



MOUNT VERNON
HISTORICAL REVIEW COMMISSION
AGENDA • OCTOBER 9, 2025

Regular Meeting

Council Chambers

4:00 PM

40 Public Square, Mount Vernon, OH 43050

I. VIDEO BROADCASTING & RECORDING

The meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

II. CALL TO ORDER

III. MINUTES APPROVAL

1. Historical Review Commission - Special Meeting - Nov 21, 2024 4:00 PM

IV. HRC-ITEM NUMBERS

1. 2025-HRC-01 Certificate of Appropriateness to Raze Structures at 10-18 N Main ST and 6 E Chestnut ST

V. ADJOURN



Historical Review Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 10/09/25 4:00 PM
Dept: Historical Review Commission

SCHEDULED

Category: N/A
Prepared By: Lacie Blankenhorn
Initiator: Lacie Blankenhorn

HRC-ITEM NUMBER (ID # 4307)

DOC ID: 4307

**2025-HRC-01 CERTIFICATE OF APPROPRIATENESS TO RAZE STRUCTURES AT 10-18 N
MAIN ST AND 6 E CHESTNUT ST**

Pizzuti Solutions, for the City of Mount Vernon, requests a Certificate of Appropriateness to raze the structures located at 10-18 N Main ST and 6 E Chestnut ST on parcels #66-05506.000, 66-03852.000, and 66-03852.001.

Video Link to mitigation piece:

https://drive.google.com/file/d/1DMOyXZtj9A1vS0YPW-n2DUH_FDZ8q4rL/view?usp=sharing



September 23, 2025

Members of the Commission,

Good evening and thank you for the opportunity to speak. My name is Don Wheat, and I represent Pizzuti Solutions as the Owner's Representative for the City of Mount Vernon on their municipal facility projects, including the proposal before you this evening.

We want to begin by noting that both Mayor Matthew Starr and Safety-Service Director Tanner Salyers have recused themselves from this discussion and from any subsequent vote, in order to ensure a transparent and impartial process.

Earlier this year, in the first quarter of 2025, the City conducted a comprehensive **listening tour** to better understand community priorities. Through a series of public meetings and an online survey, residents were given the opportunity to openly and honestly share their views on future city facilities. The results of this process were clear: while historic preservation matters deeply to the people of Mount Vernon, functionality of public facilities and long-term cost containment are even higher priorities.

The buildings immediately north of 40 Public Square, where City Hall is currently located, are the subject of today's discussion. These structures have been thoroughly evaluated, and their condition is beyond salvaging. Attempting to restore or repurpose them would require extraordinary expense while still failing to provide the efficient, expanded, and modern facilities the Municipal Court, Law Director's Office, Clerk of Courts, and Probation Department require to serve a growing community.

It is important to note that, of the buildings under discussion, it is the **Curtis Building** that holds the most historic and cultural significance for the community. Recognizing this, the City has committed to focusing its historic preservation efforts there. For the adjacent structures, the goal is not to erase history, but to honor it. Salvageable architectural features such as keystones and other elements can be carefully incorporated into the new Justice Center's design. The new facility will echo the rhythm and scale of the existing streetscape, ensuring that the character of Public Square is respected even as we build for the future. As an example of a previous project, the former Curtis Hotel on Public Square suffered from unrepairable damage and deferred maintenance and was replaced with a traditional-style hotel with modern amenities that has become a popular focal point of the City.

