



Design Review Board Meeting
Tuesday, November 25, 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. November 12, 2025
4. Application # 10-13-25 Certificate of Appropriateness; 599 S. Main Street - New Construction
 - a. Application & Staff Report
5. Application # 10-20-25 Certificate of Appropriateness; 395 W. Jersey Street - WTP Expansion
 - a. Application & Staff Report
6. Application # 11-7-25 Certificate of Appropriateness; 703 W. Coshocton Street - Sign
 - a. Application
7. Other Business
8. Adjourn



Design Review Board
Wednesday, November 12, 2025 - 4:30 PM
MINUTES

1. Call to Order/Roll Call

Board Chair Heather Green called the Design Review Board to order for November 12, 2025 at 4:31 pm.

Present - Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken, Franz Stein (absent at roll call, arrived at 4:34 pm)

Absent - None

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

Public present - Josh Harrison, Jason Zosh, Spencer Alt, Allison Engelbert, Andrew Engelbert, Jim Dodderer, Nick Latorre

2. Public Comment

No comments

3. Approval of Minutes

a. October 14, 2025

ACTION: Craig Bohning moved to approve; Heather Green seconded and all were in favor.

AYES: Heather Green, Andrew Hale, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: None

Passed 4 - 0

4. APPLICATION WITHDRAWN - Application # 9-12-25 COA; 300 N. Oregon St. - Sunroom Addition

5. Application # 9-18-25 Certificate of Appropriateness; 429 E. Coshocton - Gable Roof Addition

a. Application

This is a gable roof addition to Troyer's existing dock area at the rear of the building. The board reviewed the plans and material samples provided, no questions and no issues were found.

Franz Stein arrived.

ACTION: Craig Bohning moved to approve; Andrew Hale seconded and the vote was as follows:

AYES: Craig Bohning, Dustin Gerken, Andrew Hale, Heather Green, Franz Stein

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Application # 9-26-25 Certificate of Appropriateness; 49 1/2 S. Main Street - Sign

a. Application

This is the sign for Ray Ray's. Discussion on the wording "Ohio Style Barbeque" on the awning, it was asked if this met code and was considered part of the application. Sean Staneart said he believes it is considered part of the application as far as wording allowed. The Code Enforcement Officer did check, Ray Ray's Ohio Style Barbeque is the official name of the business. Mr. Staneart reviewed the code for awning signs, board continued review of the application and sign dimensions.

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

Passed 5 - 0

7. Application # 10-10-25 Certificate of Appropriateness; 60 N. Main Street - Garage

a. Application

Applicant Josh Harrison was present for the application. Board review of the application and material samples provided. The applicant said the siding is the same siding that is on their house and garage currently so all three buildings would match each other, and the metal roof is consistent with others in the neighborhood, their neighbor has a metal roof on their garage. The applicant said initially the roof will be some yellow color and will need to be painted, hopefully there will be a warm day before it gets too cold, if not it may have to wait until spring to get painted.

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

Passed 5 - 0

8. Application # 10-17-25 Certificate of Appropriateness; 119 E. Jersey Street - Roof/Siding

a. Application

Applicant Nick Latorre was present. The board reviewed the application and material samples, discussion with the applicant on the red siding and trim details for the home. Proposal for the doors, railing, support columns, porch trim, fascia, and gutters, to remain white. The applicant was agreeable.

ACTION: Heather Green moved to approve with the conditions of maintaining white on the trim pieces, fascia, the four front pillars, the trim around front of the porch and railing, windows and doors, (with the exception of the front door which may be a different color or wood), the vinyl corner pieces and garage doors; Andrew Hale seconded and the vote was as follows:

AYES: Heather Green, Franz Stein, Craig Bohning, Dustin Gerken, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 - 0 with conditions

9. Application # 10-22-25 Certificate of Appropriateness; 400 S. Main Street - Pergola

a. Application

The contractor was present for the application. This is a 1/8" thick extruded aluminum, powder coated frame with an automated louvered roof system to allow shade or sun as desired and when closed is a water tight feature. The color choice is gray for the structure and white louvers to match the siding and window trim on the house. Discussion on attachment to the house, the beam that will be attached to the house will be underneath the soffit, not on the fascia itself. No further questions.

ACTION: Heather Green moved to approve; Andrew Hale seconded and the vote was as follows:

AYES: Heather Green, Franz Stein, Craig Bohning, Dustin Gerken, Andrew Hale
NOES: None
ABSTAIN: None

Passed 5 - 0

10. Application # 10-30-25 Certificate of Appropriateness; 38 Concord Ct. - Room addition

a. Application

Applicants Andrew and Allison Engelbert were present, they stated that they are bumping out an existing three-season room by five feet and making it part of the house and putting an awning over part of the concrete patio. The board reviewed the application and material samples provided. A stone sample was provided, question on where that material was going, applicant stated the stone would go around the bottom of the post holding up the awning. The siding will match the existing house, the roof will be black metal.

ACTION: Andrew Hale moved to approve; Craig Bohning seconded and the vote was as follows:

AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Dustin Gerken
NOES: None
ABSTAIN: None

Passed 5 - 0

11. Application # 11-6-25 Certificate of Appropriateness; 291 S. Main St. - Porch roof addition

a. Application

Applicant Jim Dodderer was present for the application. Sean Stanearth noted that the board's consideration tonight is only for the roof addition, the siding being replaced is vinyl for vinyl so it is not part of the application. The applicant stated that the house had a porch but no overhang, this addition will give it some dimension and curb appeal, the porch roof will be black metal. The decking will be new, the wood is rotted. No further questions or discussion.

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

Passed 5 - 0

12. Other Business

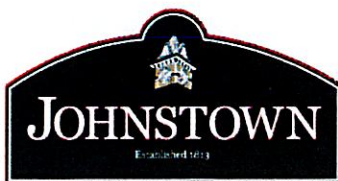
1. Discussion on upcoming meetings and applications, confirmed the November 25th meeting, discussed the December 3rd meeting and the potential for flipping meeting times for Planning Commission and Design Review Board so that if the Planning Commission approves a variance, the applicant can go right to the Design Review Board and not wait until January.
2. Heather Green asked about the storefront work happening on S. Main Street. Sean Stanearth said a COA was given to that applicant in 2021, the codified ordinance currently states that if work has not begun in two years, the permit is no longer valid, it doesn't state completed. With a COA, there is no expiration unless work has not been started. This project started in 2021, a lot of the elements, upper portion, sides, have been done, in accordance with the COA that was issued. This COA was issued before the current 1187 guidelines were in place, some research needs to be done to see what was on the books in 2021 and if there was an expiration back then. As it stands currently, it may not need to come back to the board but would have to conform to what was approved in 2021 by the Planning & Zoning Commission which acted as the Design Review Board at the time.

13. Adjourn

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

Passed 5 - 0

The meeting ended at 5:25 pm.



CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 10-13-25 Date: 10/13/25

FEES:

Base Fee: \$ 300

Total Fee Amount: \$ 300 Paid: Check # 1628 Cash: \$

(PLEASE PRINT)

1. Applicant: Michael Vala, BSHM Architects Phone:
2. Property Address: 599 South Main Street City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail:
4. Business Owner's Name: Johnstown-Monroe Local Schools Phone: (740) 967 - 6846
5. Contractor's Name: Robertson Construction Services Phone: (740) 929 - 1000
6. Principal Business Activity: School Multipurpose Building (Indoor Athletic Training primarily)
7. Existing Use of Property: City of Johnstown Police and City offices
8. Square Footage of Proposed Building or Business: 12,000 sq. ft.
9. Zoning District: UR-1 Number of Off-Street Parking Spaces: 79 (49 exist + 30 new)
10. Estimated Cost of Improvements: \$4.25M

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. <u>Brick Veneer (combination of modular brick size and larger size)</u> | 2. <u>Metal Siding (Board & Batten Style)</u> |
| 3. <u>Standing Seam Metal Roofing</u> | 4. <u>Concrete sidewalk</u> |
| 5. <u>New asphalt on parking lot</u> | 6. _____ |
| 7. _____ | 8. _____ |

List of Contiguous Neighbors and Addresses:

