

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

September 19, 2018
CITY ADMINISTRATION ~ CONFERENCE ROOM

MEETING MINUTES

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

Visitor Present: John Goode, Jeremy Neff and Richard Rhoades.

Chairman Barry Boyer called the meeting to order at 9:05 a.m. and declared a quorum was present.

The first item on the agenda is approval of the August 2018 Meeting Minutes.

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

Marilyn Delong motioned to approve the August 2018 Meeting Minutes, seconded by Mike Combs. All in favor, motion approved.

The next item on our agenda today is COA #10-18 and sign permit #14-18, as requested by Rachel Bower, 6911 Hitler Road #2, Circleville, to erect a 8' x 4' = 32 square foot wall sign for Pure Esthetics, LLC., 210 S. Court Street, Suite #105, Circleville.

Rachel Bower did not come to speak on behalf of her request.

Kim Hunter stated the sign is already up on the building. I asked her to send me a picture of the sign that is now up on the building. I have attached the picture to the COA in the packets.

Tony Jankiewicz stated I think the sign looks good.

Barry Boyer stated if there is no further action, the chair will entertain a motion to either approve it without the applicant being here or lay upon the table for the next meeting.

Tony Jankiewicz motioned to approve COA #10-18, seconded by Paul Johnson. Tony Jankiewicz, YEA; Paul Johnson, YEA; Marilyn Delong, YEA; Mike Combs, YEA; Barry Boyer, NAY. 4 YEAS, 1 NAY, Motion approved.

The next item on the agenda is COA #11-18, as requested by The Circleville Pumpkin Show, 159 E. Franklin Street, Circleville, to convert gravel parking lot into a new park at 121 N. Court Street, Circleville.

John Goode and Jeremy Neff came to speak on behalf of the project.

John Goode stated Barry Keller asked us to come today because he was not able to make it. This has been a process since 2012. There have been multiple meetings held at the library and at the Pumpkin Show office. We have gone back and forth with different designs. I would say about a year ago that they came up with the design that was actually a joint effort between Jeremy, Rhoads and myself (J.S. Goode). They took elements from both designs and the Pumpkin Show Inc. Committee felt that there needed to be some sort of structure at the opening of the park. There is a big blank space and we need something to fill it in. We hope to have a nice, useable and safe space by this year's Pumpkin Show. It will not include this building, because it is too late. It will also not include the corner side stage, water feature and some of the landscaping. Everything else should be there. This will be the Main Stage area for the Pumpkin Show now. We are here at Barry's request to get the Historic District Review Boards approval on the structure. The structure is what is called a nested crossing/gable shelter, which is shown on the pictures we submitted with the application.

Jeremy Neff stated the structure is 20' x 20' square in the middle and 15' x 15' square on each side.

John Goode stated it will have four gable ends. The picture on the right shows an example with ornate filigree. I am not sure if it will go or not, it depends on the price.

Paul Johnson asked will there be a cupola on it.

Jeremy Neff replied I do not believe so.

John Goode replied I am not sure if it was in on the quote, or not. I don't think it is.

Paul Johnson asked what color is the roof.

John Goode replied technically is it this roman blue at the bottom of this color sheet. Honestly, this printout does not look like the correct color. It is closer to the streak blue, but maybe not quite that bright. It is a pretty basic blue, almost like a royal blue.

Jeremy Neff stated once we get the pavers down in the middle of the concrete, we will be at a standstill until we get the details and engineered drawing from this. They wanted half down, which we have already given them. We wanted to at least have the footer down so we can put the pavers down. In order to do this, we had to get that deposit to them.

Tony Jankiewicz asked are you set on that color for the roof.

John Goode replied this was not our decision, it was what we were instructed to do.

Marilyn Delong asked did Pumpkin Show instructed you?

John Goode replied yes, the frame structure is black and the actual roof color is blue. We didn't have any input into the color.

Jeremy Neff stated they specified blue.

Barry Boyer asked what the time line is on the pavilion.

John Goode replied they have been given a deposit and an assigned quote. They wanted two weeks to give us engineering drawings for us to use to get approval from the building department. Once we have that approval and we sign off on those engineering drawings, then I believe it is a 12 week lead time for material. We were originally going to have them install it, but they raised the price on us by \$10,000 from January to July. We decided that since it would be winter that Rhoads and J.S. Goode would just do it. We won't need a crane or anything.

Jeremy Neff stated there won't be any cutting or manufacturing, it comes as a package.

Tony Jankiewicz stated there sure has been a lot of thought process behind everything here. I think it looks good.