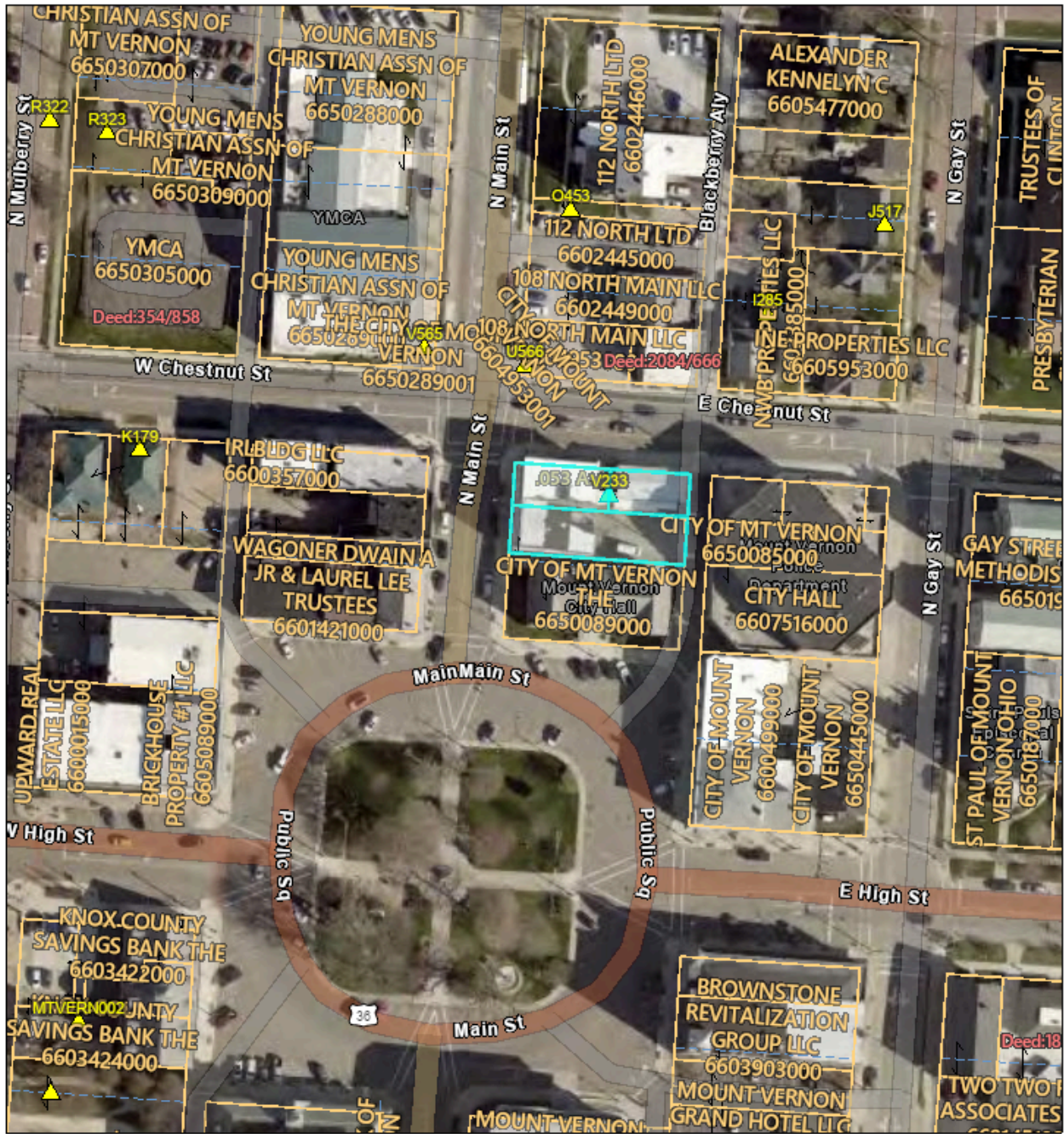
The **Mount Vernon Justice Center** will provide a consolidated, efficient, and secure home for critical functions of the justice system, while also offering wraparound services to support residents and reduce recidivism. Beyond meeting immediate functional needs, this project represents an opportunity to strengthen the vitality of downtown Mount Vernon. By replacing deteriorated and underperforming structures with a state-of-the-art civic building, we will create a visible and lasting investment in our community's core.

On behalf of the City, we respectfully request your approval for demolition of the existing structures to make way for the expanded Justice Center. We believe this approach reflects the balance our community has asked us to strike: respecting history where it matters most, while prioritizing functionality, fiscal responsibility, and the long-term vitality of downtown.

Thank you for your time and thoughtful consideration.

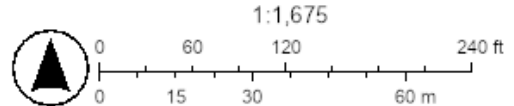
Attachment: MV HRC 09232025 (4307 : 2025-Hrc-01)

