

CIRCLEVILLE HISTORIC DISTRICT REVIEW BOARD (HDRB)

127 South Court Street

Circleville, OH. 43113

Monday, March 27, 2023

MEETING MINUTES

Historic District Review Board members convened in City Hall Building, Council Chambers on Monday, February 27, 2023. Roll Call., Members present: Roll call. Chair Richard Verito, V. Chair; Jessica Calder, Paul Johnson; Mike Combs; Richard Rhoades; Ella Jane Shaw, William Bill Adkins and Linda Chancey, Clerk. Invited guest: Hannah Wynne; Zoning Inspector.

Applicants Jon Baily. Guests: Council Members Tom Duvall, and Sheri Theis.

Chair Richard Verito called the March 27, 2023, meeting to order at 5:30 p.m. and a quorum is present. If anybody has any conflicts of interest on tonight's agenda, please recuse yourself in that portion of the meeting. It was asked if anybody has a conflict of interest? No one did.

Richard Rhodes motioned to accept the March 13, 2023; meeting minutes as submitted. Seconded by Jessica Calder. All Yeas.

Persons wanting to speak must be sworn in and given three (3) minutes.

1. Applicant PNC Bank, 136 East Main St Circleville OH
2. Applicant Jon M. Bialy, 117-119 East Franklin St. Circleville, OH

- a. **CERTIFICATE OF APPROPRIATENESS #4-23**, as requested by PNC Bank Realty Services, 136 East Main St. Circleville OH removal of existing walk-up ATM, Night Deposit and Wind/Privacy Screen located, in the Downtown Business District (DB) within Historic District Overlay (HD).

DISCUSSION: -PULLED from the agenda by applicant.

- b. **CERTIFICATE OF APPROPRIATENESS #5-23**, as requested by Jon M. Bialy, 117-119 East Franklin St Circleville, OH Explore exterior by removing existing T 11 (siding). Upon results, restore to original or other solution. Attachment A has potential in the Downtown Business District (DB) within Historic District Overlay (HD).

DISCUSSION

Jon Bialy explained that he wants to take the building back to its original state by removing the old siding T 11 to expose the brick under the siding and replace the old smaller size windows with a newer larger window. It was suggested the building be painted black and white.

MOTION OR VOTE

Calder motioned to approve COA #5-23 application to explore and remove the T 11 siding to the bring to original and get back with the HDRB, Seconded by Rhoades. All Yeas.

ROLL CALL, Richard Verito, Yea, Jessica Calder -Yea, Mike Combs, Yea, Paul Johnson, Yea; Richard Rhoades, Yea; Jane Shaw, Yea and Bill Adkins, Yea. (7 Yeas – 0 Nays). This was approved.

a. DISCUSSION: BY-LAWS

Verito asked the board to view Article 5.1 (b) the word shall, could the Zoning Inspector make those decisions.

MOTION OR VOTE

Paul Johnson motioned to accept the bylaws as amended. Seconded by Combs

ROLL CALL, Richard Verito, Yea, Jessica Calder -Yea, Mike Combs, Yea, Paul Johnson, Yea; Richard Rhoades, Yea; Jane Shaw, Yea and Bill Adkins, Yea. (7 Yeas – 0 Nays).

NEW BUSINESS

Tom Duvall, Mound St asked the board about the demolition ordinance, that really needs to have enforcement. There should be a bond in place to hold the person accountable when a building is demolished or better insurance that would cover any exposed walls or exterior of the building beside it.

The discussion of the board members was limiting the exposure of building, if a fire destroys the building, agreement between the property owners, insurance to replace the value of the building, what is a fair amount or value by the foot or whole building, have engineer to assess the buildings as part of the demo permit. Hannah Wynne explained what the zoning code states.

The consensus of the Board is to have Duvall talk with the Law Director on the demolition ordinance and per O.R.C. what can be done. Duvall will also research other cities' cases regarding the enforcement of demolished buildings.

Paul Johnson motioned to adjourn at 6:26 pm, Jane Shaw seconded. Motion carried.

Respectfully submitted by

Linda Chancey, Clerk