

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
JULY 29, 2015**

ITEM 1. Roll Call

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

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

Staff Present: Dave Efland, Planning and Community Development Director and Dianne Guenther, Development Planner

Chairman Koch introduced new Historic Preservation Commission member, James Kehoe.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on June 24, 2015, as recorded and transcribed.

Motion: Vice-Chairman Hatten moved to approve the motion summary of the Historic Preservation Commission meeting held on June 24, 2015, as recorded and transcribed, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

- A. HPC 2015-0411: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, which are zoned B-2 (Central Business) District and R-2 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay

Mr. Efland provided a presentation that included the location map, zoning map, site location, and aerial photographs.

APPLICANT:

Jon Melvin, Facilities Director
Delaware County
1405 U.S. Route 23 North
Delaware, Ohio

Michael Moore, Business Development Director
Silling Associates
405 Capitol Street
Charleston, West Virginia

Jeremy Jones, Representative
Silling Associates
405 Capitol Street
Charleston, West Virginia

Mr. Jones provided an update and presentation on the changes made to the different elevations and indicated that the trim and cast stone will match the Hayes Building. Mr. Jones discussed changes to the sun shades, the clock tower, and the removal of the glass etching of Lady Justice.

Mr. Nicley questioned if an appropriate material was determined for use to prevent eroding from the winter salt mix use at the entrance. Mr. Jones explained that the material was not established for the retaining wall at this time.

Vice-Chairman Hatten discussed access to the top parking lot from the south elevation and asked if the parking lot brick wall an fence pattern from the Sandusky Street elevation could extend to surround the lot or at least provide some visual buffering from the southern view corridor. Mr. Moore stated that they would review the request but that safety would be a factor in the decision as they have to ensure that the space is defensible and observable. Mr. Melvin discussed the potential to extend the brick wall longer. Mr. Nicley recommended that the gate to the parking lot have a darker color.

A discussion was held on the ability to allow the public to use the surface lot for parking after hours. Mr. Melvin discussed security needs and that the discussion has been held with the Commission. He indicated the County's willingness to continue those discussions while ensuring that the needs of the court are adequately addressed.

PUBLIC PARTICIPATION:

Ray Wollschleger, President
Northwest Neighborhood Association
29 Darlington Rd.
Delaware, Ohio

Mr. Wollschleger voiced approval of the new drawings and had no concerns.

Motion: Mr. Nicley moved to accept the request for 2015-0411 for a Certificate of Appropriateness as presented on July 29, 2015 with the inclusion of all staff recommendations, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

- B. 2015-1308: A request by DJ Young for a Certificate of Appropriateness for the demolition of the rear vacant garage and installation of parking lot at 69 North Franklin 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 provided a presentation on the location and existing site of the garage at 69 North Franklin Street. Ms. Guenther explained that the garage has no historical factors and is considered to be a non-contributing outbuilding. Ms. Guenther reviewed the proposed demolition of the garage for the installation of a parking lot. Ms. Guenther provided staff recommendation for approval with the condition that the future parking lot meets all city recommendations.

Mr. Efland stated that the applicants are open to have the public use the lot after hours for parking as well as the adjacent church. An access easement from the church parking lot to this parcel is already in place.

APPLICANT:

Vic Whitney
1680 Buttermilk Hill Rd.
Delaware, Ohio 43015

D.J. Young
15 W. Winter St.
Delaware, Ohio 43015

Mr. Whitney explained that the law practice of Firestone, Brehn, Wolf, Whitney, & Young, LLP would like to tear down the existing garage to provide parking access to their staff. Mr. Whitney stated that they were aware of the city requirements for tree replacement for potential trees that would need to be removed in the process and that they would follow recommendations by the city arborist. Mr. Whitney indicated that they were agreeable to follow city regulations.

Mr. Coleman voiced no concern regarding the removal of the garage but that details after the removal such as, fencing and landscaping will need future approval.

Vice-Chairman Hatten voiced his concerns over the potential replacement plan of a parking lot in a residential sub-district and a concern that this will set a precedent for future surface parking lots.

Mr. Nicley stated that he will abstain from a vote on the matter due to a personal relationship with the applicant.

The Commission desired to distinguish this unique case and circumstance by ensuring that the applicant and church are legally bound together with respect to the property and access in question. Additionally, final parking lot plans will need to be developed and brought forward for HPC review prior to any construction.

Motion: Councilman Jones moved to approve 2015-1308 approving the demolition of a garage structure on property with condition of approval of future parking lot landscape plans, fencing plans to be reviewed with the applicant and church and that they work together to create legally binding cross access easements to and through the property, seconded by Ms. Riviera. Motion approved by a 4-2-1 (Nicley) vote.

C. 2015-1399: A request by MOhio Pizza Company for approval of a Certificate of Appropriateness for front façade renovations at 23 North Sandusky Street which is currently zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District.

Ms. Guenther provided a presentation regarding the proposed front elevation plans for the MOhio Pizza Company at 23 North Sandusky Street. Ms. Guenther reviewed the applicant's plans to reuse the existing door, replacement of the casement and storefront windows, remove the upper awnings and install a retractable awning, and reinstall the transom windows.

APPLICANT:

Monroe Nelson
6467 Taggart Rd.
Delaware, Ohio 43015

Mr. Monroe discussed his plans to create a more open storefront and his plans to reconfigure the layout of the inside to provide more adequate seating. Mr. Monroe discussed the types of brick face veneers and plans for removal.

Chairman Koch discussed the signage code for the Historic District.

Mr. Efland discussed the façade grant procedure and process with Mr. Monroe.

Motion: Vice-Chairman Hatter moved to approve 2015-1399 with existing staff recommendations and additional condition that all final materials and colors choices be approved by staff and HPC Chairman, and if no agreement can be made to terms than the Applicant will come forward before the HPC Commission for final decision, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Koch voiced his concern regarding a sandwich board with no relation to downtown business on the southwest corner of Central and Sandusky. Mr. Efland indicated that staff was aware and that they had enforced that the sign be removed.

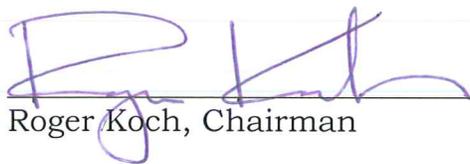
Chairman Koch voiced his concern over the signage at The Solar Saloon. Mr. Efland stated that staff was working on compliance with the owner.

Mr. Nicley requested information and an update on the West End Grill. Mr. Efland stated that they are in contact with the owner and that the owner is working with a tenant on a redevelopment plan.

ITEM 5. NEXT REGULAR MEETING: August 26, 2015

ITEM 6. ADJOURNMENT

Motion: Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 9:28 p.m.



Roger Koch, Chairman



Elaine McCloskey, Clerk