Knox County Ohio



9/29/2025, 3:14:42 PM

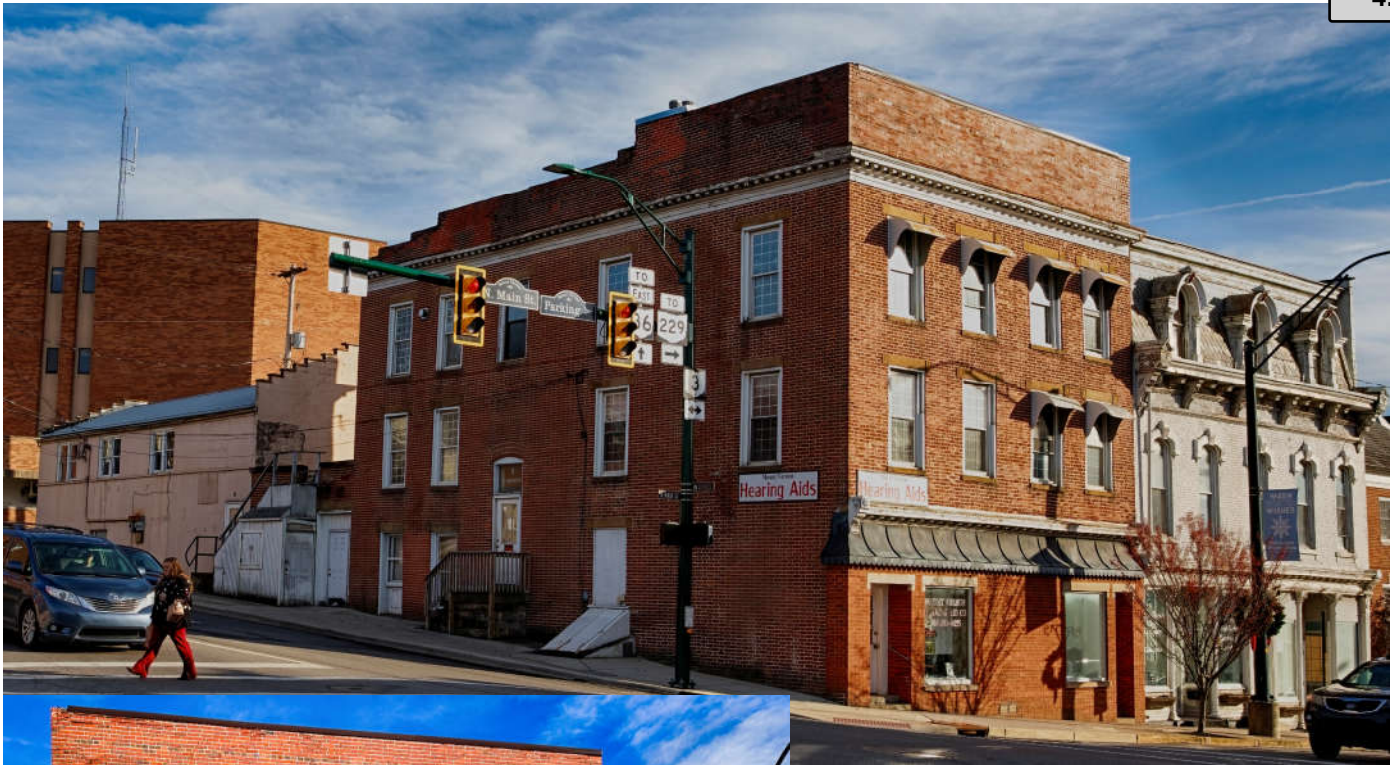
▲ Survey Points
 ▭ Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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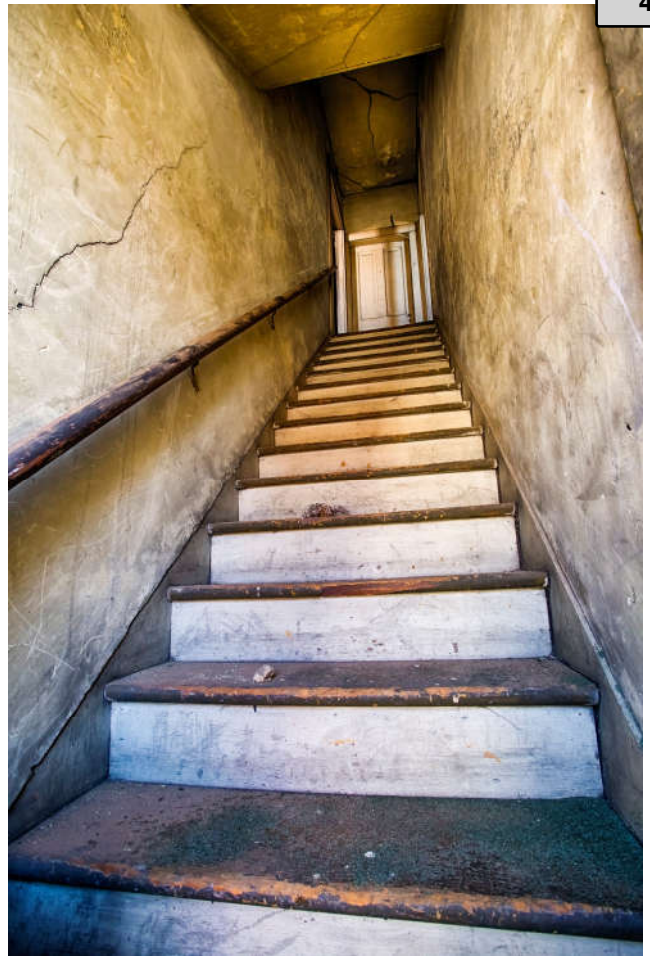
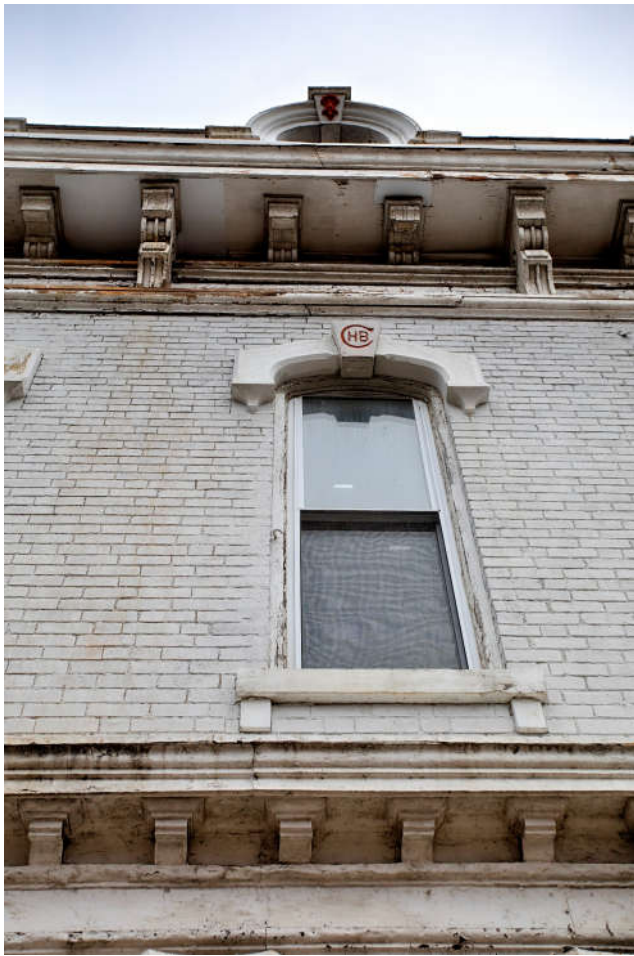
Attachment: Aerial Map (4307 : 2025-Hrc-01)



