

HISTORIC PRESERVATION COMMISSION
February 25, 2015
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Koch called the meeting to order at 7:01 p.m.

Members Present: Joe Coleman, Kim McMullen, Sherry Riviera, Councilman Chris Jones, Vice-Chairman Hatten and Chairman Roger Koch

Members Absent: Erinn Nicley

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 28, 2015, as recorded and transcribed.

MOTION: Vice-Chairman Hatten moved to approve the motion summary of the Historic Preservation Commission meeting held on January 28, 2015, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 4-0-2 (Coleman, McMullen) vote.

ITEM 3. REGULAR BUSINESS

A. HPC 2015-0022: A request by Staas Brewing Company for approval of a Certificate of Appropriateness for bistro-style lighting at 31 West Winter Street, which is currently zoned B-2 (Central Business) District and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a description and location of the property, and reviewed the current zoning of the property. Ms. Guenther provided aerial photographs and past and current site photographs. Ms. Guenther provided a history of the property, identifying previous retail and social service businesses that occupied the property. Ms. Guenther reviewed the proposed improvements request for lighting, and explained to the Commission that the current standards do not address this specific exterior lighting request. Ms. Guenther explained that there are currently three other businesses in the area that are using the bistro-style lighting. Ms. Guenther reviewed the recommendations, including the requesting applicant to consider using small goose neck lighting or that the proposed lighting is temporary and only operational during specific periods of time. Mr. Schultz explained that there was no history of certificate of appropriateness for the approval of the bistro-style lighting for the current three buildings that are using them.

APPLICANT:

Mr. Donald Staas, 218 W. Fountain Avenue, Delaware, Ohio

Mrs. Elizabeth Staas, 218 W. Fountain Avenue, Delaware, Ohio

Discussion held with the applicants on their decision for the lighting. Mr. Staas discussed the use of the lighting to enhance the outside of the building. Mr. Staas stated that the lighting was not to increase the lighting for the patio, but to help draw attention to the building. Ms. Riviera voiced that she felt the lights would be charming and create an old fashion look. Mrs. Staas presented to the Commission a strand of the lights and explained that one LED light was comparable to a 7 watt incandescent light.

Vice-Chairman Hatten voiced concern that this request for lighting is outside of the current standards. Vice-Chairman Hatten discussed the need to rewrite the standards if the Commission grants the variance.

Mr. Coleman discussed allowing the lighting for patio area businesses only to limit the usage, and to follow staff recommendations that the lights are used only during specific seasons.

Mr. Jones voiced a concern that if the request is rejected then the other businesses that are using the lighting would need to have theirs removed. Mr. Jones voiced concerns that this would cause four businesses to be upset within the City of Delaware.

Mr. Staas discussed that the location of the property is surrounded by many businesses that are not open in the evening, and he feels the light will help draw potential customer's attention. Mr. and Mrs. Staas were agreeable to the use of the lighting during specific seasons, but would prefer to use the lighting year round, and only during their business hours. Mrs. Staas explained their preference for the bistro-style lighting due to economical concerns, as the goose neck lighting would be an additional expense and would require an electrician.

Mr. Jones voiced his concern over the standards that may frustrate business owners, and requested that Mr. Schultz provide information on the appeal process if the request is denied. Mr. Schultz did inform the applicants of the appeal process proceedings. Ms. Guenther provided information on the downtown façade improvement program.

Chairman Koch reviewed the purpose of the standards that were set for the downtown historic district. Further discussion was held on allowing the bistro-style lighting with a seasonal use condition. Mr. Staas felt that removing the lights for a three month period would not make a difference. Discussion was held on the bistro-style lighting and the visual look that it would create in the downtown area.

Motion: Councilman Jones moved to grant the variance to allow outdoor lights submitted by applicant to be approved for year round use.

Vice-Chairman Hatten requested that the motion be amended to reflect that the variance be permitted in conjunction with an approved permit for an outside patio and to be used only during business hours. Vice-Chairman Hatten discussed need to revise the standards to reflect this variance. Councilman Jones was in agreement to amend the motion.

Motion: Councilman Jones moved to grant the variance to allow outdoor lights submitted by the applicants to be approved for year round usage during business hours in conjunction with having an approved permit for an outside patio, seconded by Ms. McMullen. Motion approved by a 6-0 vote.

B. HPC 2015-0212: A request by Restoration Brew Worx for approval of a Certificate of Appropriateness for window replacement at 25 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 location map, zoning map of the Downtown Core of the Historic District. Ms. Guenther also provided aerial photographs and historic pictures of the property, as well as current site pictures. Ms. Guenther reviewed the proposed improvement request for bi-folding storefront windows that would open inward.

APPLICANT:

Mr. Rick Martine, 124 Minors Court, Delaware, Ohio

Mr. Martine informed the Commission members that he did not have any intent to use screens on the windows.

Motion: Ms. McMullen moved to approve 2015-0212, as submitted, seconded by Mr. Coleman. Motion approved by a 6-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Koch discussed the usage of handmade signs in the windows of business owners. Mr. Schultz explained that staff is discussing the signs with the property owners.

Vice-Chairman Hatten requested information on the mirror tinting on windows of the gallery that is located on Winter Street.

Councilman Jones inquired if the Solar Saloon was in compliance with their

signage. Mr. Schultz informed the Commission that they currently were in compliance.

Mr. Schultz did provide to the Commission a revised Historic District Map that includes former Sheriff's residence, Commissioner's office, and County Courthouse properties.

ITEM 5. ELECTION OF OFFICERS

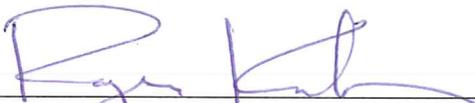
Motion: Mr. Coleman moved to elect Mr. Koch as Chairman of the Historic Preservation Commission, seconded by Vice-Chairman Hatten. There were no other recommendations presented. Motion approved by a 6-0 vote.

Motion: Mr. Coleman moved to elect Mr. Hatten as Vice-Chairman of the Historic Preservation Commission, seconded by Chairman Koch. There were no other recommendations presented. Motion approved by a 6-0 vote.

ITEM 6. NEXT REGULAR MEETING: March 25, 2015

ITEM 7. ADJOURNMENT

Motion: Mr. Coleman moved to adjourn the meeting, seconded by Vice-Chairman Hatten. The Historic Preservation Commission meeting adjourned at 8:36 p.m.



Roger Koch, Chairman



Elaine McCloskey, Clerk