HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
February 27, 2019

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:30 p.m.

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

Members Absent: Cara Hering

Staff Present: Dianne Guenther, Development Planner and Lance Schultz, Zoning Administrator

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 23, 2019 as recorded and transcribed.

Mr. Coleman discussed a typo error on page two to change the word tow to two and to reflect an error on page 3 to reflect 15%.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 23, 2019, as recorded and transcribed, seconded by Ms. Van Gundy. Motion failed by a 3-0-3 (Nicley, Rohrer, and Hatten) vote.

ITEM 3. REGULAR BUSINESS

A. 2019-0148: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for proposed building improvements at 91 North Sandusky Street which is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay.

Mr. Schultz reviewed the staff report. This building was placed on the U.S. National Park Service National Register of Historic Places in 1973 and is considered a Contributing Building in the City of Delaware Historic Northwest District. He discussed plans to upgrade the currently vacant building and re-occupy the facility for County offices. He discussed the need for routine exterior building maintenance and reconfiguration of the front lawn memorials. The proposed work included the existing sidewalk on the south and east side of

the courthouse which will be removed and reconfigured. Existing sidewalks along North Sandusky and East Central Avenue will not change. The monument plaza layout has been developed and approved by the County's Veterans Services Commission and will be reconfigured around the new east plaza. There will be replacement and upgraded mechanical and electrical equipment in a new utility enclosure on the west end of the building. This enclosure will have brick piers and stone caps with painted black wood fence panels between them. He discussed exterior maintenance work that also includes window painting and repair, masonry repointing and downspout repair. At the ground floor, for drainage and security improvements the two existing area wells with doors will be removed, filled and landscaped. Windows will be put back into the openings above grade to match the other pre-existing windows. A new well and door will be centrally created on the north side of the building. On the north side of the building the existing metal fire escape is proposed to be removed and the door will be replaced with a window that matches the adjacent windows.

APPLICANT:
Jon Melvin
Director of Facilities Management
101 North Sandusky Street
Delaware, Ohio

Mr. Melvin discussed the plan to revitalize the Veterans Memorials and plans for flag poles to honor each military service. Chairman Hatten requested that a complete material list be provided when available for administrative approval.

Councilman Rohrer informed the Commission that he would abstain from the discussion due to his employment with the County.

Motion: Mr. Nicley motioned to approve 2019-0148, as submitted and with staff recommendations, seconded by Ms. Riviera. Motion approved with a 5-0-1 (Rohrer) vote.

B. 2019-0196: A request by Sandusky Brothers LLC for a Certificate of Appropriateness for proposed building restoration at 17 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther reviewed the request by Sandusky Brothers LLC. She discussed that the subject building is considered a contributing structure in the Sandusky Street National Register Historic District. She reviewed with the Commission that the Applicant presented this project as an Informal Review at the August 22, 2018 Historic Preservation Meeting. The owner of the building is a partner in Triad Architects. The project will entail repair and restoration of the three exposed elevations, in addition to proposing new structural elements

to the building. The east elevation will have the removal of the non-historic cornice and remove the paint and restore the masonry and limestone lintels and sills. Window replacement of existing windows will be with new one-over-one wood aluminum clad windows matching the existing style. The project will reinstate the right-side entrance at the north storefront with a new accessible interior vestibule and entrance door to match existing materials. Ms. Guenther provided photographic evidence and informed the Commission that structural evidence was found of the right-side entrance of north storefront.

The applicant proposed to rebuild the historic eave and rake at main building roof to the rear elevation and replace gutters and downspouts. The rear metal fire escape is to be removed and existing windows replaced with new one-over-one wood aluminum clad windows. The entry door will be replaced to match historical style. Entry steps will be rebuilt and new fabric awnings installed.

The north side elevation masonry will remain, but be cleaned and repaired. Roof will be replaced with asphalt shingles.