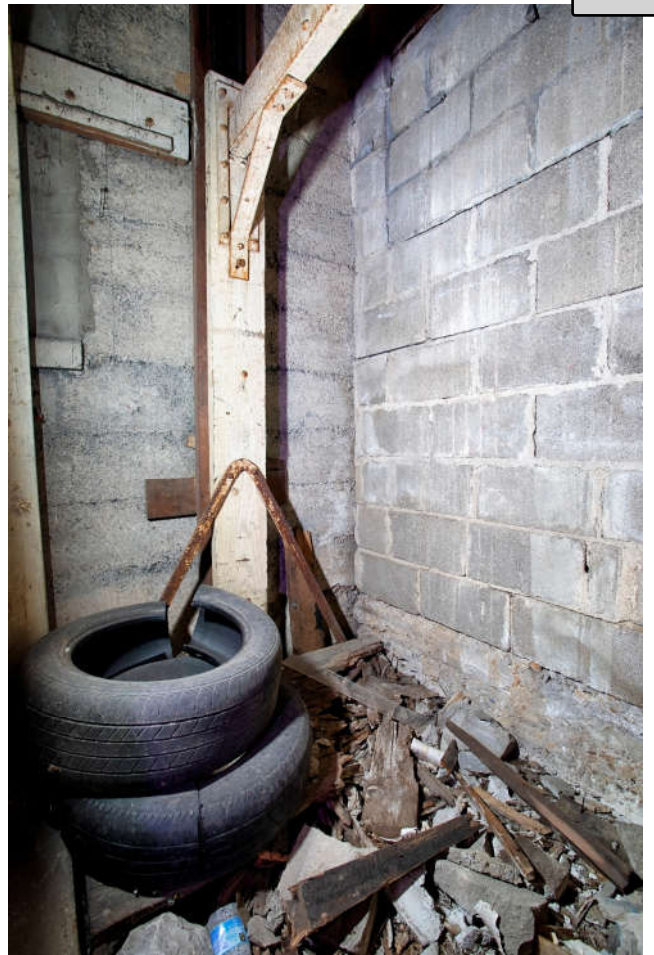
Attachment: Picture Compilation (4307 : 2025-Hrc-01)



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