

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
July 25, 2018**

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 7:01 p.m.

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

Members Absent: Councilman Kyle Rohrer

Staff Present: Jerry Warner, Chief Building Inspector and Dave Efland, Planning and Community Development Director

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

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

The Commission requested to wait for election of officers until the next meeting to allow for all members to be present for the vote.

Motion: Mr. Nicley motioned to table the election of officers, seconded by Ms. Van Gundy. Motion approved by a 6-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on June 27, 2018 as recorded and transcribed.

Motion: Mr. Coleman motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on June 27, 2018, as recorded and transcribed, seconded by Ms. Van Gundy. Motion approved by a 3-0-3 (Hatten, Hering, Riviera) vote.

ITEM 4. REGULAR BUSINESS

- A. 2018-1514: A request by COhatch / Delaware Community Space, LLC for a Certificate of Appropriateness for proposed exterior renovations at 18 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Mr. Efland reviewed with the Commission that the Applicant had an informal review in June and provided two different windows. Mr. Efland discussed that the property is City owned and will have a mixed use, with plans for COhatch to utilize the first floor and basement, and the City to access the second floor for additional office space. Mr. Efland discussed the need to fix brick on the south side of the building. He discussed the plans for entry doors, rear entry improvements to the east side of the building, and window replacement. Mr. Efland informed the Commission that the ADA lift will have administrative approval. He discussed utilizing the loading dock area to create an outdoor space and allow for light to enter the building. He informed the Commission that there are approximately 44 windows to be replaced and that the various unique windows will be refurbished. Mr. Efland discussed the variety of window shapes and sizes throughout the building. He discussed the plans for the steel eye beam pergola and outside seating area in the front and the external illuminated signage proposed on the building. He discussed the city guidelines for the mullion divides. He present two samples of windows that consisted of aluminum clad and fiber glass.

Chairman Hatten reviewed the six criteria to grant a requested variance into the record. He discussed that the Commission needs to remain objective and not subjective.

APPLICANT:

Matt Davis
4620 Hickory Rock Dr.
Powell, Ohio

Joel Limes
283 East High Street
Worthington, Ohio

Terry Hegendefer
18290 Boerger Road
Marysville, Ohio

Mr. Davis discussed taking the feedback from the informal review and put into the application. Mr. Coleman discussed his concerns over the windows, and that the current standards do not allow for the fiber glass windows. He voiced concerns over not knowing how fiberglass windows will weather over a twenty year period and felt it was necessary to get more information on the fiberglass. He did feel the mullions look good with the elevations. Mr. Hegendefer requested a decision made on the windows today to allow for them to move forward with the project. Mr. Davis discussed the ability to save a substantial amount of money to use fiber glass windows and that it may allow for other businesses to replace damaged windows. Ms. Van Gundy discussed having a duty to preserve history but also need to look at being cautious with public tax dollars. She

recommended that the Commission look at changing the standards in regards to windows. Ms. Riviera also discussed her agreement in reviewing the standards. A discussion was held on the projects budget and the city cost & public funds. Mr. Nicley discussed the use of tax payer money but also the need to hold the City to their own standards. Mr. Warner discussed the National Standards do not allow for aluminum clad windows and the research that staff did regarding both types of windows. He discussed that aluminum clad was allowed as residents and business owners did not want to perform the upkeep of painting the windows.

Motion: Mr. Coleman motioned to approve 2018-1514, with items 4, 5, 6 and 8, along with the provision in Item 5 that the window replacement are aluminum clad, seconded by Mr. Nicley. Motion approved by a 5-1 (Van Gundy) vote.

B. 2018-1727: A request by Indus Hotels for an Informal Review for the proposed demolition and construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Mr. Efland discussed the location of the development that would require demolition on the site of two buildings. He discussed the need for a zoning change and further review needed by the Planning Commission. He reviewed the current zoning for the property and the property in related to the Historic District. He provided some background historical information on hotels in the Historic Downtown District. Mr. Efland provided renderings of the building and discussed the elevations of the building. He informed the Commission that it will have six floors and there will be necessary grade changes. Mr. Efland discussed the preferred design to have a drop off area and set the building back. Mr. Efland reviewed the materials for the building including white painted brick and zinc metal panels.

APPLICANT:

Warren Bath
OHM Advisors
580 North 4th St., Suite 610
Columbus, Ohio

Dave Kozar
2700 Camden Road
Columbus, Ohio

Mr. Bath provided more contextual renderings of the project. He provided samples of the brick and stone for the Commission to see. Mr. Nicley discussed the different factors that are not currently complaint with the standards for Transitional Sub-District including the height of the building, the parking on the sides of the building, and the color palette. He discussed that these would

require a variance. Mr. Coleman discussed the proposed materials being more appropriate for the Core District and not the Transitional Sub-District. He also voiced his preference for site plan option one and have the building up to the sidewalk. Ms. Van Gundy recommended the addition of awnings to give it a more historic appearance. Ms. Hering discussed the design being flat faced and simple and that the first floor is lacking a higher proportion from floor to ceiling. Mr. Kozar discussed the plan to have 116 rooms which will help with the operating model. Mr. Nicley voiced concerns over the height of the building and recommended to create a streetscape building by using different shades of brick. He stated this will help to make it look like three individual buildings. Chairman Hatten recommended having the building closer to the sidewalk. A discussion was held input received from Ohio Wesleyan University regarding the project. The Commission discussed alternative materials and colors to use.

C. 2018-1784: A request by the City of Delaware for a Certificate of Appropriateness for a pedestrian connector at 1 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.

Mr. Efland discussed the there is no current standards regarding a pedestrian bridge. He discussed the expected setback for the bridge and the location. Mr. Efland provided a rendering of the bridge and reviewed the proposed plan reviews. He also provided examples of pedestrian bridges in other areas. A discussion was held on if the beams will be visible from the outside. Chairman Hatten recommended getting more input. The Commission discussed the use of an eye beam design to tie into the COhatch project. Chairman Hatten also requested research on other bridges in historic cities. Ms. Van Gundy discussed finding properties throughout the downtown area that at one time had a connection. The Commission was in agreement to have administrative approval on the project with new design being emailed to the Commission for input and final approval administratively. Chairman Hatten also suggested if needed to have the design brought before the Commission again if necessary.

APPLICANT:

Terry Hegendefer
18290 Boerger Road
Marysville, Ohio

Motion: Mr. Coleman motioned to revise the design that is more structurally similar to the pergola eyebeams, windows that more consistent to the proportions on the existing two buildings, a clean line on the bottom where the bridge meets the bump out, and that the design is subject to email review and administrative approval, seconded by Mr. Nicley. Motion approved by a 6-0 vote.

ITEM 5. STAFF COMMENTS

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

The Commission recommended to have further discussion regarding the fiberglass windows and for staff to research the longevity and other historic cities that have worked this type of windows into their standards.

ITEM 7. NEXT REGULAR MEETING: August 22, 2018

ITEM 8. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Councilman Rohrer. The Historic Preservation Commission meeting adjourned at 8:57 p.m.



Chairperson



Elaine McCloskey, Clerk