The south side elevation improvements will replace windows with wood aluminum-clad windows to match existing style and the rubber roof with new roof with similar materials. An existing window will be removed and infill wall created for dumpster enclosure.

APPLICANT:
Zach Price
328 North Liberty Street
Delaware, Ohio

Mr. Price discussed his plan to remove the paint from the front brick if able. He voiced concerns about potential damage to the current masonry. He discussed the use of federal grants for funding and informed the Commission that the cornice material is plywood that was added to the building in the 1970's. He discussed the potential color scheme if unable to remove the paint from the masonry.

Motion: Vice-Chairman Coleman motioned to approve 2019-0196, with the staff recommendations and the following recommendations that the rear door meets the glazing standards of minimum 50% and maximum 75% glazing, the method of paint removal or treatment if removal is found unfeasible to be subject to administrative approval and that the rear entrance aluminum storefront finish be subject to administrative approval. This motion was seconded by Ms. Van Gundy. Motion approved with a 6-0 vote.
Chairman Hatten requested a break at 7:21 p.m. and reconvened the meeting at 7:25 p.m.

C. DISCUSSIONS

(1) Fiberglass-Clad Windows
Ms. Guenther discussed the memo that was provided to the Commission regarding the proposed changes to the Architectural Standards for Downtown Delaware relating to the inclusion of fiberglass-clad windows. She reviewed the request to review the standards for potential changes was from the direction of the Commission. Vice-Chairman Coleman discussed that the presentation from January helped to explain the differences between the windows. A discussion was held on other historic districts that are allowing the use of fiberglass windows. He recommended that any further discussion or recommendations wait until there is a full Commission present. Mr. Nicley discussed the results of the survey that the Commission took on the look of the windows. Mr. Coleman recommended using the list approved by Columbus as a starting point, but that samples should be provided to ensure quality materials. Ms. Riviera was supportive of the addition of the fiberglass windows in the standards. Mr. Nicley discussed that the windows would have an energy efficient quality. Chairman Hatten voiced a concern that fiberglass-clad windows are not currently in the national or state standards.

Motion: Vice-Chairman Coleman motioned to leave the discussion for Fiberglass-Clad Windows on the agenda until such time there is full Commission membership participating to vote on whether to have the City staff adopt language changes or not, seconded by Mr. Nicley. Motion approved by a 6-0 vote.

(2) Sidewalk Vestibules Design Standards

Ms. Guenther reviewed the memo that was provided to the Commission in September of 2018 to determine standards for vestibules. She discussed that concrete guidelines can be difficult to set due to the uniqueness of each building. Chairman Hatten discussed the challenge of setting up standards relating to vestibules that are subjective. Vice-Chairman Coleman recommended that current vestibules are grandfathered in but that vestibules are not allowed in the Historic District. He voiced the difficulty in determining who should be allowed to have one and who should not. Mr. Nicley discussed the need to either allow the vestibules to all or to not allow them at all. He voiced concerns on setting regulations on who is allowed and who is not and how it can be interpreted by the public.

Motion: Mr. Coleman motioned to ask staff to write up changes to standards that would grandfather in current vestibules, but would prohibit future vestibules to be allowed in the standards, seconded by Ms. Van Gundy. The Commission held a discussion regarding the motion and if a motion is necessary when the vestibules are not currently

written in the standards to be allowed. Mr. Coleman withdrew this motion.

The Commission was in agreement to remove the discussion of sidewalk vestibules from future agendas and was in agreement that vestibules are not allowed in the standards. They agreed to have a future discussion if a vestibule is requested by an applicant in the future.

ITEM 4. STAFF COMMENTS

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley informed the Commission that he will be unavailable to attend the March meeting.

ITEM 6. NEXT REGULAR MEETING: March 27, 2019

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Vice-Chairman Coleman. The Historic Preservation Commission meeting adjourned at 8:20 p.m.

Chairperson

Elaine McCloskey, Clerk