate the street.

EXISTING ZONING SUMMARY

Chapter 1155.01 establishes the purpose of the General Community Commercial (GCC-1) zoning district which states: “The purpose of the GCC-1 District is to promote and foster the economic and physical revitalization of Johnstown's historic town center, while recognizing the unique physical characteristics of the area and preserving historic mixed use and pedestrian focus. The standards and requirements of the GCC-1 (Town Center District) are based on the following principles:

(a) The maintenance and improvement of the downtown physical environment is important in promoting an active and vital business environment.
(b) Development standards and regulations should encourage the adaptive use of older structures.
(c) The upper stories of older structures should be promoted for productive uses that contribute to the business vitality of the area.
(d) The downtown should be particularly receptive to small local-based entrepreneurship and start-up businesses.
(e) Housing - and particularly owner-occupied housing - should be an integral component of the physical fabric of areas within and adjacent to Village Center.

Reviewer Comment: The improvements will facilitate the reuse of an existing building and create an opportunity for new business to be located within downtown along Main Street.

HISTORIC PHOTO FOR REFERENCE

The Johnstown Historical Society has photos of this building from before paved streets were present in Johnstown. The photo below is representative of the building in its original condition and can be used for reference when reviewing this application.

CRITERIA FOR EVALUATION OF APPLICATION FOR CERTIFICATION OF DESIGN APPROPRIATENESS (CHAPTER 1187.08)

The City's Codified Ordinances establish multiple criteria that must be evaluated when considering a Certificate of Appropriateness. Specifically, Chapter 1187.08 of the Codified Ordinances states: "In considering the appropriateness of any proposed environmental change, including landscaping or exterior signage, the Board or Village staff member shall consider the following, as a part of its review" The specific conditions are noted below with the reviewer's comments following in *italicized* text.

(a) The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the Village, incorporated by reference.

Reviewer Comment: The adopted design guidelines establish Building Character Standards in Part III – Supplemental Design Standards and Guidelines, subsection IX – Building Character. As the guidelines are somewhat subjective, the Design Review Board may determine there are additional deviations during their independent reviews.

Page 63, Subsection 9(b)– Design Standards. The primary material that will be used to replace the materials removed is a storefront system that includes aluminum and glass. A concrete partial height wall will also be installed along the bottom of the storefront system. Concrete is not identified as a desirable material (although cement-based products are encouraged). The DRB can reference the "Required and Desirable Materials" list on page 64 of the adopted design guidelines for options to enhance the overall design, if desired. Existing brick/stone on the front façade will remain in place.

(b) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Reviewer comment: The proposal is to restore a storefront aesthetic to the existing building. The proposed alterations will restore large windows. Given the removal of original windows and details along the ground floor over time, this alteration will more closely align the building with the original form.

(c) The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.

Reviewer Comment: No changes to the site layout are proposed. The proposed alterations will impact the existing building only.

(d) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Reviewer Comment: While the proposed alterations bring the building closer to its original form, the proposed storefront system will leave the front of the building flat against the sidewalk with no recesses for primary entryways, or details along the bottom of the windows as were originally included (see photo on page 3). Given the adopted design guidelines call for "Decorative metal framing systems with an exterior-grade finish system", the applicant could explore a storefront framing system, or other material choices, that includes decorative

elements near the bottom of the façade, similar to the original building details, and to recess the front doors to create additional dimension within the façade. These two changes will bring the majority of the original character of the building.

(e) Each property shall be recognized as a physical record of its historic time, place and use. Alterations that have no historical basis and which seek to create an appearance inconsistent or inappropriate to the original integrity of the property shall be discouraged.

Reviewer Comment: The existing building has clear and reliable historic imagery to base changes on. The existing character of the building is not reflective of the original details and character. Including details that mimic the original will bring the structure into greatest compliance with the design guidelines.

(f) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Reviewer Comment: Based on the location, the alterations since original construction, and the proposed alterations, the proposed amendment restores much of the original character of the building with modern materials.

(g) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Reviewer Comment: Many of the original details along the ground floor have been removed by previous alterations. The photo on page 3 illustrates the original ground-floor details on this structure.

(h) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate shall be undertaken using the gentlest means possible.

Reviewer Comment: No cleaning using abrasive or damaging treatments have been proposed as part of this application.

(i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Reviewer Comment: As noted previously, the proposed alterations will return the large windows and front doors to the sidewalk. This proposal will return the majority of the character of this building that has been lost to previous alterations over time. The DRB should review the window replacements that have occurred on the northern façade of the building prior to this application being submitted.