- | | | | |
|---|--|-----------|--------------|
| 1. <u>Roman Catholic Diocese of Columbus</u> | <u>555 S. Main Street, Johnstown</u> | <u>OH</u> | <u>43031</u> |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 2. <u>Predmore - Donald & Judith Trustees</u> | <u>6155 Johnstown-Alexandria Rd., Johnstown</u> | <u>OH</u> | <u>43031</u> |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 3. <u>Concord Farms Holding Company, LLC</u> | <u>Johnstown-Alexandria Rd., Johnstown</u> | <u>OH</u> | <u>43031</u> |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 4. <u>James H. Kirby</u> | <u>6146/6148 Johnstown-Alexandria Rd., Johnstown</u> | <u>OH</u> | <u>43031</u> |
| 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's Signature: x Michael J. Vala Jr. Details signed by MICHAEL J. VALA JR.
205 CALS, CLEVELAND, OH 44115-1400, 216-398-1100, 216-398-1101, 216-398-1102, 216-398-1103, 216-398-1104, 216-398-1105, 216-398-1106, 216-398-1107, 216-398-1108, 216-398-1109, 216-398-1110, 216-398-1111, 216-398-1112, 216-398-1113, 216-398-1114, 216-398-1115, 216-398-1116, 216-398-1117, 216-398-1118, 216-398-1119, 216-398-1120, 216-398-1121, 216-398-1122, 216-398-1123, 216-398-1124, 216-398-1125, 216-398-1126, 216-398-1127, 216-398-1128, 216-398-1129, 216-398-1130, 216-398-1131, 216-398-1132, 216-398-1133, 216-398-1134, 216-398-1135, 216-398-1136, 216-398-1137, 216-398-1138, 216-398-1139, 216-398-1140, 216-398-1141, 216-398-1142, 216-398-1143, 216-398-1144, 216-398-1145, 216-398-1146, 216-398-1147, 216-398-1148, 216-398-1149, 216-398-1150, 216-398-1151, 216-398-1152, 216-398-1153, 216-398-1154, 216-398-1155, 216-398-1156, 216-398-1157, 216-398-1158, 216-398-1159, 216-398-1160, 216-398-1161, 216-398-1162, 216-398-1163, 216-398-1164, 216-398-1165, 216-398-1166, 216-398-1167, 216-398-1168, 216-398-1169, 216-398-1170, 216-398-1171, 216-398-1172, 216-398-1173, 216-398-1174, 216-398-1175, 216-398-1176, 216-398-1177, 216-398-1178, 216-398-1179, 216-398-1180, 216-398-1181, 216-398-1182, 216-398-1183, 216-398-1184, 216-398-1185, 216-398-1186, 216-398-1187, 216-398-1188, 216-398-1189, 216-398-1190, 216-398-1191, 216-398-1192, 216-398-1193, 216-398-1194, 216-398-1195, 216-398-1196, 216-398-1197, 216-398-1198, 216-398-1199, 216-398-1200, 216-398-1201, 216-398-1202, 216-398-1203, 216-398-1204, 216-398-1205, 216-398-1206, 216-398-1207, 216-398-1208, 216-398-1209, 216-398-1210, 216-398-1211, 216-398-1212, 216-398-1213, 216-398-1214, 216-398-1215, 216-398-1216, 216-398-1217, 216-398-1218, 216-398-1219, 216-398-1220, 216-398-1221, 216-398-1222, 216-398-1223, 216-398-1224, 216-398-1225, 216-398-1226, 216-398-1227, 216-398-1228, 216-398-1229, 216-398-1230, 216-398-1231, 216-398-1232, 216-398-1233, 216-398-1234, 216-398-1235, 216-398-1236, 216-398-1237, 216-398-1238, 216-398-1239, 216-398-1240, 216-398-1241, 216-398-1242, 216-398-1243, 216-398-1244, 216-398-1245, 216-398-1246, 216-398-1247, 216-398-1248, 216-398-1249, 216-398-1250, 216-398-1251, 216-398-1252, 216-398-1253, 216-398-1254, 216-398-1255, 216-398-1256, 216-398-1257, 216-398-1258, 216-398-1259, 216-398-1260, 216-398-1261, 216-398-1262, 216-398-1263, 216-398-1264, 216-398-1265, 216-398-1266, 216-398-1267, 216-398-1268, 216-398-1269, 216-398-1270, 216-398-1271, 216-398-1272, 216-398-1273, 216-398-1274, 216-398-1275, 216-398-1276, 216-398-1277, 216-398-1278, 216-398-1279, 216-398-1280, 216-398-1281, 216-398-1282, 216-398-1283, 216-398-1284, 216-398-1285, 216-398-1286, 216-398-1287, 216-398-1288, 216-398-1289, 216-398-1290, 216-398-1291, 216-398-1292, 216-398-1293, 216-398-1294, 216-398-1295, 216-398-1296, 216-398-1297, 216-398-1298, 216-398-1299, 216-398-1300, 216-398-1301, 216-398-1302, 216-398-1303, 216-398-1304, 216-398-1305, 216-398-1306, 216-398-1307, 216-398-1308, 216-398-1309, 216-398-1310, 216-398-1311, 216-398-1312, 216-398-1313, 216-398-1314, 216-398-1315, 216-398-1316, 216-398-1317, 216-398-1318, 216-398-1319, 216-398-1320, 216-398-1321, 216-398-1322, 216-398-1323, 216-398-1324, 216-398-1325, 216-398-1326, 216-398-1327, 216-398-1328, 216-398-1329, 216-398-1330, 216-398-1331, 216-398-1332, 216-398-1333, 216-398-1334, 216-398-1335, 216-398-1336, 216-398-1337, 216-398-1338, 216-398-1339, 216-398-1340, 216-398-1341, 216-398-1342, 216-398-1343, 216-398-1344, 216-398-1345, 216-398-1346, 216-398-1347, 216-398-1348, 216-398-1349, 216-398-1350, 216-398-1351, 216-398-1352, 216-398-1353, 216-398-1354, 216-398-1355, 216-398-1356, 216-398-1357, 216-398-1358, 216-398-1359, 216-398-1360, 216-398-1361, 216-398-1362, 216-398-1363, 216-398-1364, 216-398-1365, 216-398-1366, 216-398-1367, 216-398-1368, 216-398-1369, 216-398-1370, 216-398-1371, 216-398-1372, 216-398-1373, 216-398-1374, 216-398-1375, 216-398-1376, 216-398-1377, 216-398-1378, 216-398-1379, 216-398-1380, 216-398-1381, 216-398-1382, 216-398-1383, 216-398-1384, 216-398-1385, 216-398-1386, 216-398-1387, 216

Date Received in Office: 10/15/25 By: [Signature]

Date of Planning and Zoning Commission Meeting: 11/25/25

Date Permit Approved or Denied by Planning Commission: / /

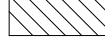
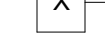
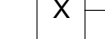
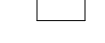
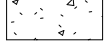
Conditions Necessary for Approval: _____

