Chillicothe Historic Preservation Commission

January 26, 2023

Present: Father Koster, Kirsten Mouton, Brenda O’Halloran, Patrice Robertson, Doug Yates

Ex-Officio Present: Reed Dupy (City Council), Ben Vance (Planning & Zoning), Gil Gates (Codes Enforcement), Roze Frampton (City Manager)

Approved meeting minutes from Aug. 18, 2022 – Koster/Robertson, approved

Approved notes from Nov. 3 meeting – O’Halloran/Mouton, approved

The Commission discussed the recently completed intensive architectural survey results. Kirsten and Roze Frampton talked to SHPO (last October) about the survey results and recommendations. The Wabash Depot area has a lot of potential to become a historic district, but in order to pursue this we need to conduct another survey to completely define the district; SHPO will not designate partial districts. The survey area needs to be as tight as possible since we have to record every vacant lot and recent metal building. Kirsten passed around the completed survey map as well as maps of potential survey boundaries around the depot. Father Koster recommended sharing a draft map with SHPO asking if we need to do this much. Kirsten will work on making a draft survey map with a 2-block buffer around the railroad tracks and depot and get with SHPO to see if that will suffice.

Once there is a good survey map, Kirsten is wants to work with the City’s GIS department to get a more accurate count of lots. She is also hoping to get the same participants will help fund a new survey: City, County, CDC (Chillicothe Development Corporation). The plan will be to put in for the SHPO’s HPF grant in August 2023.

Out of the 6 or 7 properties that may be individually eligible from the recently completed survey, only First Christian Church has responded with interest. It was noted that Wabash and Crossfit are changing owners in the near future. Individually eligible properties need their interiors considered so Kirsten had a tour of the church building in early December. She is working on the Eligibility Assessment form but is not quite done. The draft EA will then go to the church board for review.

The recently completed survey identified one other possible district: an old lumber yard on Ann Street between Washington and Locust Streets. SHPO felt there was insufficient explanation in the report as to why this was an important property so more work would need to be done. This has been placed lower in priority. Brenda came across some information recently and shared some of her research. Apparently, the lumber yard dates back to the 1860s and ran as a continuous business for about 100 years.

Kirsten added that the two existing downtown districts (Commercial and Courthouse Square) need to be resurveyed. Work was done on these 20 years ago and a lot has changed. In the recently completed survey, several buildings were identified as potentially eligible to be added to these districts, but a new historic context would have to be written. Many of the buildings have seen improvements and a new survey is probably warranted.

No Local Landmarks were submitted but there was brief discussion of the St. Columban’s Church complex being nominated. Father Koster has the form and Brenda can help him with it.

Kirsten is checking to see if SHPO can provide any workshops this year for our community.

Our next meeting date was chosen for April 27 at 5:30pm.

Motion to adjourn at 6:34pm Koster/O’Halloran.