(j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Reviewer Comment: No expansion or addition of the building is proposed as part of this application.

(k) Significant archeological resources affected by a project shall be protected and preserved, if such resources must be disturbed, mitigation measures shall be undertaken.

Reviewer Comment: The reviewer was not provided with any information that points to the presence of any archeological resources on the site.

(l) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Reviewer Comment: The proposed storefront system now includes details requested by the DRB and more closely aligns with the original details of the building.

(m) Demolition of a structure shall follow the criteria for evaluation and submittal requirements outlined in Section 1187.09 as well as all items in Section 1187.08 as it related to consideration of the demolition of a structure.

Reviewer Comment: The proposed alterations do not include demolition of this structure.

CONCLUSION

The proposed alterations restore much of the original character. The reviewer recommends approval of this application. If the DRB is so inclined, two changes that would add additional historic details that were formerly present on this building could be requested:

1. Recess the entryways to mimic the original front doors as illustrated in the photo below.
2. Utilize a different storefront system that includes details along the bottom of the windows or utilize differing building materials to add detail below the proposed storefront system.

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

JOHNSTOWN
Established 1813

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

(SIGN)

Application Number: _____ Date: 8/15/25

FEES:

Base Fee: $ 75

Total Fee Amount: $ 75.00 Paid: Check # 226 Cash: $ _____

PAID
AUG 15 2025
CITY OF JOHNSTOWN

(PLEASE PRINT LEGIBLY)

1. Applicant: David Dellasi Phone: (330) 542-4575
2. Property Address: 68 S. Main City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: david@freya-aesthetics.com
4. Business Owner's Name: David Dellasi Phone: (330) 542-4575
5. Contractor's Name: Joe Deshone Phone: (608) 513-6699
6. Principal Business Activity: Medical spa / wellness spa
7. Existing Use of Property: unoccupied
8. Square Footage of Proposed Building or Business: 900 sq. ft.
9. Zoning District: GC1 Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: $40,000

****** Materials required for submission with this application. (Digital file preferred)**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.

(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.

(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.

(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.

(5) Samples of proposed building materials. Sign material

(6) Color samples for proposed roof, siding, etc.

(7) Illustrations of all existing site signage including wall and ground.

(8) Illustrations of proposed signage to scale.

(9) A dimensioned site plan showing location of existing ground mounted signs.

(10) A dimensioned site plan showing the proposed location of ground mounted signs.

(11) Samples of proposed sign materials.

(12) Color samples of proposed sign(s).

(13) Proposed lighting plan for sign(s).

(14) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. See sign proof image 2. / PVC - acrylic

3. _____ 4. _____

5. _____ 6. _____

List of Contiguous Neighbors and Addresses:

1. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

2. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

3. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

4. _____ _____ ____ _____
Neighbor's Name Neighbor's Address State Zip Code

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x_____ Date: 8 / 15 / 25

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

OFFICE USE ONLY:

Date Received in Office: 8 / 15 / 25 By: [illegible]

Date of Planning and Zoning Commission Meeting: _____/_____/_____

Date Permit Approved or Denied by P & Z Commission or DRB: _____/_____/_____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

JOHNSTOWN
Established 1813

SIGN PERMIT APPLICATION: CHAPTER #1177

Application Number: _____ Date: 8 / 15 / 2025

FEES:

Base fee: $150 - Sign size in sq. ft.: 32 @ $.50 = $ 16.00

Total Amount: $ 166.00 Paid: Check #: 226 Cash: $ _____

PAID
AUG 15 2025
CITY OF JOHNSTOWN

1. Applicant: David DeMott / Freya Aesthetics and wellness
2. Address: 68 S. Main St City: Johnstown State: OH Zip: 43031
3. Phone: (330) 592 - 4575
4. E-mail Address: david@freya-aesthetics.com Zoning District: GCC-1
5. Business Address: 68 S. Main St Johnstown, OH. 43031
6. Existing Use of Property: unoccupied
7. Proposed Use of Property: Medical Spa / wellness spa
8. Type of Sign:
   - Canopy / Awning: _____ Size: _____
   - Identification: (Name & Address of business only): Size: _____
   - Marquee: _____ Size: _____
   - Projecting: _____ Size: _____
   - Wall: Freya Aesthetics and Wellness Size: 96 in x 28 in
   - Monument: _____ Size: _____
   - Other: _____ Size: _____
9. Wording on Sign: Freya Aesthetics and Wellness
10. Elevation: Length: _____ ft. Width: _____ ft. Height: _____ ft.

