HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
November 28, 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, and Chairman Mark Hatten

Members Absent: Councilman Kyle Rohrer

Staff Present: Dianne Guenther, Development Planner, Dave Efland, Planning and Community Development Director, Ted Miller, Parks and Natural Resource Director, and Jackie Walker, Assistant City Manager

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 26, 2018 as recorded and transcribed.

Motion: Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on September 26, 2018, as recorded and transcribed, seconded by Vice-Chairman Coleman. Motion approved by a 6-0) vote.

ITEM 3. REGULAR BUSINESS

A. 2018-2725: A request by Stacy and Dan Stultz for an Informal Review for a proposed facade renovation at 53 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

   Chairman Hatten informed the Commission that staff made him aware that the applicants postpone Application 2018-2725. Mr. Efland made the Commission aware that it will be removed from the agenda until the applicants are ready to present to the Commission.

B. 2018-3018: A request by the City of Delaware for an Informal Review for a City Hall Annex proposed concept plan for 20 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Chairman Hatten discussed the informal review process and that no decision will be made at the meeting.

APPLICANT:
Jackie Walker
City of Delaware, Assistant City Manager

Mrs. Walker discussed the proposed project to take 20 East William property and turn the area into a welcome center in the downtown area. She discussed that an appraisal was done. She discussed that the block is growing and staff is anticipating the need for increased parking and this area can increase the parking and create a safer driveway to get in and out of the lot. She provided a conceptual plan of the proposed welcome center. She discussed that public comments have requested a downtown green space, wayfinding and public restrooms. She discussed having interactive wayfinding signage. She discussed using a citizen engagement tool to reach out to the citizens to determine what they would like to see and benefit the downtown businesses. Mr. Efland discussed efforts to work with the neighbors to the east to have access to the parking lot, but currently it is not up to standards. Mrs. Walker discussed the agreement with CoHatch to have five parking spaces.

Mrs. Walker discussed the use of the back half of the City Hall Annex building and that it provided much needed office space for CoHatch, so the decision was to not remove the back half of the building as access to parking.

Mr. Coleman discussed that there are only so many significant older buildings in the downtown area of Delaware and the purpose of the Historic District is to tear down but to preserve the buildings. He voiced a concern that this would set a precedent in the downtown area. He will not support the proposal.

Vice-Chairman Hatten discussed that there are other uses for the building and if the City does not have the use for the building they should consider selling the property that can be used for further development. He stated that the Commission would not allow for private owners to demolish the building for parking.

Ms. Riviera voiced that she would not support the plan and that the City could find other options for parking.

Mr. Nicley encouraged the City to find a compromise. He did not see much change from the proposal presented to them before. He discussed the need for parking for the City Hall Annex.

Ms. Van Gundy discussed as a real estate agent that she would predict a lot of interest for the building by entrepreneurs. She discussed views posted on social media from both sides. She proposed the idea of selling the building and allowing the buyer to reinvest in the property.

Ms. Hering discussed different opportunities for growth for the building.

PUBLIC PARTICIPATION:
Larry Vance
188 North Franklin Street
Delaware, Ohio

Mr. Vance provided information on his background on masonry restoration. He discussed that he often receives questions about location of public restrooms in the downtown area and feels that the City could utilize the current building as a public restroom.

Mrs. Walker discussed that the public facilities style that they are looking at would be a full functioning restroom and the style does not encourage individuals to set up in the bathroom and provides more visibility. She explained that the city did not have plans to staff the facility. A discussion was held on if the City could use the current building for public bathrooms and child care center. Mrs. Walker discussed that would be a safety concern to have a non-staffed facility and the cost of insurance to provide child care.

C. 2018-2885: A request by Delaware Hotel Associates LLC dba Fairfield Inn & Suites by Marriott for a Certificate of Appropriateness for the demolition of an existing structure and construction of a hotel at 53 and 0 East Winter Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther discussed the location of the project and current zoning of B-3. She discussed that the site is located in the Transitional Sub-District of the Downtown Historic District Overlay. She discussed the zoning of the surrounding buildings. The overall area compasses nine parcels with two buildings on the parcels currently. Ms. Guenther discussed the proposal to newly construct a five story, 104 room hotel which will include a banking office and a detached parking garage. The design of the hotel is reminiscent of the hotels that were in the downtown area in the last century.

