

**HISTORIC PRESERVATION COMMISSION**  
**January 28, 2015**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Koch called the meeting to order at 7:00 p.m.

Members Present: Sherry Riviera, Erinn Nicley, Councilman Chris Jones, Vice-Chairman Hatten and Chairman Roger Koch

Members Absent: Joe Coleman, Kim McMullen

Staff Present: Lance Schultz, Zoning Administrator and Dianne Guenther, Development Planner

**Motion to Excuse:** Vice-Chairman Hatten moved to excuse Mr. Coleman, seconded by Councilman Jones.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on December 17, 2014, as recorded and transcribed.

**MOTION:** Mr. Nicley moved to approve the Motion Summary of the Historic Preservation Commission meeting held on December 17, 2014, as recorded and transcribed, seconded by Councilman Jones. Motion approved by a 4-0-1(Hatten) vote.

ITEM 3. REGULAR BUSINESS

- A. HPC 2015-0024: A request by Solar Saloon for approval of a Certificate of Appropriateness for signage at 2 North Sandusky Street, which is currently zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a review of the Solar Saloon. Ms. Guenther reviewed the different requests for signage by the applicant, with the first choice of applicant to include two pedestrian oriented projecting signs. Ms. Guenther reviewed the HPC standards and reviewed staff recommendations. Ms. Guenther reviewed the second option by the applicant for door signage. Ms. Guenther also reviewed the request for an auto-oriented projecting sign, and window signs for installation on William Street elevation. Staff recommendations and conditions were reviewed.

APPLICANT:

Mr. Don Temple, 2 ½ North Sandusky Street, Delaware Ohio

A discussion was held with the applicant over his agreement to the conditions and recommendations. Mr. Temple discussed with the Commission the possibility of using a valance in the future with the name advertised on it for signage. This is an option only if the two projecting signs are not installed due to the amount of signage present on the property.

Chairman Koch suggested that Mr. Temple mount the pedestrian oriented sign in line with the windows due to the tree placement and to make the pedestrian oriented sign round in shape to distinguish from the lower level business.

Mr. Nicley discussed the staff recommendation of proposed interior signs be limited to three window banks. Ms. Guenther clarified this is a stipulation for the Williams Street elevation for signage. Discussion held on signage for North Sandusky Street elevation.

Vice-Chairman Hatten voiced concern over the increase of requests for projecting signs as second floor businesses are being acquired.

**Motion:** Mr. Nicley moved to approve HPC 2015-0024 for a Certificate of Appropriateness for signage accepting staff recommendations with the following modifications: Condition 6 to state that proposed interior signs shall be limited to four, 4 by 4 window banks on East William Street elevation and one, 4 by 4 window bank on North. Sandusky Street, seconded by Ms. Riviera. Motion approved by a 4-1 (Hatten) vote.

B. Informal Review: A request by St. Mary Catholic Church for an informal review of proposed demolition of the rear vacant garage of 23 South Union Street which is zoned R-6 (Multi-Family Residential) District and located in the Residential Sub-District of the Downtown Historic District Overlay.

Ms. Guenther reviewed the property location and provided site photos of 23 South Union Street. Ms. Guenther provided a history of the property and the construction of the garage. Ms. Guenther provided information on the deterioration status of the garage and concern of public safety due to the close proximity to the school. Vice-Chair Hatten explained that the building is considered a carriage house.

APPLICANT:

Reverend Michael Watson, 82 E. William Street, Delaware Ohio, Pastor of St. Mary Church

Mr. Rick Trippier, 82 E. William Street, Delaware Ohio, Business Manager for St. Mary Church

Reverend Watson explained to the Commission that the properties were purchased in August 2014, with the intention to provide additional parking and green space for the school.

There was no opposition from the Commission over the proposed demolition of the carriage house.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Vice-Chairman Hatten discussed the concern of LED lighting use as it provides a variance in color and brightness and feels the Commission needs to determine a standard to control this technology.

Chairman Koch recommended that the Commission research into what other communities have done to monitor and set standards for LED technology and to also identify shortcomings in the architectural standards that have been set.

ITEM 5. ELECTION OF OFFICERS

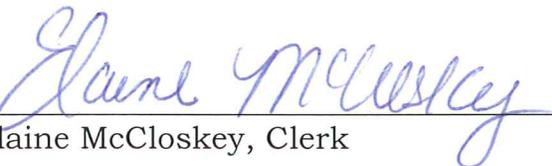
**Motion:** Vice-Chairman Hatten moved to table the election of officers, seconded by Mr. Nicley. Motion approved by a 5-0 vote.

ITEM 6. NEXT REGULAR MEETING: February 25, 2015

ITEM 7. ADJOURNMENT

**Motion:** Vice-Chairman Hatten moved to adjourn the meeting, seconded by Ms. Riviera. The Historic Preservation Commission meeting adjourned at 8:23 p.m.

  
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Roger Koch, Chairman

  
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Elaine McCloskey, Clerk