11. Contractor Information:

Name: Fast Signs

Address: 654 A Brookside Blvd City: Westerville State OH Zip: 43081

E-mail: terra.howell@fastsigns.com

Contractor Business Phone Number: (614) 890 - 3821 ext 6.

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

✓ Attach two (2) sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.

✓ Attach Certificate of Liability Insurance.

The undersigned is applying for a Sign Permit for the following use: said permit to be issued based on information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to ordinance #1177.01 through #1177.99.

Applicant's Signature: _____ *Date:* 8/15/25

OFFICE USE ONLY:

Date Received in Office: 8 / 15 / 25

Received By: _____

Date Permit Issued: ____/____/____ By: _____

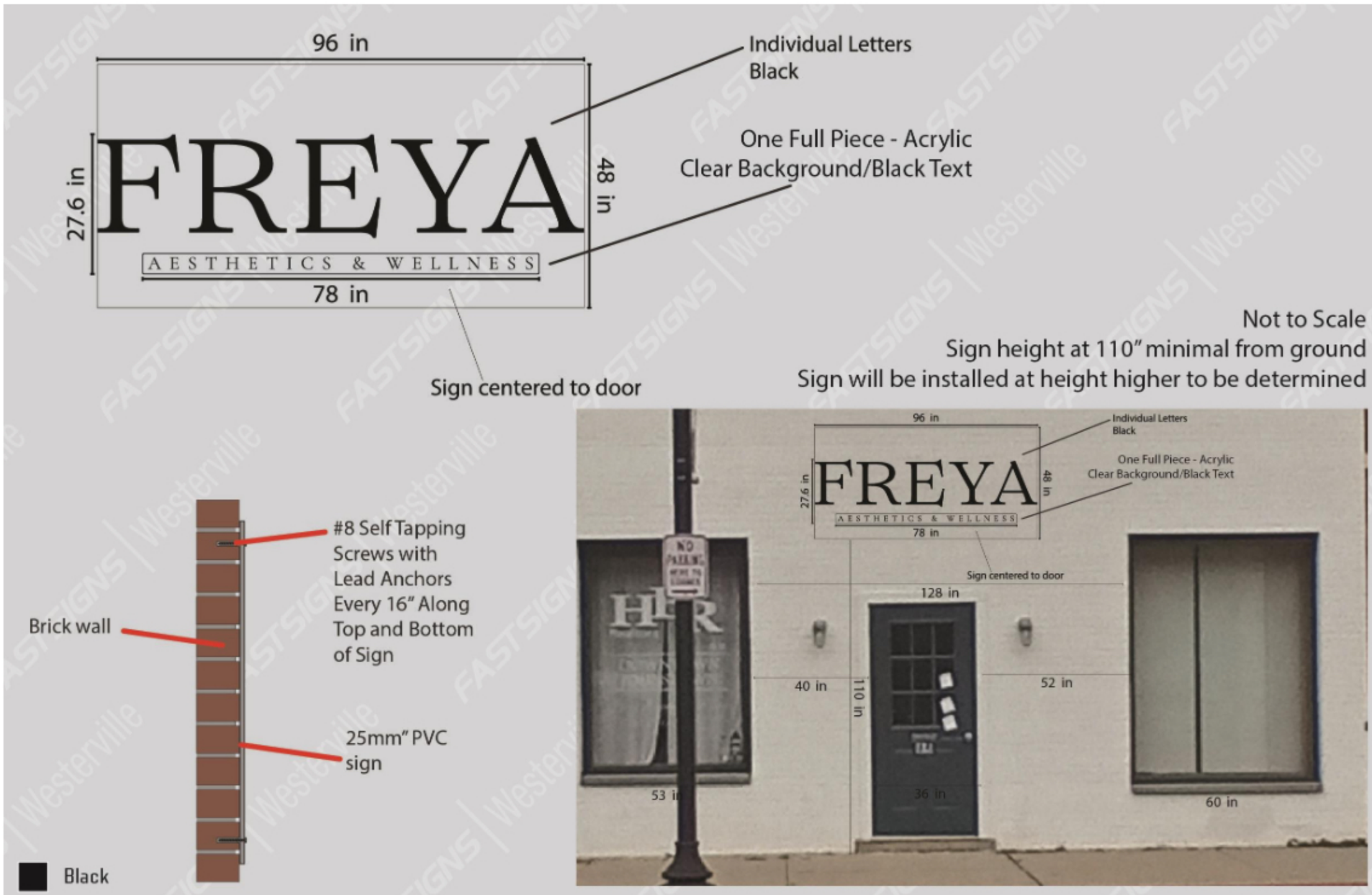
Date of Inspection If Required: ____/____/____ By: _____