APPLICANT:
Bill Jacobson

Delaware Hotel Associates
105 Narcissus Avenue
West Palm Beach, Florida

Brandt Niehaus
S&M Development
13121 East Point Park Blvd
Louisville, KY

Paul Stanton
Common Wealth Hotels
100 East River Center Blvd
Covington, KY

Mr. Jacobson provided background information on their experience with hotels and provided examples of a typical Fairfield Inn and Suites. He discussed that part of the property is currently owned by the City of Delaware and part owned by PNC Bank. The parking garage will have a fire wall between the bank and the garage and ultimately owned by the City. The design of the garage will involve the city and consistent with the hotel design.

Mr. Niehaus reviewed the architectural features on the buildings with the cornice on top and edges around the windows. They discussed studying the surrounding buildings. They presented the site plan of the hotel with a coffee shop along Winter Street, bank, and the parking structure. The bank will have a drive thru created inside the garage, but bank patrons will not be obligated to pay to enter the garage. Parking for city staff was discussed. Mr. Jacobson aware that the signage requirements of the City and the need consent to requirement of approval by City and also design brand requirements by the bank and the hotel. Chairman Hatten discussed that external lighting of signage is what is allowed in the Historic District and internal lighting is not permitted.

The discussion was held on the materials to be used on the building and the use of limestone at the foundation of the building. The Commission recommended not to use the rough stone that they presented. The applicants discussed the need to use recommended materials by Marriott in the building. The Commission recommends using smoother stone on the first floor elevations or use the rougher stone as a water table. The Commission recommended more detailed drawings. The Commission recommended a lintel over every window. Ms. Hering recommended providing drawings on what is proposed. The current drawing shows window muntins and the applicant is expressing that was just there to emphasize the location of the windows not the use of muntins.

The Commission requested a break at 9:37 p.m. and Chairman Hatten reconvened the meeting at 9:41 p.m.

A discussion was held on the height of the building. Chairman Hatten discussed that a variance will be required for the height. Mr. Stanton discussed that without the five stories the project would not continue. A discussion was held on reducing the height of the building and utilizing space over the bank for additional rooms. The applicants to wait for the MOU from the City before determining the height. The applicants expect to return back to the HPC in 2019.

D. DISCUSSIONS / PRESENTATIONS

(1) Hayes Memorial Statue (2018-2728) --

Presentation by Bill Rietz, Chair, RB Hayes Comes Home Committee

PRESENTORS

Bill Rietz
675 Pollyanna Drive
Delaware, Ohio

Ted Miller
Parks and Natural Resource Director

Mr. Rietz and Mr. Miller provided background on the committee and the plans to have a statue complete with a fountain at the corner of Sandusky Street and West William Street. They discussed that the property owner will deed space to the city and the city will maintain the fountain area. He discussed that the life size statue will be on a pedestal designed by Alan Cottrill, an Ohio artist. Total height is 10 feet and 1 inch. There will be a presidential seal and a plaque on the pedestal. Mr. Miller discussed plans to add small bubblers and lights in the fountains. The Commission was in agreement to have the design be submitted for administrative approval.

(2) Mural Project –

Presentation by Erin Fletcher, Director, Ross Art Museum

PRESENTOR

Erin Fletcher
Director, Ross Art Museum
60 South Sandusky Street
Delaware, Ohio

Ms. Fletcher provided an update on the community mural art project being headed by the Ross Art Museum. She provided an overview on the 3 murals that would be place on different buildings throughout the City including the east side, the Second Ward Community Center, and one

downtown. The goal of the murals is to contribute to the cultural and artistic landscape of the community and to add vibrancy to the key parts of Delaware. She discussed that the location of the public art in the downtown area would be on the Strand building. She discussed meeting with staff to discuss historic preservation standards and that the plan is to not paint on exposed brick. She discussed current funding status.

(3) Fiberglass-Clad Windows –
Presentation by Justin Hegenderfer for Marvin Windows
This discussion will occur at a later meeting.

(4) Sidewalk Vestibules Design Standards

This discussion will occur at a later meeting.

ITEM 4. STAFF COMMENTS

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: December 19, 2018

The Commission was made aware of the date change related to holiday calendar. Ms. Hering informed the Commission that she would be unavailable on the date.

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Ms. Hering. The Historic Preservation Commission meeting adjourned at 10:22 p.m.

Chairperson

Elaine McCloskey, Clerk