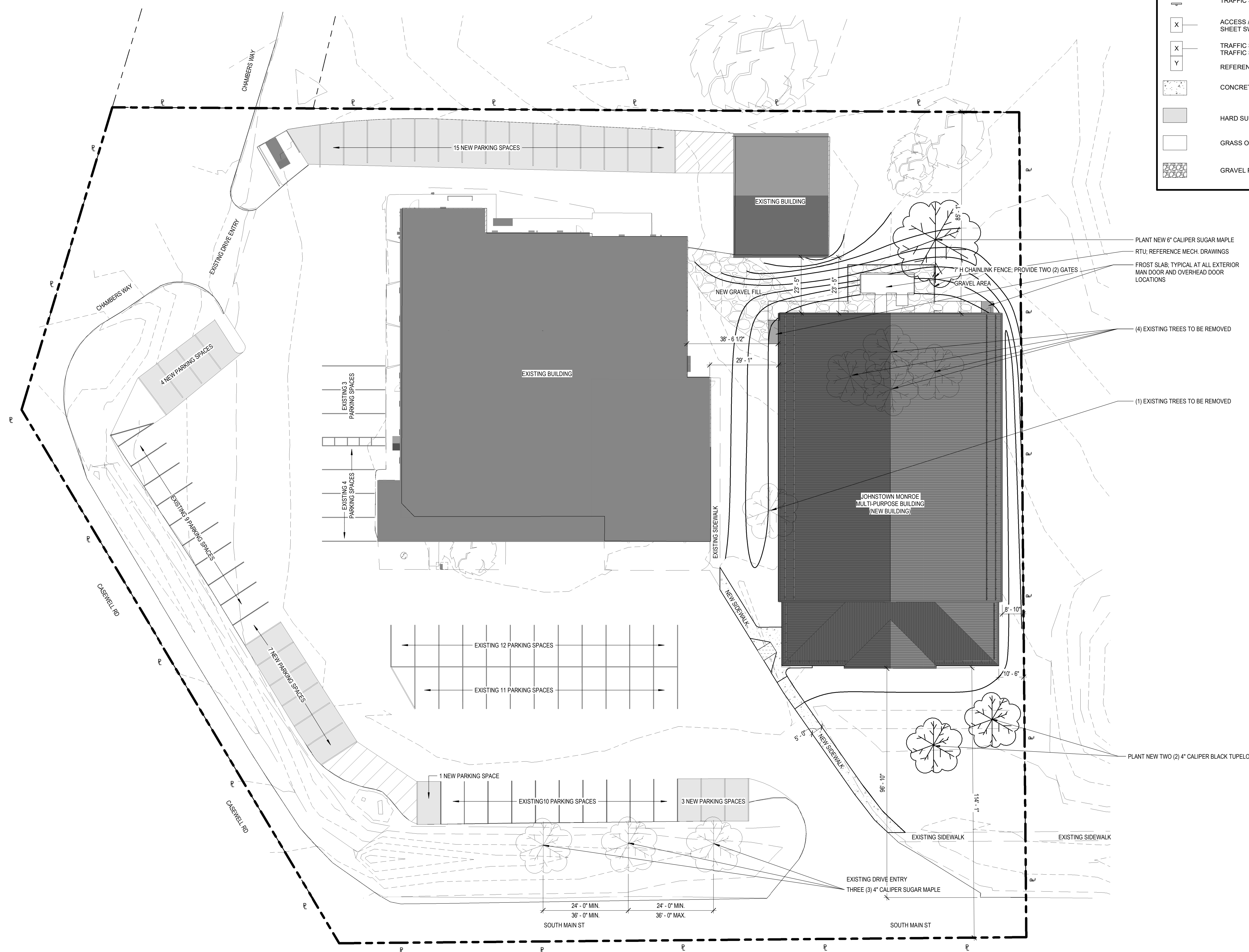
City Manager Signature: x_____

GENERAL NOTES - SITE PLAN

1. REFER TO COMPLETE CIVIL WORK (C) DRAWINGS FOR ADDITIONAL INFORMATION ON WALKS, GRADING, SITE UTILITIES, EXISTING CONDITIONS, PAVING DETAILS, EROSION CONTROL REQUIREMENTS (IF REQUIRED).
2. REFER TO DIVISION I SPECIFICATIONS AND SITE UTILIZATION PLAN FOR SCOPE OF WORK AND SEQUENCING OF CONSTRUCTION.
3. ALL ARROWS SHOWN IN PAVED AREAS SHALL BE PAINTED SOLID.
4. REFER TO ORIGINAL SITE SURVEY FOR MORE INFORMATION.
5. REFER TO ELECTRICAL SITE PLAN AND MECHANICAL SITE PLAN FOR ADDITIONAL INFORMATION ON SITE UTILITIES.
6. PROVIDE SIGN AND STRIPING AT EACH HANDICAP PARKING STALL PER DETAILS.
7. PROVIDE 4' WIDE PAINTED STRIPING FOR ALL INDICATED PARKING SPACES, CROSS WALKS, AND H.C. SPACES.
8. ALL CONCRETE WALKS ARE 4" THICK CONCRETE WITH 6x6 - 10/10 WMM UNLESS NOTED OTHERWISE.
9. ALL SIDEWALK ABUTTING ASPHALT SHALL HAVE INTEGRAL CURB

SITE PLAN LEGEND

- | | |
|---|--|
|  | PAVEMENT STRIPING |
|  | CURB RAMP WITH DETECTABLE WARNINGS
(TRUNCATED DOMES) REFERENCE CIVIL (C)
DRAWINGS FOR MORE INFORMATION |
|  | ACCESS SIGNAGE; REFERENCE SHEET SW200 |
|  | TRAFFIC SIGNAGE; REFERENCE SHEET SW200 |
|  | ACCESS / TRAFFIC SIGN MARK; REFERENCE
SHEET SW200 FOR DETAILS |
|  | TRAFFIC SIGN OVER
TRAFFIC SIGN |
|  | REFERENCE SHEET SW200 FOR SIGN DETAILS |
|  | CONCRETE SIDEWALK |
|  | HARD SURFACE AREA (ASPHALT) |
|  | GRASS ON 6" TOPSOIL |
|  | GRAVEL PATH |



SITE PLAN
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

JOHNSTOWN MONROE LOCAL SCHOOL DISTRICT
MULTI-PURPOSE FACILITY
599 S MAIN ST, JOHNSTOWN, OH 43031

599 S MAIN ST. JOHNSTOWN. OH 43031

Commission	24009-C
Drawn	Checked
ALF	MOD
Sheet Title	
ARCHITECTURAL SITE PLAN	

Revisions:		
#	Description	Revision Date

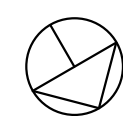
Cad Number
Autodesk Education License - US Multi-Purpose Family/Johnson Moore
Multi-Purpose, 30k use

Date
NOVEMBER 14, 2025

SW101

1. REFER TO COMPLETE CIVIL WORK (C) DRAWINGS FOR ADDITIONAL INFORMATION ON WALKS, GRADING, SITE UTILITIES, EXISTING CONDITIONS, WETLAND AREAS, BIO RETENTION AREAS, PAVING DETAILS, METER WALLS, CONCRETE ON CONTRACT, AND REMEDIATION AND LANDFILL MITIGATION (IF REQUIRED).
2. REFER TO DIVISION I SPECIFICATIONS AND SITE UTILIZATION PLAN FOR SCOPE OF WORK AND SEQUENCING OF CONSTRUCTION.
3. ALL ARROWS SHOWN IN PAVED AREAS SHALL BE PAINTED SOLID.
4. REFER TO ORIGINAL SITE SURVEY FOR MORE INFORMATION.
5. REFER TO ELECTRICAL, SITE PLAN AND MECHANICAL SITE UTILIZATION AND ADDITIONAL INFORMATION ON SITE UTILITIES.
6. PROVIDE SIGN AND STRIPING AT EACH HANDICAP PARKING STALL PER DETAILS.
7. PROVIDE PIPE BOLLARDS PER DETAIL ON SW200 WHERE INDICATED ON SW101.
8. PROVIDE 4" WIDE PAINTED STRIPING FOR ALL INDICATED PARKING SPACES, CROSS WALKS, AND H.C. SPACES.
9. ALL CONCRETE WALKS ARE 4" THICK CONCRETE WITH 606-1010 W/M UNLESS NOTED OTHERWISE.
10. ALL SIDEWALK ABUTTING ASPHALT SHALL HAVE INTEGRAL

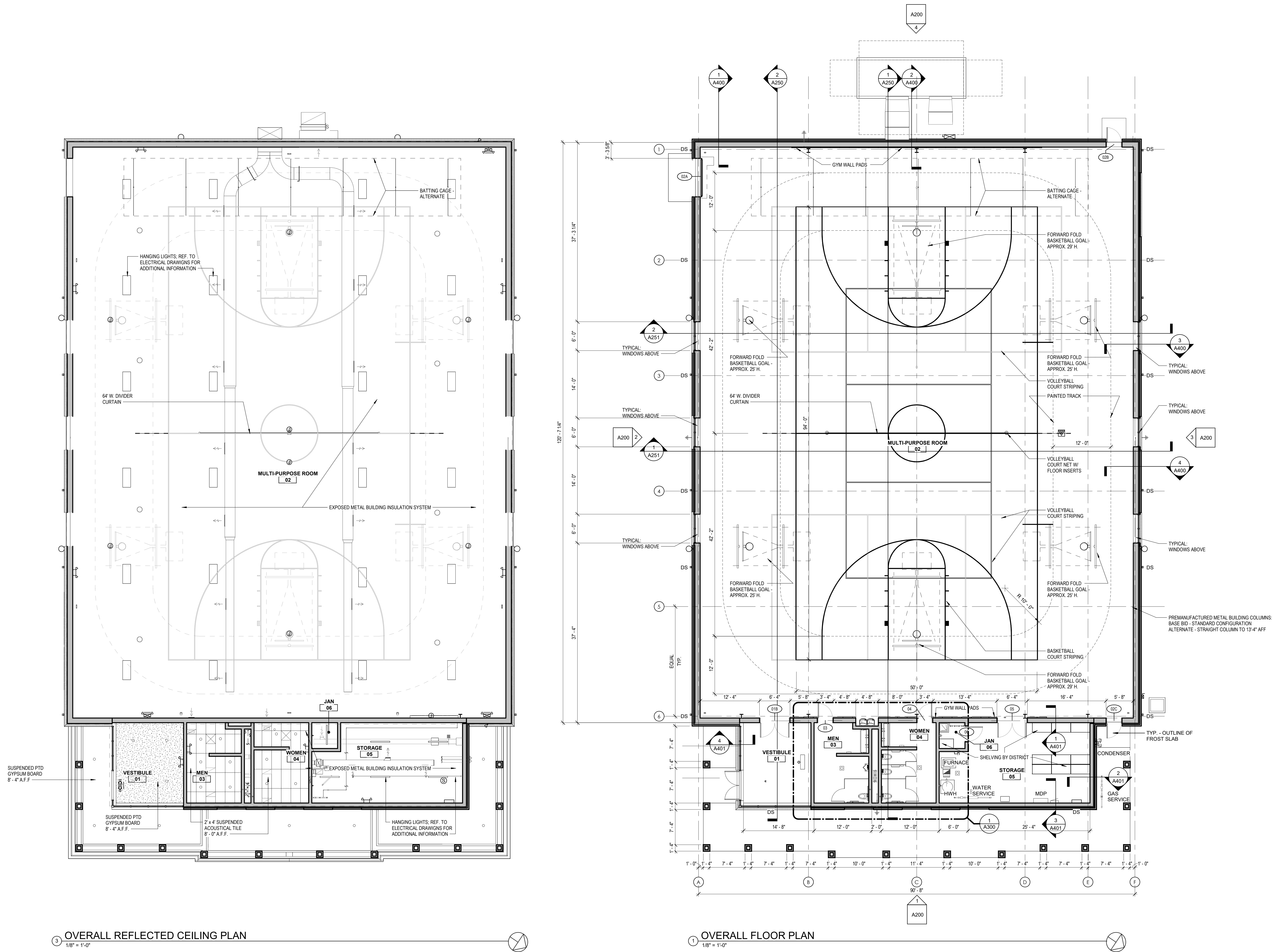
	LANE DIRECTIONAL ARROWS
	CROSSWALK
	PAVEMENT STRIPING
	CURB RAMP WITH DETECTABLE DOMES (TRUNCATED DOMES) REFERENCE CIVIL (C) DRAWINGS FOR MORE INFORMATION
	ACCESS SIGNAGE; REFERENCE SHEET SW200
	TRAFFIC SIGNAGE; REFERENCE SHEET SW200
	ACCESS / TRAFFIC SIGN MARK; REFERENCE SHEET SW200 FOR DETAILS
	TRAFFIC SIGN OVER TRAFFIC SIGN
	REFERENCE SHEET SW200 FOR SIGN DETAILS
	CONCRETE SIDEWALK
	HARD SURFACE AREA (ASPHALT)
	GRASS ON 6" TOPSOIL



