

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

**City Administration Building
Conference Room**

Minutes of May 13, 2015

Members Present: Marilyn Delong, Paul Johnson, Alice Massie, Barry Boyer and Valerie Goeller, Clerk.

Visitors Present: John Ankrom, City of Circleville; Shawn Malone and Ron Howard, AEP; Father Dave Getreu, St. Phillips Church; Chris Nelson, Weller and Associates.

Chairman Barry Boyer called the meeting to order at 9:00 a.m. and declared a quorum was present.

The first items on the agenda was approval of December 18, 2014 meeting minutes and comments to the February 18, 2015 meeting notes.

Marilyn Delong motioned to approve the December 18, 2014 meeting minutes, seconded by Paul Johnson. All in favor, motion carried.

No additional comments were made to the February 18, 2015 meeting notes.

The next item on the agenda was Election of Officers.

Paul Johnson motioned to retain Barry Boyer as Chairman. No other nominations were made for Chairman. Marilyn Delong seconded the motion. All in favor, motion carried.

Barry Boyer motioned to retain Paul Johnson as Vice-Chairman. No other nominations were made for Vice-Chairman. Alice Massie seconded the motion. All in favor, motion carried.

The next item on the agenda was requested by Christopher Nelson, Weller and Associates, Inc., 1395 West Fifth Avenue, Columbus, Ohio 43212 to discuss a proposed expansion of the Historic District Overlay.

Christopher Nelson introduced Shawn Malone and Ron Howard of American Electric Power.

Shawn Malone stated I am a Project Manager for AEP. AEP is proposing to construct a new 138-kilovolt (kV) electric transmission line. AEP is proposing to construct the new line from the existing Circleville Station to a new substation (known as Biers Run Station) near Chillicothe. The Project will require a new 30.5 m (100 ft) wide right-of-way (ROW) and will be supported on steel monopoles. Much of this corridor follows along Westfall Road, SR 22 (northern stint), and the southern part parallels the existing Don Marquis 345kV line to the Biers Run Substation (which is currently under construction). There are two routes that are being considered by AEP as part of their Ohio Power Siting Board application. These are identified as the "Preferred Route" and "Alternate Route." This Report provides information gathered from field surveys associated with the Preferred Route only at this time. The work was conducted in landscape that mostly includes a rural, agricultural setting; however, a portion of the project approaches the western limits of the City of Circleville.

As part of this project, legally we have to have DHP and SHPO review the project to ensure that there are no environmental impacts to any designated Historic District/Landmarks. DHP reviewed the project and they felt there were no impact to Circleville's Historic District, however, SHPO felt differently. They felt there was an impact and it effected the view shed.

Chris Nelson stated the reviewer for SHPO felt there was an impact on your Historic District. We have submitted a map and the yellow line on the map is where they feel your overlay should be expanded to. They feel the expansion of the sub-station is a modern intrusion. Is there an interest from the City to expand your Historic District Area? You can't be forced to do it, but we can help with it if that's what you want to do.

John Ankrom stated the map you submitted is not our Historic District.

Chris Nelson replied this is from the National Registry. We assumed they were the same.

Valerie Goeller stated she had recently seen the same map. Father Getreu from St. Phillips brought the map in to clarify some information I gave to him over the phone. He questioned if the church rectory was in the Historic District Overlay and I told him no. Days later he brought in the same map that Mr. Weller submitted. Father Getreu showed me that per his map that the church rectory was in. That was the first time I had seen the National Registry Map. I explained to Father Getreu the difference in maps. He is here tonight because he knew this item was on the agenda and had some questions he hoped to get answered.

Mr. Nelson stated both maps are similar on the western side.

Shawn Malone stated is there a desire to change the western boundary?

John Ankrom stated the only benefit would be the Historical Society on Scioto Street is not included in our district, but it is with your proposal. That would be the only benefit that I can see. It seems to me we should be talking to SHPO.

Barry Boyer stated in your opinion would SHPO be making this proposal to us if it wasn't for AEP's proposal?

Chris Nelson replied no.

John Ankrom stated I know you have a north project that is coming up. Does this include future projects?

Ron Howard replied no. My role with AEP is to follow these state projects. The north project hasn't come before anyone yet. The reason this came up was because of the size of the project.

John Ankrom stated I believe the north project will have more of an impact on Circleville than this project.

Chris Nelson replied that project will also be reviewed. I personally don't feel this project will impact your overlay, however SHPO felt differently.

Paul Johnson stated why does the proposal go to Western Avenue and not Scioto Street?

Chris Nelson stated that is the closest they could expand to get to the project. From your current district the lines can't be seen.

Barry Boyer stated that this board deals with request from within the Historic District monthly. We are here daily and see what is going on and the needs of our community. We aren't in an office in Columbus looking at a map. We balance aesthetics and growth within our district. I feel that SHPO is creating a larger issue for this project for their own agenda.

Ron Howard stated politically we have to do this. We would really like for them to hear what you said. We completely agree with you! If we didn't have to do this it would really speed up the projects.

Chris Nelson stated since the current project has no impact on Circleville will you want future projects to come before you?

Barry Boyer replied yes, we will want to review future projects.

Chris Weller stated we will need a letter from this board indicating that you are not interested in expanding the Historic District.

Barry Boyer agreed to write the letter.

Ron Howard stated we can come back and go over future projects. Let us know when you want us to come back.

Barry Boyer suggested that maybe they also meet with the Planning and Zoning Commission at the same meeting.

Valerie Goeller will take care of scheduling AEP. She will check with the P & Z Commission to see if they are interest in attending.

The next item on the agenda was to vote to officially approve Certificate of Appropriateness #1-15, as requested by Matthew Enright, Heritage Trading Post, 117 West Main Street.

Valerie Goeller stated the Planning and Zoning Commission did approve his variance request.

Paul Johnson motioned to approve, seconded by Alice Massie. All in favor, motion carried.

Paul Johnson motioned to adjourn, seconded by Marilyn Delong. All in favor, meeting adjourned.