

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
July 24, 2019**

ITEM 1. Roll Call

Vice-Chairman Coleman called the Historic Preservation Commission meeting to order at 6:35 p.m.

Members Present: Cara Hering, Sherry Riviera, Stephanie Van Gundy Vice-Chairman Joe Coleman

Members Absent: Erinn Nicley, Councilman Kyle Rohrer, and Chairman Mark Hatten

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Mr. Nicley, Councilman Rohrer, and Chairman Hatten, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

Motion: Ms. Riviera motioned to table the election of officers until the next meeting, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on May 22, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on May 22, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion failed by a 3-0-1 vote (Van Gundy).

ITEM 4. REGULAR BUSINESS

- A. 2019-1575: A request by Jill Rice for a Certificate of Appropriateness 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.

Ms. Guenther reviewed the Applicant's request to the Commission. The Commission was provided background information on the property and the location and current zoning. This property is not included in the National Register Historic Northwest District. The current property has

been vacant for over seven years and purchased by the current owners in 2017. Ms. Guenther discussed the Applicant's previous informal reviews before the Commission regarding the demolition and reconstruction of the building. She reviewed the plan to demolish the existing building and construct a two-story building in its place. A driveway will be constructed at the north property line to accommodate the north-facing residential garage, per the Commission's suggestion. The first story will be a commercial unit and will house a boutique-style fitness studio owned by the Applicant. The second floor will be residential and have a large upscale two-bedroom apartment with a private elevator. She reviewed the proposed materials for each elevation.

The Commission held a conversation to discuss the materials on the front façade. Vice-Chairman Coleman proposed the option to have the side wings be Hardi-plank and the center insert be brick. Ms. Van Gundy voiced her support to this recommendation. Ms. Hering voiced her preference to have the materials used as submitted.

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

Motion: Ms. Riviera motioned to approve 2019-1575, as submitted with staff recommendations 1,2,3,4,5,6 and the addition of item 7, in which the applicant has the option to switch materials from Hardi-plank to brick on the east and south elevations with administrative approval or HPC meeting if needed and item 8, the brick to Hardi-plank transition shall be reduced to one brick width, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

A. DISCUSSIONS/PRESENTATIONS
(1) Fiberglass-Clad Windows –

The Commission recommended to table the discussion until a full commission is present.

Motion: Ms. Riviera motioned to table the discussion of fiberglass-clad windows, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

(2) Expansion of the Historic District Overlay on the East Side of Delaware

Vice-Chairman Coleman voiced his concern over the recent removal of the structure on Lake and Central. He discussed historic structures on the east side of town and the need to discuss expanded the district. The Commission discussed the need to have a full commission to participate in the discussion and recommendation.

Motion: Ms. Riviera motioned to table the discussion of expansion of the Historic District Overlay, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 5. STAFF COMMENTS

Ms. Guenther provided an update on sidewalk permits issued this year.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: August 28, 2019

ITEM 8. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 8:01 p.m.



Chairperson



Elaine McCloskey, Clerk