SCALE: 1" = 20'-0"

**JOHNSTOWN MONROE LSD
MULTI-PURPOSE FACILITY**
599 S MAIN ST, JOHNSTOWN, OH 43031

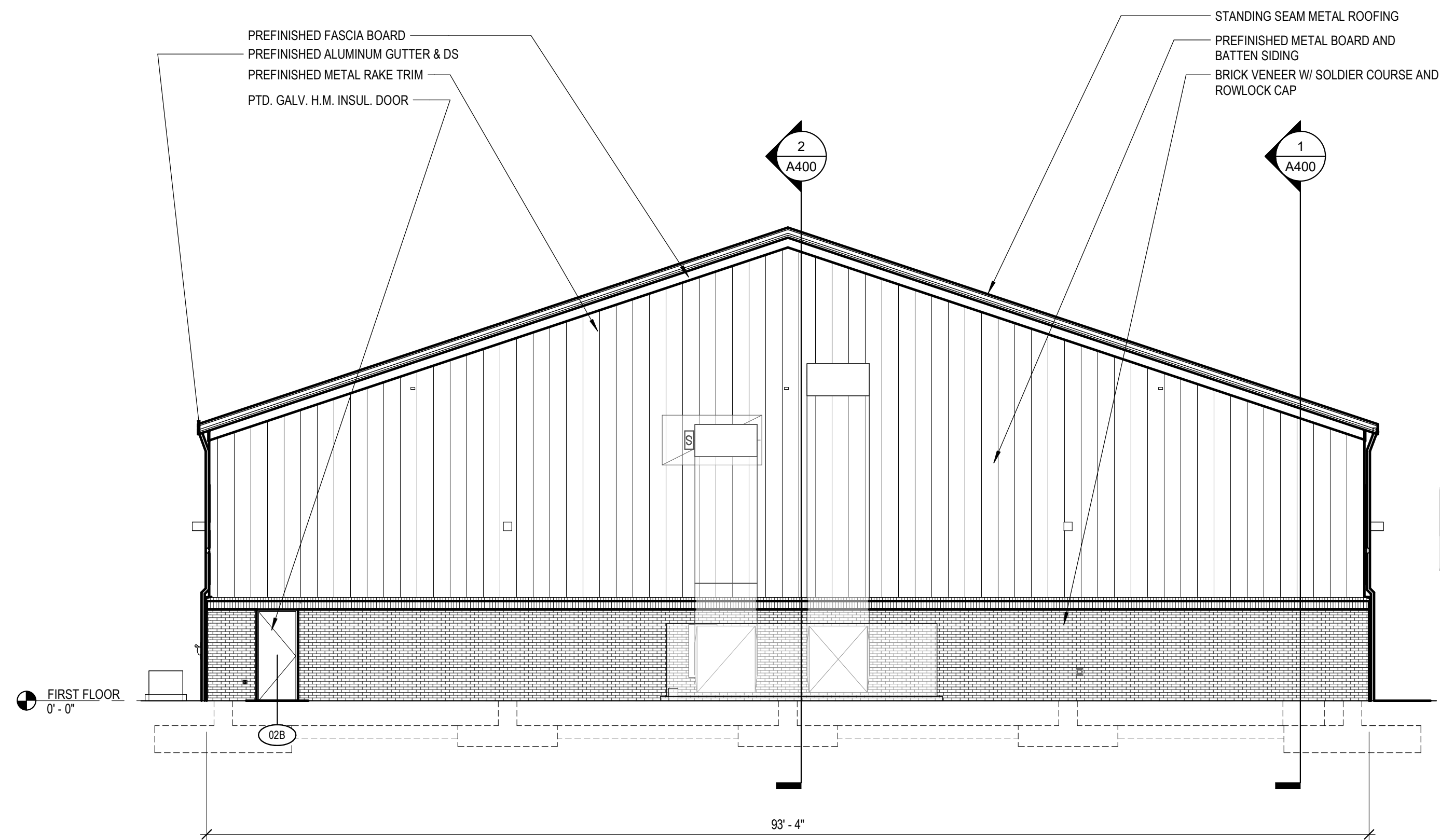
Commission		24009-C
Drawn	Checked	
MOD/ALF		MOD/MJV
Sheet Title		
OVERALL FLOOR AND CEILING PLANS		
Revisions:		
#	Description	Revision Date



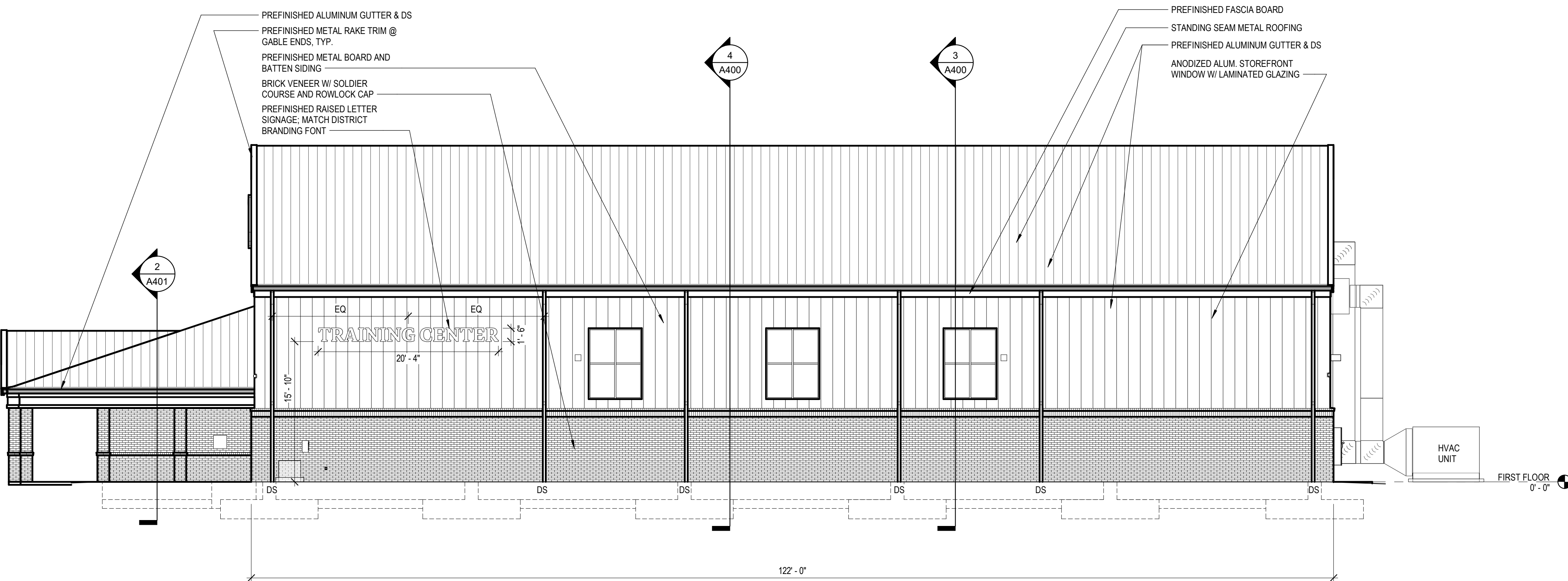
3 OVERALL REFLECTED CEILING PLAN
1/8" = 1'-0"