Zoning Code Enforcement Official: x_____

Additional Comments: _____

FASTSIGNS
Make Your Statement™

View proof for Freya Dimensional Logo, 25mm PVC & Clear Acrylic, Black, 96x28 (1) SS



☐ Printed Vinyl / Cut Vinyl ☐ Printed Fabric ■ Dimensional / Substrate Signage ☐ Fabricated / Illuminated Signage	Material: PVC & Acrylic		☐ Tape Mount ■ Stud Mount ☐ Grommets ☐ Pre-drilled Holes ☐ No Mounts	☐ Trimmed Edges ☐ Wrapped Edges ☐ Painted Edges	■ Thru-Cut / Route ☐ Kiss-Cut ☐ Bubble Cut	■ Single Sided ☐ Double Sided ■ 1st Surface ☐ 2nd Surface
	Laminate: xxx	Thickness: 25mm				
	Date: 08/14/2025	Inv: 306142				
FASTSIGNS Westerville	Part No: P1	Revision No: 1	Designer: TH			

Disclaimer: Before approving the final design, please carefully inspect the following: 1. Spelling and Grammar - Ensure all text is accurate and free of spelling or grammatical errors. 2. Colors - Verify that the colors displayed meet your expectations. Please note that colors may vary between computer screens and the final printed product due to differences in calibration and materials. 3. Fonts and Sizes - Confirm that the chosen fonts and their sizes align with your preferences. It's essential to thoroughly review the proof to avoid any discrepancies between the expected outcome and the final product. By approving the proof, you acknowledge that you have carefully inspected the design and take responsibility for any errors overlooked during this process. Once approved, changes may be difficult or impossible to implement, so please ensure your complete satisfaction before giving your consent. Any adjustments needed post-approval may result in additional costs and production time.

City of Johnstown
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PAID
AUG 27 2025
CITY OF JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 8-27-25 Date: 8/27/25

FEES:

Base Fee: $ 300

Total Fee Amount: $ 300 Paid: Check # 1002 Cash: $

(PLEASE PRINT)

1. Applicant: Johnstown Land Company LLC Phone: (614) 313 - 1563
2. Property Address: 11820 Green Chapel Road City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: BHagsson@newalbanycompany.com
4. Business Owner's Name: Johnstown Land Company LLC Phone: (614) 939 - 8000
5. Contractor's Name: Gary Roberts Transportation LLC Phone: (740) 404 - 5447
6. Principal Business Activity: Demolition
7. Existing Use of Property: Residential
8. Square Footage of Proposed Building or Business: _____ sq. ft.
9. Zoning District: _____ Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: $ 15000.00 (demo)

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- *PLEASE READ CITY ORDINANCE #1187 PRIOR TO SUBMITTING APPLICATION*
- (*Conditional*) One (1) full set (8.5 x11) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation. **(Required only if asked for by the Zoning Inspector.)**

Some of the requests below may not apply to your application.

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
(5) Samples of proposed building materials.
(6) Color samples for proposed roof, siding, etc.
(7) Illustrations of all existing site signage including wall and ground.
(8) Illustrations of proposed signage to scale.
(9) A dimensioned site plan showing location of existing ground mounted signs.
(10) A dimensioned site plan showing the proposed location of ground mounted signs.
(11) Samples of proposed sign materials.
(12) Color samples of proposed sign(s).
(13) Proposed lighting plan for sign(s).
(14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

1. Trackhoe for demo 2. _____

3. _____ 4. _____

5. _____ 6. _____

7. _____ 8. _____

List of Contiguous Neighbors and Addresses:

Neighbor's Name	Neighbor's Address	State	Zip Code
1. Johnstown Land Company LLC	11850 Green Chapel Road		
2. Johnstown Land Company LLC	11798 Green Chapel Road		
3.			
4.			

