

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
February 28, 2018**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:05 p.m.

Members Present: Joe Coleman, Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, and Vice-Chairman Mark Hatten, Chairman Roger Koch

Members Absent: Councilman Kyle Rohrer

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Mr. Coleman motioned to excuse Councilman Rohrer, seconded by Vice-Chairman Hatten. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 24, 2018 as recorded and transcribed.

Motion: Mr. Nicley motioned to approve the amended Motion Summary of the Historic Preservation Commission meeting held on January 24, 2018, as recorded and transcribed, seconded by Ms. Van Gundy. Motion approved a by 6-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2018-0272: A request by Buns Restaurant LLC for a Certificate of Appropriateness for reinstating storefront entrances at 49 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a background report which included the history of the building. The building is listed as a contributing building in the Sandusky Street National Register Historic District and records show it was built in 1850. The original storefront was modified over time. The Applicant is in the process of rehabilitating the second floor into an apartment and has had to reinstall the stairwell to the second floor. The current storefront inset entry door is in the location needed for the reinstated stairway and landing to the second floor. Ms. Guenther discussed the Applicant's proposal to leave the current door in place and create a new entry door opening into the first floor retail space.

APPLICANT:

Vasili Konstantinidis
14 West Winter Street
Delaware, Ohio

Mr. Konstantinidis discussed the preference to separate the tenant's entry and the retail entry for privacy.

A discussion was held with the Commission regarding the Applicant's proposal. Chairman Koch voiced his opposition to the proposal and Ms. Van Gundy recommended that the Applicant consider refinishing the façade to represent historical standards and to appeal to potential tenants. Mr. Coleman discussed the standards, and concern of making exceptions for economic purposes will hurt the standards in future cases.

Motion: Mr. Nicley motioned to approve 2018-0272 as stated in the application, seconded by Ms. Riviera. Motion failed with a 1-5 (Coleman, Nicley, Van Gundy, Hatten, Koch) vote.

B. 2015-1768: A request by 12 WEST Restaurant for a Certificate of Appropriateness for the existing temporary sidewalk vestibule to remain in place in the public right-of-way from October 1 through September 30 of each calendar year for 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 discussed the request for the existing sidewalk vestibule to remain in place. She informed the Commission that the building is considered a 'background building' in the National Register Sandusky Street Historic District. She reviewed the previous discussions regarding the vestibule that was presented before the Historic Preservation Commission. The Commission was made aware that the Applicant is requesting the existing temporary sidewalk vestibule to remain in place in the public right-of-way from October 1 through September 30 of each calendar year. Ms. Guenther also explained that city staff supported the Applicant's request with a Revocable License for the vestibule and maintaining a Revocable Sidewalk Use Permit for the sidewalk patio, but that there could be a condition to remove the vestibule during the warmer months.

A discussion was held regarding if staff was told by the Commission at the January meeting to remove the current vestibule. Ms. Riviera discussed the need to update standards or set restrictions regarding the use of vestibules. Mr. Coleman discussed the concern that the vestibule has become a more permanent fixture and not a temporary structure. Mr. Nicley also discussed a potential compromise of a temporary structure during the winter months and to consider a committee to discuss standards for limited months. A discussion

was held on concerns on how many potential business owners would want to utilize a vestibule.

APPLICANT:

David DiStefano
12 West William Street
Delaware, Ohio 43015

Mr. DiStefano discussed how the vestibule is necessary for his business and that the removal of the vestibule will have a negative impact.

PUBLIC COMMENT:

Roxanne Amidon
161 West Winter Street
Delaware, Ohio 43015

Ms. Amidon requested that the Commission look for potential solutions.

Motion: Mr. Nicley moved to amend staff recommendation 2 in 2015-1768 to reflect the time period of December 1 through March first of each year, along with a 30 day grace period of 2018 to allow for the removal of the vestibule, seconded by Ms. Riviera. Motion approved by a 4-2 (Hatten, Koch) vote.

A discussion was held with the Commission on their role to uphold the standards that were set. Vice-Chairman Hatten discussed the standards and the six criteria that was set to grant a variance. The Applicant questioned how the standards can be changed and the appeal process. Ms. Guenther provided information on the appeal process and the process to amend the code. Mr. Nicley discussed that he felt that the request meets two of the criteria to grant a variance.

Motion: Mr. Nicley moved to approve 2015-1768, as amended, seconded by Ms. Riviera. Motion failed with a 3-3 (Coleman, Hatten, Koch) vote.

C. 2018-0086: A request by The Flying Pig Ale House for a Certificate of Appropriateness for a temporary sidewalk vestibule for 12 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay. (Tabled January 24, 2018)

The Commission was made aware that the Flying Pig Ale House notified staff that there is a new General Manager and that they are requesting the case remain on the table at this time.

ITEM 4. STAFF COMMENTS

Ms. Guenther recommended that staff work on setting standards for a temporary vestibule and recommended that members email staff with their recommendations. She discussed that she has not found standards in other Ohio Historic Districts to allow vestibules in public right-of-ways, but they are approved on private property. Vice-Chairman Hatten discussed that the Commission was not instructing staff to work on these standards, and referenced that in the January meeting that staff was not asked to either as the Commission had voiced their opinion they did not want vestibules. The Commission was in agreement.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Coleman requested information on the status of the former Engineering building on Williams Street with the upcoming use of the Gazette building.

Mr. Koch read into the record a statement regarding the potential sale of the historic Sheriff's Residence from the County to private ownership. Ms. Guenther provided a map of the Historic District to show that this building is included in the boundaries for the historic district.

PUBLIC COMMENT:

Charlton Amidon
161 West Winter Street
Delaware, Ohio 43015

Mr. Amidon voiced concerns over private ownership will allow for demolition.

Roxanne Amidon
161 West Winter Street
Delaware, Ohio 43015

Ms. Amidon informed the Commission that the Northwest Neighborhood Association will be providing their concerns to the County.

Chairman Koch requested that staff explore what control the Commission has regarding the building.

Vice-Chairman Hatten voiced a concern regarding an article referencing the proposed art mural project from Ohio Wesleyan University on downtown buildings. Chairman Koch discussed efforts with Main Street Delaware to work on message on the blank billboard on the Olivina building. The Commission voiced their concerns on putting art murals on historic buildings.

ITEM 6. NEXT REGULAR MEETING: March 28, 2018

ITEM 7. ADJOURNMENT

Motion: Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 9:06 p.m.



Chairman



Elaine McCloskey, Clerk