1 OVERALL FLOOR PLAN
1/8" = 1'-0"

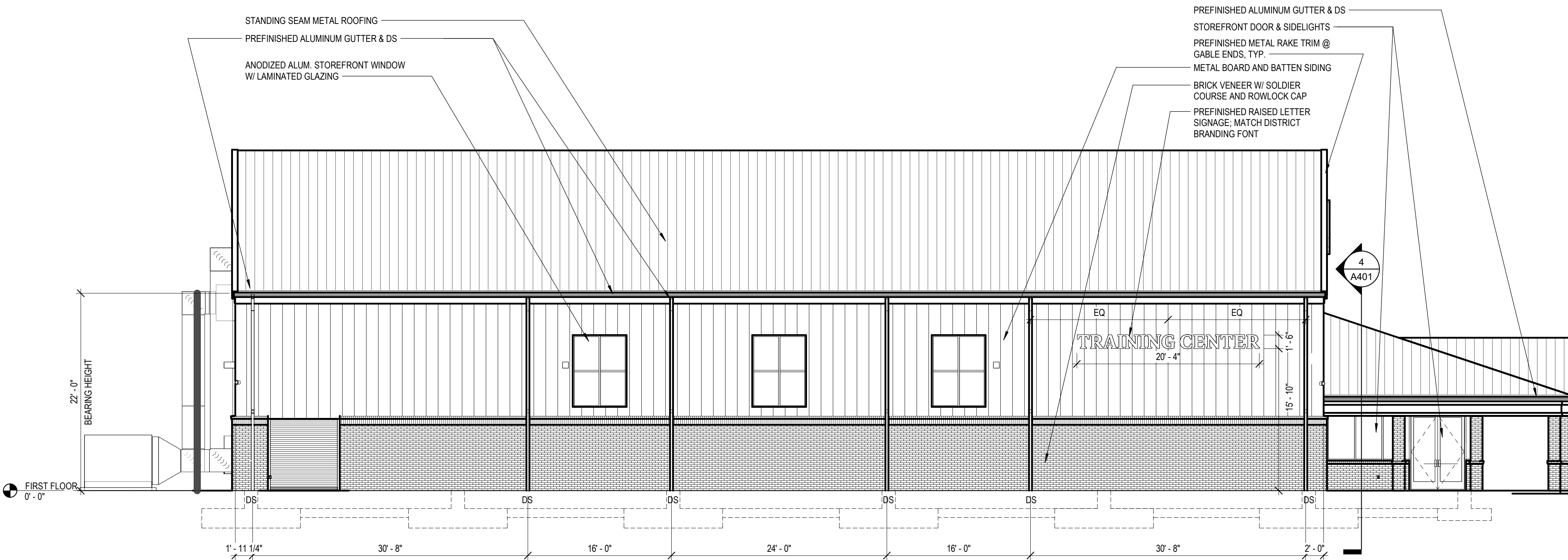
JOHNSTOWN MONROE LSD
MULTI-PURPOSE FACILITY
599 S MAIN ST, JOHNSTOWN, OH 43031



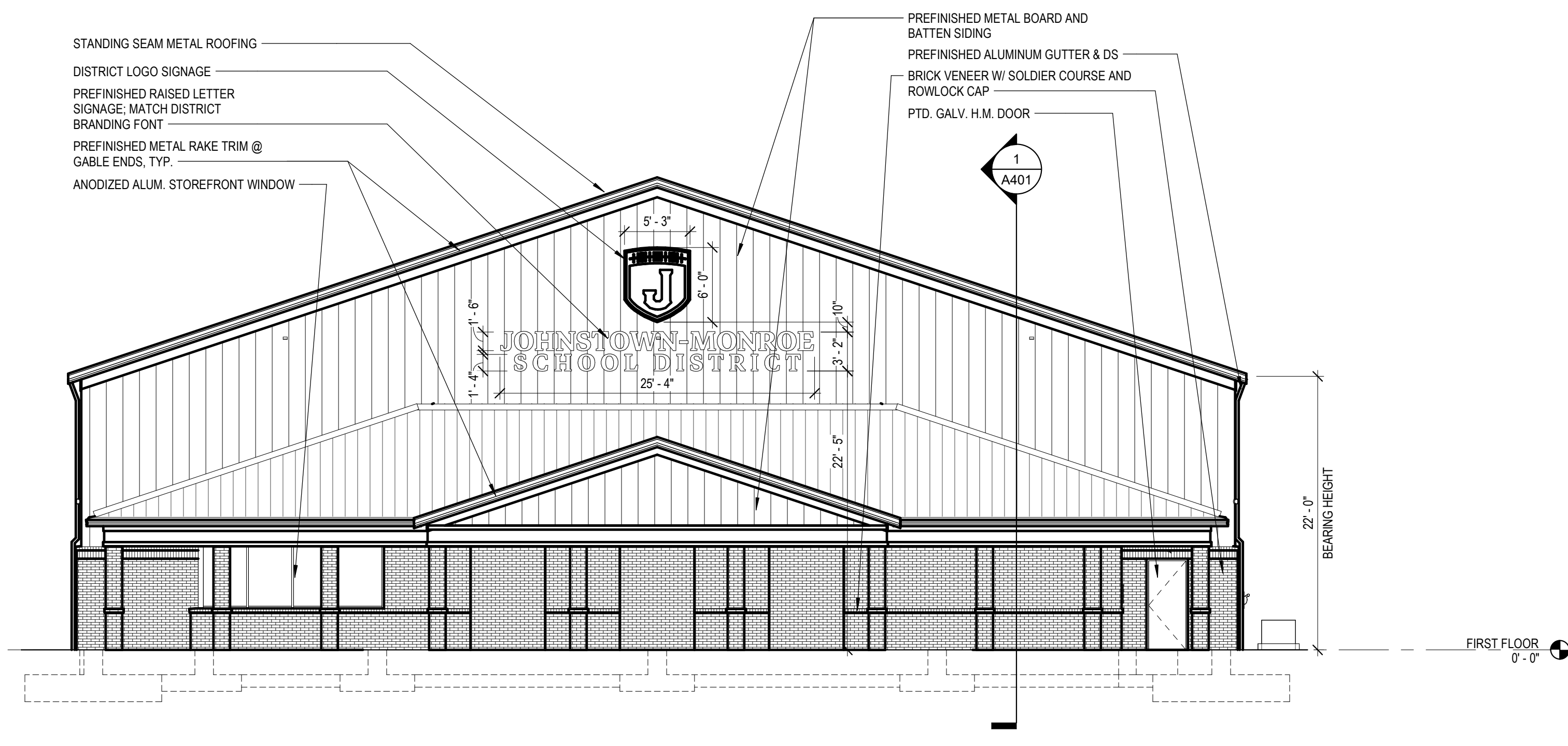
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Commission 24009-C
Drawn MOD
Sheet Title MOD/MJV
OVERALL EXTERIOR ELEVATIONS

Revisions: # Description Revision Date

Call Number
Date
SEPTEMBER 18, 2025

A200



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

BASE BID



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

BASE BID



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

BASE BID



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

BASE BID



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 1



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 1



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 1



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 1



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 2



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 2



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 2



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 2



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 3



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 3



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 3



JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT
MULTIPURPOSE BUILDING
OCTOBER 15, 2025

