

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
August 22, 2018**

ITEM 1. Roll Call

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

Members Present: Joe Coleman, Cara Hering, Erinn Nicley, Sherry Riviera, Councilman Kyle Rohrer and Chairman Mark Hatten

Members Absent: Stephanie Van Gundy

Staff Present: Dave Efland, Planning and Community Development Director

Motion to Excuse: Mr. Nicley motioned to excuse Ms. Van Gundy, seconded by Mr. Coleman. 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. The Commission was in agreement to have the election of officers remain tabled.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on July 25, 2018 as recorded and transcribed.

Motion: Mr. Coleman motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on July 25, 2018, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 5-0-1 (Rohrer) vote.

ITEM 4. REGULAR BUSINESS

- A. 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.

APPLICANT:

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

Dave Kozar
Indus Hotels
2700 Camden Road
Columbus, Ohio

Mr. Efland reviewed the updated site plan. He discussed the zoning requirements and the process that would need to be brought before the Planning Commission and City Council. He discussed the location of the property and potential zoning changes and possible changes to historic sub-district overlay. Mr. Efland informed that there was an applicant and staff meeting earlier in the week and provided an update on the meeting. He discussed the hillside behind the building in which part of the retaining wall is falling down and the grading of the property. He reviewed the changes to the site plan. He discussed recess panels for ghost windows on the east elevation. He discussed changes to the porte cochere and the roof line. The Commission is aware that the plan is to have a 6 story building and how the grade changes will affect the visual effects of the building. He discussed the proposed materials for the building.

A discussion was held regarding the streetscape on Spring Street and the type of street trees to use. Mr. Coleman recommended the use of brick throughout the façade of the building and did not prefer the metal siding. He discussed adding ghost windows on the west elevation. He discussed the practicality of having a setback for a drop off.

Mr. Nicley discussed the current color palette and also prefers brick in the middle section. He recommended that the plan have symmetry with the east and west elevation.

Ms. Riviera was in agreement to the ghost windows and brick in the middle section.

Ms. Hering recommended brick also over the metal panels and recommended that there be no additional changes to the ghost windows as it may be too much in the design.

Chairman Hatten discussed the signage on the east elevation and preferred a black and white sign to give more of a ghost sign appearance. Mr. Nicley recommended at the final submission more information regarding the lighting.

B. 2018-2071: A request by Sandusky Brothers LLC., for an Informal Review for the proposed building renovation of 17 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Mr. Efland discussed the location of the property and the current zoning. He discussed that the property last façade grant that was received in the past five year.

APPLICANT:

Zach Price
Triad Architect
328 North Liberty Street
Delaware, Ohio

Mr. Price discussed the restoration project. He discussed Federal and State Historic Tax Credits and needing to look back approximately 50 years. He discussed difficulty finding historic photos of the building. He discussed plans to restore the brick and remove the brick on the east elevation. The plan is to use aluminum clad wood windows. He discussed the plans to remove the cornice, which does not appear to have been present over 50 years ago and the current conditions of the cornice. He presented the changes to the first floor and with changes to the door and color scheme. The new entrance would be at the north side of the store front, which would allow for acceptable ADA access. A discussion was held regarding the tile base and that there is no current plans to change the tile at this time. Mr. Price discussed the three additions on the back of the building. He discussed the need to restore the brick and some roof repairs that are needed. He discussed taking the bump out in the back and making it an area for a dumpster enclosure. He discussed having an enclosed outside patio in the back of the building. Mr. Nicley reviewed the criteria for demolition and how that could pertain to this property.

ITEM 5. STAFF COMMENTS

Mr. Efland discussed the procedure for Administrative Approval and that once a decision is made administratively that staff can provide an update to the board.

Mr. Efland provided an update on the Comprehensive Plan.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Coleman notified the Commission that he will be out of town for the October meeting.

ITEM 7. NEXT REGULAR MEETING: September 26, 2018

ITEM 8. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 9:05 p.m.



Chairperson



Elaine McCloskey, Clerk