John Goode stated I don't know how many of you are familiar with this drawing, but these are raised planters. You have probably already seen them in there. They will create an entrance. There will also be some tables and chairs, permanently mounted under the structures.

Tony Jankiewicz asked will you be replacing the sidewalk.

John Goode replied we will be replacing the sidewalk from the planters to the curb.

Tony Jankiewicz asked will there be any trees going up?

John Goode replied there will be two trees.

Jeremy Neff stated the trees will be just like the rest of the trees in the downtown.

Marilyn Delong asked will you be doing anything to the Frontier building.

Jeremy Neff stated there is a bit of an update on this. Ryan Scribner was able to contact the person from Frontier. He has agreed to partner and Ryan thinks that there is grant money available for this. Basically,

Frontier needed to be onboard, which they are. As of last week, we are a full go on getting it mural ready. He is going to apply for the max amount to do that.

John Goode stated we want to try to at least get the yellow foam insulation taken off prior to the Pumpkin Show.

Paul Johnson stated The Ohio Arts Council has grants available and we might want to look at that as part of our design committee. We looked at that but there was a time related reason as to why we didn't pursue it. They do have grants that they target for Appalachian Ohio. That might be an avenue that we need to investigate.

Jeremy Neff stated there is a grant that is a matching funds kind of thing, when money is being spent it will match up to a certain percent. Since there is a large amount of money being dumped in to the adjacent lot, they are going to use that as the angle to go after that. Ryan has been working on this for a couple of months and just last week was able to get in contact with the guy.

John Goode stated there was some talk that the mural would have a picture of a canal and the canal would flow into what would be a water feature in the park.

Jeremy Neff stated if that can't happen, we would like to plan the landscaping around the mural.

John Goode stated at this point the mural may have to be planned around the landscaping.

Tony Jankiewicz stated the picture shows The American Hotel? Is that what it is going to say on the front?

John Goode stated that was a mock-up drawing prior to the proposal.

Paul Johnson stated the use of the filigree may not even happen then?

John Goode replied that may not happen, that is correct.

Jeremy Neff stated it depends on the price.

John Goode stated I do know that the black and white tile that were an original part of the entrance to the hotel are still there. Barry asked us to make sure we preserve them so they can be used somewhere or auctioned off as a fundraiser for the park itself. I think there are maybe eight tile.

Barry Boyer stated let me clarify that neither one of you gentleman are on the Pumpkin Show Committee?

John Goode stated I am on the parade committee, but not the committee that is in charge of this project.

Barry Boyer stated this board has been asked to consider just the structure, is that correct?

John Goode replied yes, that is correct.

Marilyn Delong stated I know we don't get to choose, but I don't like the color.

Mike Combs stated I agree with you on that.

Barry Boyer stated personally, I like this and I like the idea. However, as a member of this board I would have felt more comfortable reviewing this project as a whole and not just this piece of it. It seems a bit narrow for us to get just the structure when there is a lot going on.

John Goode replied that is just what we were advised on.

Barry Boyer stated I am not addressing this to you, I am addressing it to the rest of the board. That is why I asked if you were members of this committee. I am not saying this is not good, I think it is great. However, our job is not to say it is great after it is done. Our job is to participate while these projects happen in the Historic District and to make sure that we don't have something that is already done that is a concern and is something that goes against the charter we have been given by Planning and Zoning. We have a compartmentalized, piecemeal application that doesn't involve the project as a whole.

John Goode stated we can certainly answer any questions about other parts of the park.

Barry Boyer stated my question wasn't about the things that are already being done. My concern is that they are already being done. Like the first item on the agenda, it is already done.

Tony Jankiewicz stated it is just like us getting the sign that is already done. Thank goodness it looks good.

Barry Boyer stated I think it is gorgeous, I think it is much needed and it is a great thing for the downtown. The aesthetics of it aren't a concern for me, the process and the procedure are a concern for me.

Tony Jankiewicz stated I agree, but I think it is very well done. I think it will be a great addition to our downtown.

John Goode stated we have been discussing this for six years. In the middle of June we were basically told okay, let's roll. At that point we explained that there was no way for certain features to be completed before Pumpkin Show.

Paul Johnson motioned to approve COA #11-18 as submitted, seconded by Tony Jankiewicz. All in favor, motion approved.

The third item on the agenda is COA #12-18, as requested by P1 Realty, 101 Island Road, Circleville, to take out bay windows in the front of the building and to set back the entrance 12' for an outdoor seating area at 129 W. Main Street, Circleville.