ALTERNATE 3

PLANNING STAFF REPORT

APPLICATION 10-10-25 | CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

To: Design Review Board

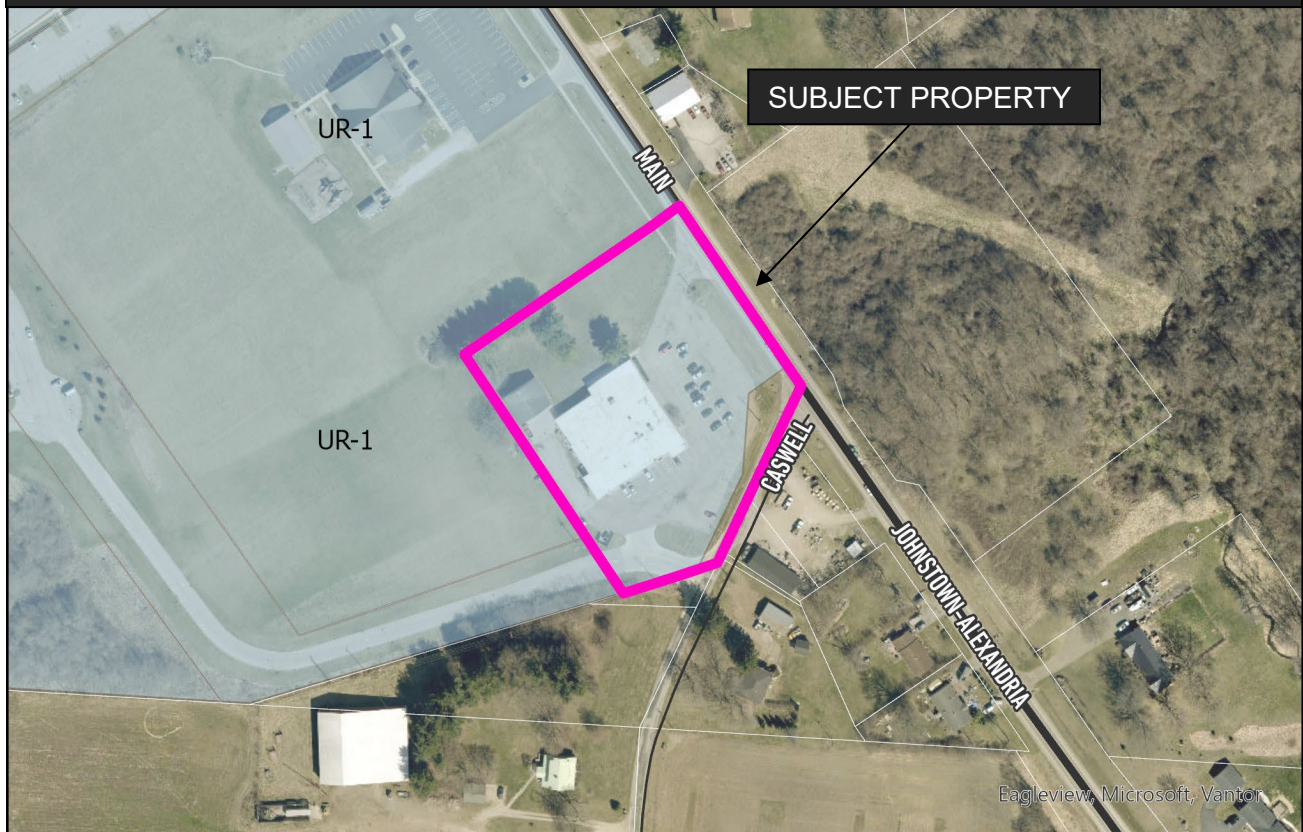
Applicant: BSHM Architects c/o Michael Vala

Request: Construct a new school multipurpose building adjacent to the existing Johnstown City Hall / Police Department.

Recommendation: Consider the proposal and determine compliance with applicable guidelines and regulations. See page 4 for detailed recommendation.

PROPERTY LOCATION MAP

Figure 1 | Property Location Map



PROPERTY INFORMATION

Property Location:	599 S Main Street	Property Owner:	Johnstown Monroe Local School District
Comp Plan Land Use Designation:	Civic	Overlay District:	Yes – Corridor District
Existing Zoning Designation:	Urban Residential Moderate Density (UR-2)	Design Review District:	Yes – GCC-2

BACKGROUND INFORMATION

The applicant is requesting a Certificate of Appropriateness for construction of a new multipurpose school facility for recreation uses on the parcel located at 599 S Main Street. The proposal includes the construction of a new building to the north of the existing City Hall / Police Department as well as modifications to the existing parking lot to increase the number of spaces.

COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Civic”.

Reviewer Comment: The proposed building is an expansion of the Johnstown-Monroe Local School District facilities, which is consistent with the Civic land use.

EXISTING ZONING SUMMARY

Chapter 1155.01 establishes the purpose of the Urban Residential Moderate Density (UR-2) zoning district which states: “The purpose of the UR-2 District is to encourage the establishment of medium density single-family residential uses not to exceed seven dwelling units per gross acre. Centralized water and sewer facilities are required.”

Reviewer Comment: While this use is not residential, it is part of an educational campus that serves all Johnstown and is considered consistent with the intent of the zoning district.

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 proposed building is proposed to utilize a mix of brick, metal exterior cladding, and windows as primary building materials. Brick and windows (glass) are considered desirable materials. Metal cladding is considered an undesirable material.

- (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 request is for new construction.

- (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: The existing parking lot will be modified to include additional landscaping and some additional parking spaces. The proposed building is located to the north of the existing City Hall / Johnstown PD building.

- (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: The proposed facility is new construction, there are no historic materials to be removed or altered.

- (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 proposed building is new construction. There are no alterations to historic features of the site as part of this application.

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

Reviewer Comment: This is not applicable to this request; this application is for new construction.

- (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: This is not applicable to this request; this application is for new construction.

- (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: This is not applicable to this request; this application is for new construction.

- (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: This is not applicable to this request; this application is for new construction.

- (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: The proposed building is a standalone structure, and is new construction. This is not applicable to this request

- (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: This is not applicable to this request; this application is for new construction.

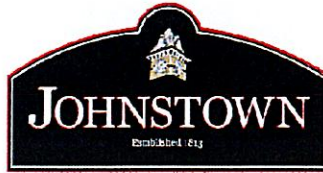
- (m) Demolition of a structure shall follow the criteria for evaluation and submittal requirements outlined in Section 1187.09 as well as all items in Section 1187.08 as it related to consideration of the demolition of a structure.

Reviewer Comment: No demolition is proposed.

CONCLUSION

No major inconsistencies between the proposed structure and the City's adopted design guidelines were identified as part of this review.

The proposed exterior finishes, specifically the metal cladding, should be discussed by the DRB and applicant as the metal cladding is noted as an undesirable material in the adopted Johnstown Design Guidelines.



CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 10-20-25 Date: 10/20/25

FEES:

Base Fee: \$ 300

Total Fee Amount: \$ 300 Paid: Check # _____ Cash: \$ _____

(PLEASE PRINT)

1. Applicant: Samuel Fuchs Phone: () - _____
2. Property Address: 395 W Jersey St City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: _____
4. Business Owner's Name: City of Johnstown Phone: () - _____
5. Contractor's Name: Bowen Phone: () - _____
6. Principal Business Activity: Water Treatment Plant
7. Existing Use of Property: Water Treatment Plant
8. Square Footage of Proposed Building or Business: 13,700 sq. ft.
9. Zoning District: UR-2 Number of Off-Street Parking Spaces: 10
10. Estimated Cost of Improvements: \$ \$36,600,000

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. Pre-Fabricated Metal Building (Facility 12) | 2. CMU/Brick (Facility 13) |
| 3. Concrete (Facility 14) | 4. _____ |
| 5. _____ | 6. _____ |
| 7. _____ | 8. _____ |

List of Contiguous Neighbors and Addresses:

- | | | | |
|-------------------------|--------------------|-------|----------|
| 1. John Shockey | 6214 Mink St | OH | 43031 |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 2. Adam Wolfe | 415 Hillview Drive | OH | 43031 |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 3. Austin Lee Holter | 267 Sunset Drive | OH | 43031 |
| Neighbor's Name | Neighbor's Address | State | Zip Code |
| 4. Moonlight Living LLC | 261 Sunset Drive | OH | 43031 |
| 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's Signature: x Samuel Fuchs  Digitally signed by Samuel Fuchs
DN: cn=US, e=Samuel.Fuchs@jacobs.com, o=Jacobs, ou=J, cn=Samuel Fuchs
Date: 2025.10.15 10:47:14-04:00 Date: 10 / 16 / 2025

Date Received in Office: 10/20/25 By: [Signature]

Date of Planning and Zoning Commission Meeting: 11 / 10 / 20

Date Permit Approved or Denied by Planning Commission: 2/2/20 / 2 / 20

Conditions Necessary for Approval: _____

City Manager Signature: x _____

PLANNING STAFF REPORT

APPLICATION 11-12-25 | CERTIFICATE OF APPROPRIATENESS

INTRODUCTION

To: Design Review Board

Applicant: City of Johnstown c/o Samuel Fuchs (Jacobs Engineering)

Request: Construct an expansion and upgrades to the existing Johnstown Water Treatment Plant located at 395 W Jersey Street.

Recommendation: Consider the proposal and determine compliance with applicable guidelines and regulations. See page 5 for detailed recommendation.

PROPERTY LOCATION MAP

Figure 1 | Property Location Map



PROPERTY INFORMATION

Property Location:	395 W Jersey St	Property Owner:	City of Johnstown
Comp Plan Land Use Designation:	Civic	Overlay District:	No
Existing Zoning Designation:	Urban Residential Moderate Density (UR-2)	Design Review District:	No

BACKGROUND INFORMATION

The applicant is requesting a Certificate of Appropriateness for the expansion of the Johnstown Water Treatment Plant. The proposed expansion includes a building addition and associated site changes to accommodate the expanded capacity of the plant.

COMPREHENSIVE PLAN REVIEW

The 2024 comprehensive plan designates the subject property as “Civic”.

Reviewer Comment: The proposed building is an expansion of the City’s existing water treatment plant, which is a civic-focused use.

URBAN RESIDENTIAL MODERATE DENSITY ZONING INTENT

These parcels are within the Urban Residential Moderate Zoning (UR-2) zoning district, established in Chapter 1149 of the City’s Codified Ordinances. Chapter 1149.01 establishes the purpose of the Urban Residential Moderate Density (UR-2) zoning district which states:

“The purpose of the UR-2 district is to encourage the establishment of medium density single-family residential uses not to exceed seven dwelling units per gross acre. Centralized water and sewer facilities are required.”