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The

applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x Brian J. Hanon Date: 8 / 27 / 2025

OFFICE USE ONLY:

Date Received in Office: 8 / 27 / 25 By: JRuoraer

Date of Planning and Zoning Commission Meeting: 9 / 9 / 25

Date Permit Approved or Denied by Planning Commission: ____/____/____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 South Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID
AUG 27 2025
CITY OF JOHNSTOWN

RESIDENTIAL OR COMMERCIAL DEMOLITION PERMIT APPLICATION

Application Number: 8-27-25 Date: 8/27/25

FEES:

House and Horse Barn

Single Family: $700 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Non-Single Family: $1,000 per structure (owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.)

Total Fee Amount: $ 1400 Paid: Check # 1002 / Cash: $

1. Applicant: Johnstown Land Company LLC E-mail: BHasson@newalbanycompany.com
2. Contractor: Gary Roberts Transportation LLC Phone: (740) 404-5447
3. Property Address: 11820 Green Chapel Road Johnstown, Ohio
4. Existing Use of Property: Residential Square Footage: 1700 sq ft
5. Estimated Cost of Demolition: $ 15000.00
6. Proposed Use of Property After Demolition: Access drive to utility sub station
7. Attach any requested, supplemental, or necessary documentation or information and proof of insurance.

**** The undersigned is applying for a Demolition Permit for the following use to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.*

Applicant's Signature: Brent J. Hasson *Date:* 8/27/2025

Application will be made to the zoning office including the submission of Liability Insurance by the owner/contractor. Upon successful completion of the demolition, the owner shall be eligible to receive a $500.00 refund following the Final Inspection to ensure lot space is restored to a green space in a timely manner.

OFFICE USE ONLY:

Date Received in Office: 8/27/25 By: SKMoore

Date Permit Issued: ___/___/___ By: ___

Date of Final Inspection: ___/___/___ By: ___

Date of Refund if Applicable: ___/___/___ By: ___

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

2nd half taxes are due July 16, 2025

Search: Owner

052-173646-00.007 **JOHNSTOWN LAND COMPANY II LLC** **11820**

Current

GREEN CHAPEL RD
JOHNSTOWN, OH 43031

By accessing or using this web site, you agree to be bound by these Terms and Conditions.
Go to Full Web Site

OnTrac Property Map

August 27, 2025

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

0 376 Feet

0.07 Miles

Jurisdictional Townships

Historical Townships Line

County Boundary

Licking County Auditor GIS

LICKING COUNTY TAX MAP

Barn dismantled
and removed

NORTH AMERICAN
ENVIRONMENTAL SERVICES, L.L.C.
Inspections, Abatement, Management Planning Consultation

August 27, 2025

Brian Hasson
The New Albany Company, LLC
8000 Walton Parkway
New Albany, Ohio 43054
(614) 483-9511

Asbestos Disclosure

To Whom It May Concern:

North American Environmental Services, LLC (NAES) is pleased to provide this disclosure letter stating that no asbestos containing materials (ACM), other than Category I Non-Friable Roofing Tar, were observed during the pre-demolition asbestos building inspection (NAES Project Number 25359AI) performed on August 14th, 2025, located at 11820 Green Chapel Road, Johnstown, Ohio 43031.

This survey has been performed by licensed Ohio Environmental Protection Agency (OEPA) Evaluation Specialist's and completed in general accordance with the EPA's Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations (40 CFR Part 61) Asbestos, as required prior to renovation and or demolition work and Current OEPA Regulations. Samples have been submitted to SanAir Technology Laboratories for analysis via Polarized Light Microscopy (PLM) EPA Method 600.

As defined in Asbestos NESHAP 40 CFR Part 61.141, Category I non-friable asbestos-containing materials means asbestos-containing packings, gaskets, resilient floor coverings, and asphaltic roofing products containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy.

As defined in the US EPA's guide to normal demolition practices under the Asbestos NESHAP (EPA 340/1-92-013), Section 3-3, Demolition with Roofing Materials in Place. Demolition activities do not include sanding, grinding, cutting, or abrading, Category I asbestos-containing roofing materials not in poor condition and not friable are not considered regulated asbestos-containing materials (RACM) and are allowed to remain in place during demolition.

Please do not hesitate to contact our office by phone at (614) 487-1109 with any questions. A copy of the inspection report may be available upon request.

Sincerely,

Alex Rider
(AHES-36117)

Joshua Hunt
(AHES-547488)

PO BOX 239 • Sunbury, Ohio 43074 • 614-487-1109 • FAX 614-291-8682