

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
November 18, 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, and Chairman Roger Koch

Members Absent: Vice-Chairman Mark Hatten

Motion to Excuse: Mr. Nicley moved to excuse Vice-Chairman Hatten, seconded by Councilman Jones. Motion approved by a 6-0 vote.

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 October 28, 2015, as recorded and transcribed.

Motion: Mr. Nicley moved to approve the Motion Summary of the Historic Preservation Commission meeting held on October 28, 2015, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 5-0-1(Coleman) vote.

ITEM 3. REGULAR BUSINESS

- A. 2015-2316: A request by Zion United Church of Christ for a Certificate of Appropriateness for the installation of an illuminated cross at 51 West Central Avenue which is zoned R-4 (Medium Density Residential District) and located in the Residential Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a presentation that included the location and zoning map. Ms. Guenther presented current site photographs and discussed the proposed location for the illuminated cross. Ms. Guenther discussed the lighting of the cross to have halo-glow internal illumination. The staff analysis was reviewed and a discussion was held on the need for variances to the current standard for approval. Ms. Guenther also discussed the site as being the future warming center for men.

APPLICANT:
Peter Johnston

26 Woodland Avenue
Delaware, Ohio

Chairman Koch requested information on if the applicant can quantify the brightness of the glow. Mr. Johnston compared the brightness of the lights to a 150 watt bulb.

A discussion was held on whether the proposed sign was considered a sign. Mr. Schultz explained that the sign is considered a graphic per the zoning code.

Mr. Nicley reviewed the criteria to meet the need for a variance.

Motion: Mr. Coleman moved to approve HPC 2015-2316, along with all staff conditions and recommendations, seconded by Councilman Jones. Motion approved by a 5-1 (Nicley) vote.

B. 2015-2345: A request by 12 WEST Restaurant for a Certificate of Appropriateness for restoration of the west elevation of 12 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided the staff report which included the location and zoning map. Ms. Guenther provided the history of the property as well as information regarding the recent demolition of the adjacent building, 14 West William Street. Ms. Guenther stated that due to the demolition of the adjacent building the exterior west wall of 12 West William Street is now exposed. A discussion was held on the necessary repairs to the property including wall reconstruction, roof repairs, gutters, and new spouts.

APPLICANTS:

David DiStefano
12 West William Street
Delaware, Ohio

Ron Criswell
12 West William Street
Delaware, Ohio 43015

Mr. DiStefano provided information on expected use of materials.

Chairman Koch requested information on the applicant's plan to restore the exterior brick wall. Mr. DiStefano discussed the need for estimates to determine the cost and appropriate method to clean and restore the exterior wall. The Commission members discussed the possible destruction to the bricks with the use of sandblasting which is not an approved method of

cleaning historic buildings. Mr. Schultz discussed the need for the applicant to secure and winterize the building.

Motion: Mr. Nicley moved to approve HPC 2015-2345, along with all staff recommendations and conditions, and the inclusion of staff recommendation Number 5 stating “that the applicant should submit for administrative approval a plan to restore the west façade to acceptable historic condition prior to final completion of renovation of building”, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Coleman indicated that he observed a second floor video display on the north-east corner of Sandusky Street and Winter Street.

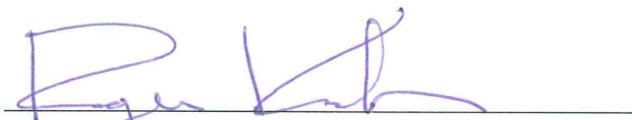
Mr. Nicley questioned staff if 12 West William Street will come before the Commission regarding the stairwell that extends into 14 West Williams Street property. Mr. Schultz discussed that the applicant was discussing this situation with property owner and legal counsel.

Chairman Koch requested an update on the sidewalk signage in front of Amato’s Woodfired Pizza. Ms. Guenther indicated that staff has been in contact with the owners of Amato’s Woodfired Pizza and that currently one decal has been removed from the sidewalk.

ITEM 5. NEXT REGULAR MEETING: December 16, 2015 (Meeting date changed due to holiday)

ITEM 6. ADJOURNMENT

Motion: Councilman Jones moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 7:58 p.m.



Roger Koch, Chairman



Elaine McCloskey, Clerk