

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
September 26, 2018**

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:59 p.m.

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

Staff Present: Dianne Guenther, Development Planner

ITEM 2. ELECTION OF OFFICERS

Motion: Mr. Nicley motioned to remove from the table the election of officers, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

A. Chairperson

Motion: Mr. Coleman motioned to nominate Mr. Hatten as Chairperson, seconded by Mr. Nicley. There were no other nominations. Motion approved by a 7-0 vote.

B. Vice-Chairperson

Motion: Mr. Nicley motioned to nominate Mr. Coleman as Vice-Chairperson, seconded by Ms. Hering. There were no other nominations. Motion approved by a 7-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on August 22, 2018 as recorded and transcribed.

Motion: Mr. Coleman motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on August, 2018, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 6-0-1 (Van Gundy) vote.

ITEM 4. REGULAR BUSINESS

A. 2018-2382: A request by Indus Hotels for a Certificate of Appropriateness for the demolition of existing structures 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.

Ms. Guenther provided a review of the previous informal reviews before the Historic Preservation Commission and the background information on the project. She provided historic reference photos and the year the current buildings were built. She discussed the proposed plan to demolish the current buildings and construct a hotel. She discussed the plan materials and colors.

APPLICANT:

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

Dave Kozar
Indus Hotels
2700 Camden Road
Columbus, Ohio

Mr. Bath reviewed the proposed elevations of the building and the porte cochere, which will be a metal antique bronze. He provided samples of the brick and stone materials and colors.

Mr. Coleman discussed the need to add a condition that demolition of the buildings is not permitted until other required steps for the project are approved by the City.

PUBLIC PARTICIPATION:

Patricia Gass
32 Spring Street
Delaware, Ohio

Ms. Gass had a questions on the difference of being in the Downtown Core of the Downtown Historic District vs. Transitional Sub-District of the Downtown Historic District Overlay. She also voiced concerns regarding the proposed parking. Chairman Hatten informed her that the parking would not fall under their jurisdiction, but would be addressed through the Planning Commission. Information was provided on the Transitional Sub-District of the Downtown Historic District Overlay.

A discussion was held on the color of the mortar for the brick and the planned streetscape. Mr. Kozar discussed working with the City on the streetscape plan. Mr. Nicley reviewed the variances required.

Motion: Mr. Nicley motioned approve 2018-2382 for the demolition of existing structure and construction of a hotel at 7 and 27 Spring Street, with the inclusion of all 6 staff recommendations as presented, and the

inclusion of a 7th recommendation that would explicitly state demolition of the structures at 7 and 27 Spring Street are contingent upon final approval of all city permits, seconded by Ms. Van Gundy. Motion approved by a 7-0 vote.

- B. 2018-2452: A request by First Citizens National Bank for an Informal Review for the proposed building renovation of 50 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther provided information on the zoning and location of the property. She informed the Commission that it is located in the Downtown Core of the Downtown Historic District Overlay. She provided background information and uses for the building, including a diner and Greyhound Bus Station. The Commission was made aware that the building has been vacant for approximately 3 years, but recently had a new roof. The owner of the building is looking for a more long-term tenant and received interest from First National Citizens Bank. She reviewed the proposed site plan for the informal review.

APPLICANT:

Jerry Murray
RCM Architects
322 Main Street
Findley, Ohio

Mr. Murray discussed parking needs and the plan to have a walk up ATM. He discussed the layout of the building and the planned exterior renovations. He discussed access to the property.

The Commission voiced concerns over the proposed design being more appropriate outside the Historic District. Ms. Hering discussed removing the infills to bring out more of the historic look to the building. A discussion was held on using the current materials and painting over the masonry wall. Mr. Nicley liked the diamond pattern roof, but recommended it to look more like it did. The Commission recommended not to have a base stone due to the size of the building. A discussion was held on painting the brick.

ITEM 5. STAFF COMMENTS

Ms. Guenther provided a memo to the Commission regarding vestibules guidelines. She also informed the Commission that staff was working on a fiberglass window manufacturing to attend a future meeting to provide samples and answer questions.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Hatten discussed administrative approval request for 14 West William Street. He discussed that there were changes made to the site without staff awareness. He voiced his concerns over the changes and requested comments from the Commission. He discussed that the applicant did not have enough time to be on the formal agenda. Chairman Hatten reviewed the changes that are requiring administrative approval.

PUBLIC PARTICIPATION:

Ryan Reidel
12/14 West William Street
Delaware, Ohio

Mr. Reidel discussed the change in the general contractor in the middle of the project and that he made some decisions not understanding the need to notify staff.

ITEM 7. NEXT REGULAR MEETING: October 24, 2018

ITEM 8. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Mr. Rohrer. The Historic Preservation Commission meeting adjourned at 9:34 p.m.



Chairperson



Elaine McCloskey, Clerk