Reviewer Comment: The UR-2 zoning district establishes “General Public Facilities” as a conditional use within the zoning district. The proposed facility expansion will serve all customers served by Johnstown’s potable water utility, which is considered a general public facility for the purposes of this review.

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 proposed buildings utilize a mix of metal and smooth face CMU veneer. The water treatment building is proposed to utilize metal panels similar to the existing structure exterior finish. The Chemical and Dewatering building are proposed to utilize smooth-face CMU veneer. Both of these materials are listed as "undesirable" in the Johnstown Design Guidelines.

The existing water treatment plant utilizes metal panels for exterior cladding, the proposed addition utilizes the same/similar materials. The proposed smooth-face CMU would be a new material on the site.

- (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 request is to expand the existing water treatment plant to maintain the same use in an expanded capacity.

- (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: The proposed expansion includes addition of sidewalks, street trees, and fencing/shrubs along portions of the expanded facility. Variances have been approved for some site development standards such as street trees, and setbacks. This is due to the amount of underground infrastructure that supports the water treatment plant operations.

- (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: No historic materials are proposed to be removed or altered as part of this facility expansion.

- (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 proposed expansion is consistent in style and materials with the existing building and finishes. No historic designation has been placed on this property.

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

Reviewer Comment: This is not applicable to this request.

- (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: This is not applicable to this request.

- (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: This is not applicable to this request.

- (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: While this is a facility expansion, no historic materials or similar are proposed to be removed or modified as part of this project.

- (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: This is not applicable to this request.

- (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 building is similar in appearance and materials of existing buildings on the site.

- (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: No demolition is proposed.

CONCLUSION

The primary inconsistency between the proposed facility expansion and the design guidelines are the proposed materials to be used on the exterior of the buildings. The proposed architecture of the building reflects the purpose-built nature of the facility, and the proposed expansion does not remove any historic features of the existing facility.

In response to the proposed use of materials noted as undesirable in the Design Guidelines, the Design Review Board could work with the applicant to add a “water table” or similar to the lower portion of the primary water treatment building using a different material or different color metal cladding to add visual interest to the building.

City of Johnstown, Ohio
Water Treatment Plant Expansion Project
Planning and Zoning Commission Exhibit
Facility "Water Table" Revisions for Review
Planning and Zoning Commission Meeting: 11/25/2025

GENERAL SHEET NOTES

1. FOR DESIGN CRITERIA AND ADDITIONAL INFORMATION SEE ARCHITECTURAL GENERAL NOTES DRAWING.

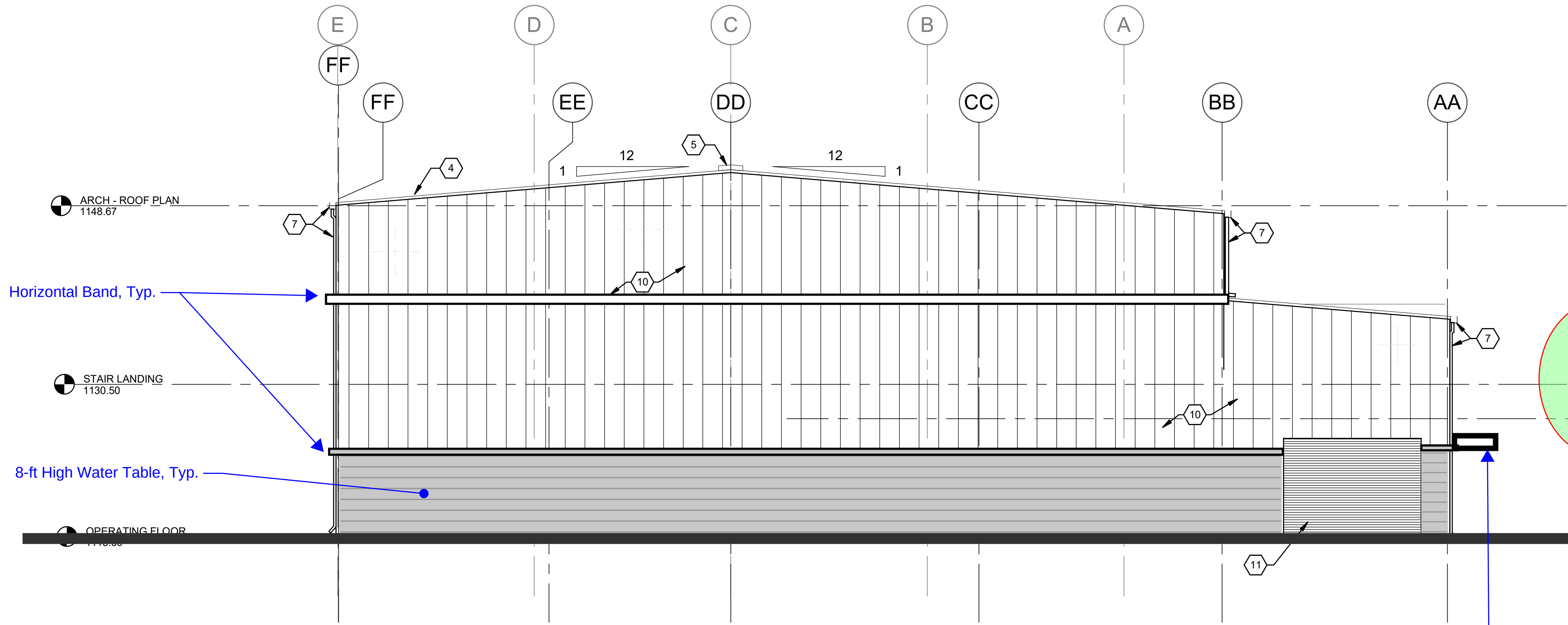
SHEET KEYNOTES

1. EXISTING WALL PANELS
2. EXISTING ROOF PANELS
3. INSULATED METAL ROOF PANELS TO ALIGN AND MATCH EXISTING SLOPE AND COLOR
4. METAL FASCIA AND RAKE TRIM TO MATCH EXISTING
5. RIDGE CAP
6. ROOF EXPANSION JOINT COVER
7. METAL GUTTERS AND DOWNSPOUTS
8. EXISTING DOWNSPOUTS MODIFIED TO DRAIN ONTO NEW ROOF
9. METAL BOTTOM OF WALL FLASHING
10. INSULATED METAL WALL PANELS TO MATCH EXISTING COLOR
11. INSULATED OVERHEAD COILING DOOR
12. NEW WINDOW AND APPLICABLE FLASHING IN EXISTING OPENING
13. WALL EXPANSION JOINT COVER

Notes for the City of Johnstown, Ohio Planning and Zoning Commission review Board:

1. Project sheet elevations have been revised to show an 8-foot high dark band.
2. Two (2) horizontal bands have been incorporated to break up the vertical scale.
3. Cantilevered awning added over the main WTP entry door.
4. All existing exterior panels and roofing will be removed and replaced with new to match WTP expansion.
5. Final color selection and panel orientation to be selected by the Owner (City).

1 NORTH ELEVATION
012-A-203 1/8" = 1'-0"



2 EAST ELEVATION
012-A-203 1/8" = 1'-0"

Example Images (3) to Accompany B&W Project Elevations:



Example Image 1: Source - Viking Barns, www.vikingbarns.com



Example Image 2: Source - Photo taken by Jacobs



Example Image 3: Source - Steel Buildings Zone, www.steelbuildingszone.com

JACOBS
2 EASTON OVAL SUITE 500
COLUMBUS, OHIO 43219

CITY OF JOHNSTOWN
WATER TREATMENT PLANT EXPANSION
395 JERSEY STREET
JOHNSTOWN, OHIO

JACOBS
ARCHITECTURAL

WATER TREATMENT PLANT ADDITION
NORTH AND EAST ELEVATIONS

1/8" = 1'-0"	
VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING	
DATE	MAY 2025
PROJ	C6A20600
DWG	012-A-300
SHEET	76 of 164

100% DESIGN DOCUMENT

City of Johnstown, Ohio
Water Treatment Plant Expansion Project
Planning and Zoning Commission Exhibit
Facility "Water Table" Revisions for Review
Planning and Zoning Commission Meeting: 11/25/2025

