

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
June 28, 2017**

ITEM 1. Roll Call

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

Members Present: Joe Coleman, Sherry Riviera, Councilman Kyle Rohrer, and Chairman Roger Koch

Members Absent: Erinn Nicley, Stephanie Van Gundy, and Vice-Chairman Hatten

Staff Present: Lance Schultz, Zoning Administrator

**Motion to Excuse:** Councilman Rohrer motioned to excuse Mr. Nicley, Ms. Van Gundy, and Vice-Chairman Hatten, seconded by Mr. Coleman. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on May 24, 2017, as recorded and transcribed.

**Motion:** Mr. Coleman motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on May 24, 2017, as recorded and transcribed, seconded by Ms. Riviera. Motion approved a by 4-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2017-0306: A request by Mada International for a Certificate of Appropriateness for a security gate at 44 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Mr. Schultz provided background information on the informal review that was discussed at the February 22, 2017 Historic Preservation Commission meeting. Chairman Koch discussed the previous recommendation to relocate the apartment door to a new wall in the alcove. The Commission recommended that the applicant would have to come before the Historic Preservation Commission again if changes are needed to be made to comply with building code standards.

**Motion:** Mr. Coleman motioned to approve 2017-0306 with additional staff recommendations that the applicant shall adhere to all zoning and building code requirements, including a compliant locking mechanism if desired with the installation of the security gate at the location selected, and that any

changes to the gate as currently presented to the Historic Preservation Commission would be subject to administrative approval, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

B. 2016-2532 - MINOR AMENDMENTS / INFORMAL REVIEW: A request by 12 West LLC for a Minor Amendments or Informal Review to the previously approved Certificate of Appropriateness for a new building located at 14 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay. Applicant will present changes in a 3-dimensional model format the night of the meeting for consideration.

Mr. Schultz reviewed the previously proposed building elevations that was presented to the Commission at the November 30, 2016 meeting. Mr. Schultz discussed the changes that the applicant was presenting with a 5 ft. setback from the western building and changes to the roof with a sloped roof east to west.

APPLICANT:

David DiStefano  
12 W. William St.  
Delaware, Ohio 43015

Mr. DiStefano discussed the need to reduce building cost and that the 5 ft. setback will allow the installation of a single fire wall in lieu of a double fire wall. Mr. DiStefano discussed the plans to connect the two restaurants and to keep the current outdoor seating area.

Mr. Coleman recommended a false wall (parapet) to obscure the roof pitch from the rear of the building. A discussion was held on the preference of the Commission to use a smooth siding versus a wood grain siding. Mr. DiStefano discussed using metal siding on the east and west elevation. Chairman Koch voiced concerns regarding metal siding and informed the applicant that during the administrative approval process he would not approve metal siding. Chairman Koch informed the applicant that he would have to come before the Commission again if administrative approval is not granted.

Mr. Schultz reviewed the following changes:

1. Create a five ft. setback west of the property line
2. Building will be a minimum 16 ft. from the public walk
3. Install a fence across the front from 12 West William St. to 18 West William St. with a metal fence post replacing the stone columns
4. Build a sloped roof (east to west) in place of a flat roof
5. Hardiplank siding installed on south, north, west, and east elevation. The Commission recommends no metal siding material.

**Motion:** Councilman Rohrer motioned to approve the amendments for 2016-2532 subject to administrative staff review, seconded by Mr. Coleman. Motion approved by a 4-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Schultz discussed current efforts to enforce signage codes.

ITEM 5. NEXT REGULAR MEETING: July 26, 2017

ITEM 7. ADJOURNMENT

**Motion:** Councilman Rohrer moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 7:59 p.m.



Roger Koch, Chairman



Elaine McCloskey, Clerk