Richard Rhoades came to represent the project and stated this is the old Chinese buffet building. I have had architects and engineers in to make sure I can set that back with no structural problems to the building. Nothing structural will be moved. There are two posts that are out and that are structural, but those will remain and be part of the wall that comes through. It will not infringe on the sidewalk at all and will stay within the footprint of the building. It will be set back about 12' so we can put about eight tables outside for the outdoor seating area. The new restaurant is coming since last night's meeting went well for the Downtown Historic District. I will have a lease in my hand probably before the end of the week. This was one of the requests from all of the people that have looked at the building for a restaurant. They wanted to set it back so that they could have outdoor seating. My drawing certainly isn't as good as Goode's and Rhoads's, but this is a representation of the setback. I just through in some tables and TV's for decoration.

Marilyn Delong asked will the windows come out.

Richard Rhoades replied the windows will come out and the pedestals that the windows are on will come out. It will go back in about 12'. As you walk in now, that is about 12', so that will extend on across. There will be windows put in so you can see out.

Tony Jankiewicz asked will there be a wall to the left, all the way out to the front?

Richard Rhoades replied yes, that is the structural brick wall that is on the building now.

Tony Jankiewicz stated so it will be more of an inset?

Richard Rhoades replied that is correct.

Paul Johnson stated I know you have put a lot of thought into this, but have you ever considered enclosing these columns and putting rolling overhead doors in?

Richard Rhoades replied yes. I wasn't sure how good that would look in a downtown scenario. I also considered having sliding bi-fold glass doors, but the cost of that turned out to be about \$40,000. The garage doors are about \$15,000, if you want to do it right and have it look good. They would be glass garage doors. It is still an option, but I just wanted to get it set back in so even after the setback on the back wall we could put the garage doors later.

Paul Johnson stated I was just thinking about some of what you see in the Short North and other areas. Of course, you could continue to use it cool weather, cooler weather, etc.

Richard Rhoades stated I have bids on both styles, but opted for just a simple version for now. As time goes on we can make the move in to a bigger scenario.

Tony Jankiewicz asked will there be a sign?

Richard Rhoades replied this is not for the sign, the sign will come later. I just stuck something in there to show the overhang.

Paul Johnson asked so what you are pursuing is just the setback?

Richard Rhoades replied yes, just the setback today.

Barry Boyer asked so we aren't approving any of the specifics of this design, is that correct?

Richard Rhoades replied the only thing is the dimension back and the width, 42' across and 12' deep, take the windows and everything else out, set it back and put new frontage with doors going in. That is all I am after today.

Barry Boyer asked so you will be back later with engineered drawings that show the specifics of the columns, the wall above, the brick and the main wall around it.

Richard Rhoades replied there is no sense in paying an architect to draw it out if I am not sure I can do it.

Barry Boyer stated I appreciate that. I just wanted to make sure that we are clear on what we are looking at today, which is just the setback. There will be another presentation about the specifics of the features of the façade on this building.

Richard Rhoades stated that is correct. Once someone has a lease on the building they will be in charge of the ambiance and we can have the drawings done based on what they want it to look like.

Barry Boyer stated don't hire an architect and then pay him to change everything. I agree with you 100%. I just wanted to make sure that we all understand the process and what is going to go forward from here. I love this idea and I think that it is much needed. Outdoor dining is always a plus and a rare supply here in downtown Circleville. I think this is outstanding.

Tony Jankiewicz stated I agree whole heartedly. I think this will be very good.

Marilyn Delong motioned to approve COA #12-18, seconded by Paul Johnson. All in favor, motion carried.

Richard Rhoades asked so the next step for me is get the drawings?

Barry Boyer replied yes, engineered drawings really help us.

Richard Rhoades stated now that I know what you want, I will try to take care of it.

Tony Jankiewicz asked did you all know that the Revitalization District passed last night. This will help Richard and his restaurant. He actually has a second one that he is proposing already. I think this passage last night will really help.

Tony Jankiewicz stated my wife had a great idea in regards to the COA applications and how people aren't filling out applications or going through the process. We could change it so that the COA application is free/no charge. If people don't submit an application and don't comply, then there would be a fine involved. Each month they would receive another fine until they have completed the COA application process. This needs to stop. We are dealing with three COA's each month and instead there should be thirty.

Barry Boyer stated the owners of the buildings need to be responsible for allowing it to happen.

Tony Jankiewicz stated the tenants do not know and aren't aware of the procedure.

Barry Boyer stated I will write a letter to Planning and Zoning in regards to this, addressing the fees for the COA application.

Tony Jankiewicz motioned to adjourn. All in favor, meeting adjourned.

Submitted by: Kim Hunter