GENERAL SHEET NOTES

1. FOR DESIGN CRITERIA AND ADDITIONAL INFORMATION SEE ARCHITECTURAL GENERAL NOTES DRAWING.

SHEET KEYNOTES

1. EXISTING WALL PANELS
2. EXISTING ROOF PANELS
3. INSULATED METAL ROOF PANELS TO ALIGN AND MATCH EXISTING SLOPE AND COLOR
4. METAL FASCIA AND RAKE TRIM TO MATCH EXISTING
5. RIDGE CAP
6. ROOF EXPANSION JOINT COVER
7. METAL GUTTERS AND DOWNSPOUTS
8. EXISTING DOWNSPOUTS MODIFIED TO DRAIN ONTO NEW ROOF
9. WALL EXPANSION JOINT COVER
10. INSULATED METAL WALL PANELS TO MATCH EXISTING COLOR
11. INSULATED OVERHEAD COILING DOOR
12. NEW WINDOW AND APPLICABLE FLASHING IN EXISTING OPENING
13. AT DEMOLISHED PIPE, REPAIR WALL OPENING BY REPLACING A RECTANGULAR SECTION OF THE EXISTING METAL PANELS THAT HAVE THE PENETRATION OPENING CUT INTO THEM. REPLACEMENT METAL WALL PANELS SHALL BE OF MATCHING PROFILE AND COLOR WITH EXISTING PANELS. PROVIDE CONTINUOUS SEALANT BETWEEN NEW AND EXISTING PANELS AND FASTEN TOGETHER WITH SIMILAR FASTENERS AND SPACING. AT VERTICAL JOINTS, LAP PANELS AS TYPICAL FOR PROFILE. AT HORIZONTAL JOINTS, LAP THE UPPER PIECE OVER THE TOP OF THE LOWER PIECE BY A MINIMUM OF 2", IN SHINGLE FASHION. REPLACE MISSING INSULATION AND COVERING ON THE INTERIOR SIDE OF WALL WITH MATERIALS SIMILAR TO THE EXISTING. SEAL PERIMETER OF PATCH ON THE INTERIOR SIDE OF WALL WITH SIMILAR PANEL JOINT COVERS AND SEALANT TO PREVENT AIR INFILTRATION.

3 SOUTH ELEVATION

012-A-203 1/8" = 1'-0"

4 WEST ELEVATION

012-A-203 1/8" = 1'-0"

Jacobs

ARCHITECTURAL

WATER TREATMENT PLANT ADDITION
SOUTH AND WEST ELEVATIONS

JACOBS
2 EASTON OVAL SUITE 500
COLUMBUS, OHIO 43219

CITY OF JOHNSTOWN
WATER TREATMENT PLANT EXPANSION
395 JERSEY STREET
JOHNSTOWN, OHIO

NO.	DATE	DGN	DR	P DENNING	CHK	REVISION	APVD	BY	APVD

100% DESIGN DOCUMENT

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL.

J MEIER

T DODGE

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CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 11-7-25 ^(SIGN) Date: 11 / 21 / 2025

FEES:

Base Fee: \$ 75

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

(PLEASE PRINT LEGIBLY)

1. Applicant: Signmaster Phone: _____
2. Property Address: 703 W. Coshocton City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: _____
4. Business Owner's Name: Emily Rausch Phone: (937) 243-7720
5. Contractor's Name: Signmaster Phone: (614) 777-0670
6. Principal Business Activity: Eye/Vision Care office
7. Existing Use of Property: Eye/Vision Care office
8. Square Footage of Proposed Building or Business: 51.6 sq. ft. → Building sign Band area
9. Zoning District: GCC-2 Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: \$ 3,120 for Building & Pylon Panels

**** 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.
- (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. Flat Cut Acrylic
2. Hardware: studs, silicone
3. Polycarbonate Panels for Plym
4. Bucket truck, ladders, Install Cleaning supplies
5. Digital Prints / laminate
6. Paper Pattern for Flat cut Acrylic on Building

List of Contiguous Neighbors and Addresses:

1. Cremo's Pizzeria	705 W. Coshocton Rd.	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
2. H&R Block	707 W. Coshocton Rd	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
3. Ohio BMV	701 W. Coshocton Rd	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
4. Dollar Tree	715 W. Coshocton Rd.	OH	43031
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 [Signature] Date: 11 / 21 / 2025

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

OFFICE USE ONLY:

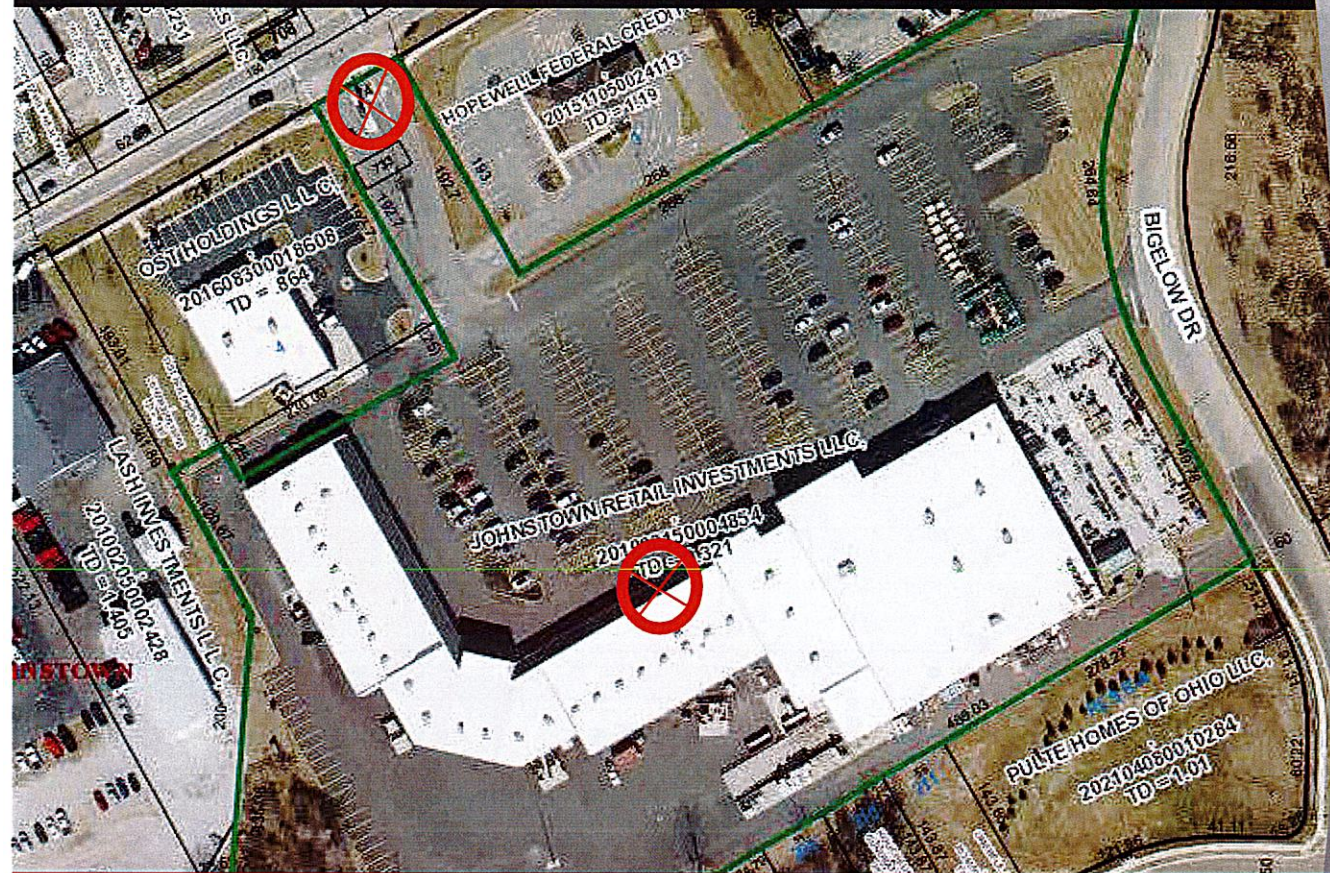
DATE RECEIVED IN OFFICE: 11/7/25 BY: JK

Date of Planning and Zoning Commission Meeting: 11 / 25 / 25

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

Conditions Necessary for Approval: _____

City Manager Signature: x _____



1- 92.37"W x 25"H x 1/2"D, Painted red and black acrylic dimensional lettering attached directly to stucco building face with metal studs and 1/2" spacers to stand off of the building by 1". The letters will also be attached by clear silicone to keep letters sturdy and to block any penetrations to the wall. These letters are to be installed by hand tools and ladders.

2- 64.5"W x 16"H x 3/16" D, white polycarbonate Panels with Company Name and Logo to replace existing bussinesses panels. To also be installed by hand tools and ladders.

EYES ON
JOHNSTOWN

12"

9.6"

25"

92.37"

Eyes On Johnstown
703 W. Coshocton St.
Johnstown, OH 43031

Original signage (before new sign install)





1- 64.5"W x16"H x 3/16"D, Single sided, white polycarbonate sign panels to replace the existing businesses panels. Will be same size as existing and consists of translucent vinyl to let light through with vehicle gloss laminate for added durability for longterm exposure to outdoor weather elements. Text/artwork on signs panels to strictly be company logo and text "Eyes On Johnstown". Will be installed by use of ladders and hand tools instead of bucket truck to not disrupt traffic.



**EYES ON
JOHNSTOWN**

16"

64.5"

Total SQFT: 7.17

Eyes On Johnstown
703 W Coshocton St.
Johnstown, OH 43031