

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

Wednesday, September 16, 2015  
City Administration Conference Room

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

Visitors Present: John Cockrell, Debbie Jenkins, Charles Langstaff and Tom Smith.

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

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

Marilyn Delong motioned to approve, seconded by Alice Massie. All in favor, motion carried.

The next item on the agenda was Certificate of Appropriateness #5-15, as requested by Mei Ling Williams, 129 West Main Street, to install a sign for the Asian Buffet.

John Cockrell of JBM Printing was present to represent Ms. Williams.

Paul Johnson questioned if the color was set in stone or if they are open to suggestions.

John Cockrell stated she wants to do the right thing. I believe she will be open to suggestions.

Tony Jankiewicz asked if the sign will be illuminated.

Mr. Cockrell replied no, but there would be a spot light shining on it. The plan is to take down the existing sign, patch it and then put up a poly aluminum material.

Barry Boyer asked Mr. Cockrell if Ms. Williams proposed to do any additional exterior work to the façade.

Mr. Cockrell stated I'm not sure. They have already done a lot of work to the interior.

Debbie Jenkins commented that the Williams might purchase the building. She does want to do the right thing for the community.

Tony Jankiewicz stated is their proposal written in stone?

John Cockrell replied no.

Tony Jankiewicz added that their proposal would be okay if it was going into a strip mall, but not fitting for a historic downtown.

Paul Johnson stated it doesn't blend with ascetics. Debbie do you have any input?

Debbie Jenkins stated I've been working with her on window treatments. I do think she is open to suggestions.

Paul Johnson asked Debbie if she would be willing to work with Ms. Williams and Mr. Cockrell.

Debbie Jenkins responded that she would talk to Ms. Williams.

John Cockrell stated they want to open up the first week in October.

Paul Johnson stated maybe their proposed sign doesn't fit the global vision for the building and they need help putting it together.

Debbie Jenkins commented that she wants an Asian flare. Maybe she will be willing to compromise in order to get a classier sign.

Mike Combs stated I think the sign is too big. I would like to see it scaled down a bit.

John Cockrell stated the white backing is 40' and the letters are 30' long.

Barry Boyer added he would like to see a more pleasing letter font.

A brief discussion took place regarding tabling the request to allow them time to consider a new proposal. Members agreed that the next meeting date falls during Pumpkin Show. Everyone agreed that we could meet earlier in the month to facilitate Ms. William's request. A meeting will be scheduled when the new proposal is submitted for consideration.

Paul Johnson motioned to table Certificate of Appropriateness #5-15, seconded by Mike Combs. All in favor, motion carried.

The next item on the agenda was Certificate of Appropriateness #6-15, as requested by The Watt Street Tavern, 115 Watt Street, for changes to the building, including, but not limited to signage, awnings, parking and an expansion of the outdoor dining area.

Charles Langstaff and Deborah Jenkins were present to discuss the proposal.

Debbie Jenkins stated that it will be a new face for the community for a longtime business.

Tony Jankiewicz commented that this is fabulous and exactly what Circleville needs.

Ms. Jenkins passed around a sample of the proposed brick, jalapeno color (building color), and a piece of black and silver/grey fabric that will be used for the awnings. The existing frames will be used for the new awnings. Watt Street Tavern 115 will be printed on the front awning and those letters will be done in silver. The interior of the restaurant is also being redone. The patio is to be enlarged and expanded by 23'. The parking lot is being blacktopped and expanded. They also took ownership of the Seven Mile Restaurant Building. They will use that parking lot as well. They plan to use that building for their pizza business. A drive thru window will be put in place.

A brief discussion took place regarding the traffic pattern being used for both parking lots and the future drive thru window.

Valerie Goeller informed Mr. Langstaff that before the project gets too far a permit is required for the drive thru window.

Charles Langstaff explained that there are four to five phases to this project. The Seven Mile BBQ building will be the last phase which will be completed next year.

Barry Boyer stated we are reviewing and voting on the patio expansion, façade changes and the signage.

Mike Combs asked what the floor of the outdoor dining would be constructed of and if a bar would be placed outside.

Mr. Langstaff replied concrete and they probably would put a bar out there in the spring. Once it is complete it will be comparable to the patio at the Barcelona. It will add a real wow factor.

Barry Boyer asked if the brightness of the digital sign will be adjustable.

Mr. Langstaff stated it was and had thousands of color choices available.

Tony Jankiewicz stated those signs are the wave of the future and is fitting with their building and use. Now for my business and location that is not the case.

Paul Johnson commented that it blends with the ascetics of the building. I like that you proposed to put it on the west side of the building and not the front.

Marilyn Delong stated those signs don't put out the glare that you would think. I've stood out in the road looking at ours and didn't see any glare. I'm sure there are other opinions about it.

Valerie Goeller added that they had never received any complaints about the DeLong's digital sign from any of their neighbors.

Tony Jankiewicz motioned to approve with the stipulation they get the additional approval from the Planning and Zoning Commission, seconded by Marilyn DeLong. All in favor, motion carried.

The next item on the agenda was requested by Fr. Dave Getreu to discuss Light-up the Court House.

Father Dave explained the idea came from the Licking County Court House. They have been lighting up their court house for over 60 years. A local Circleville group was formed to explore the possibility of lighting up the Pickaway County Court House. We came up with an estimate of \$100,000.00 that it would cost to see the project come to fruition. Much of that money has been raised and we are not concerned with raising the remainder of funds. We are working with a company who did the lighting project for the Scioto Mile in Columbus. He gave us a life expectancy of 20 years for the fixtures and he would be the contact person if there were any problems. The color of the lights can be changed so this wouldn't be limited to only Christmas. Even the bell tower is being proposed to be lit. The lights can even be programmed to dance to sound. We took our proposal to the County Commissioners and they seemed very receptive to the idea. We aren't sure what went wrong, but they later decided not to allow the project to go through.

Paul Johnson added the group met on a very cold evening to test one area and the consultant was able to computer generate what the whole court house would look like being lit. That is where the picture came from. Recently I had a conversation with Commissioner Stewart and he said their concern was long term maintenance. The additional electric cost would only be \$50 a month and that was not a concern of theirs.

Tony Jankiewicz added that any maintenance would be paid for by the group and their fundraising efforts.

All members of the board like the idea and wanted to lend their support. Chairman Barry Boyer agreed to write the commissioners a letter of support of the project from the Historic District Review Board.

The last item on the agenda was Councilman Tom Spring to discuss council's proposed legislation for a Landmark Commission and a Board of Zoning Appeals.

Mr. Spring stated that Council comes up with yearly goals and this was two of their goals.

Mr. Spring's presentation is a made part of these minutes.

Alice Massie motioned to adjourn, seconded by Marilyn DeLong. All in favor, motion carried.