

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
May 22, 2019**

ITEM 1. Roll Call

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

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

Members Absent: Stephanie Van Gundy

Staff Present: Lance Schultz; AICP, Planning and Zoning Administrator

Motion to Excuse: Mr. Nicley motioned to excuse Stephanie Van Gundy, 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 January 23, 2019 as recorded and transcribed.

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 Mr. Nicley. Motion approved by a 5-0-1 vote (Nicley).

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on February 27, 2019 as recorded and transcribed.

Motion: Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on February 27, 2019, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2019-1019: A request by Jill Rice for an Informal Review for the proposed demolition and reconstruction of 50 West William Street, which is zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Mr. Schultz discussed the location of the property and current zoning. He provided pictures throughout the building's history, which was a church in the 1800's, a Sohio Gas Station, a printing company in the 1990's and vacant in the 2000's. Pulp Smoothie was approved to renovate the lot but was never completed. The proposed plan is to demolish the existing

building and rebuild. Mr. Schultz shared elevations of the building. Staff approves and supports the use at the location.

APPLICANT:

Jill Rice
6 Darlington
Delaware, OH 43015

Jeff Rice
6 Darlington
Delaware, OH 43015

Karen Beasley
Beasley Architecture & Design
109 W. Columbus Ave.
Bellefontaine, OH 43311

Ms. Rice informed the Commission the plan is to have a boutique fitness studio. Ms. Rice has owned fitness studios previously. Also planned is a second story condominium for a residence. She shared that there will be a garage facing Franklin St. Ms. Beasley shared the proposed building materials of clapboard, board and batten, and brick.

Committee concerns/suggestions:

- Street facing garage door is against standards. Group discussed a way to have the garage door on the north side of the building.
- Deck/stairs on public façade for fire egress. The deck/stairs should be in the back like a normal fire escape.
- Suggested ingress to second floor from inside the garage and egress in the back of the building.
- Roofing – asphalt shingles are against the standards. Suggested a true standing seam metal roof.
- Canopies are not allowed – they would have to modify it to an awning.
- The west and east elevations should be brick and not block. Need to break up the mass on the west side of the building with ghost windows.

There was extensive discussion regarding the garage, roofing materials and siding. The committee stated they are happy to do another information review with the applicant.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

Discussion carried to next agenda due to absence of a committee member.

ITEM 4. STAFF COMMENTS

None.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Vice-Chairman Coleman stated that the committee needs to look at potentially expanding the boundaries in the historic district to the east along Lake St. There are many historic buildings there, such as the train depot. The committee needs to determine next steps towards assessing that area. Mr. Schultz stated that a consensus of the commission is needed and then staff will look into next steps on their end. This topic will be added to the next agenda for discussion among the commission.

ITEM 6. NEXT REGULAR MEETING: June 26, 2019

Kyle Rohrer and Cara Hering will not be in attendance.

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Ms. Riveria. The Historic Preservation Commission meeting adjourned at 8:22 p.m.



Chairperson



Elaine McCloskey, Clerk