

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
August 28, 2019**

ITEM 1. Roll Call

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

Members Present: Cara Hering, Erinn Nicley, Sherry Riviera, and Chairman Mark Hatten

Members Absent: Stephanie Van Gundy, Councilman Kyle Rohrer, and Vice-Chairman Joe Coleman

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

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

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

The Commission requested that the election of officers occur at the next meeting due to the absent members.

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 Mr. Nicely. Motion approved by a 4-0 vote.

ITEM 4. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on July 24, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on July 24, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion failed with a 2-0-2 (Hatten, Nicely) vote.

ITEM 5. REGULAR BUSINESS

- A. 2019-1868: A request by Dan Robson for a Certificate of Appropriateness

for the proposed renovation of 115 East Winter Street which is zoned B-3 (Community Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther provided information on the zoning and location of the property. The property is located at 115 East Winter Street on the northwest corner of the intersection of East Winter and Estelle Streets in the Transitional Sub-district of the Downtown Historic District Overlay. The building is currently a 1,483 square foot concrete block building that was constructed in 1963 and has been a laundromat since 1990. Mr. Robson purchased the property in 2007 and continued to operate the laundromat. The business eventually closed and has been vacant since 2014. The building has had many incidents of vandalism and broken doors and windows. Due to the lack of progress on the correction of cited code violations, the City of Delaware took steps to condemn the property in January 2018. Ms. Guenther reviewed the history of code violations on the property and provided recent photographs of the buildings current interior and exterior.

Ms. Guenther reviewed the proposal to renovate the commercial building exterior. The Applicant is proposing a gabled roof system with a new wood frame and truss system as the current flat roof has rotted and failed. The front door is proposed to a 50% glass steel insulated door. The Applicant is requesting a flush insulated steel door with a peep hole for the side and rear entries for security reasons. The current windows are wood-framed full plate glass. For security reasons the Applicant is requesting to install two vinyl windows. The building is currently predominately concrete block, and the Applicant is looking to apply a cement stucco coating.

APPLICANT:

Dan Robson
24 Little Street
Delaware, Ohio

Mark Schluetz
Design TeK Architecture, Inc
445 North Sandusky Street
Delaware, Ohio

Mr. Robson discussed his request for variances to the windows and doors and explained that there is often homeless people residing along the river on the back of the property. He discussed that the building has a history of being broken into, especially during inclement weather. He feels that the vinyl windows will be easier to replace and will be in stock more readily

when the vandalism occurs. He discussed the need for some fencing along the property line.

The Commission discussed the approved type of roofing materials that are allowed in the standards. Chairman Hatten voiced no concerns over the proposed structure of the roofing, but that the proposed materials are not permitted in the current standards.

The Commission discussed the steel and flush door request. Chairman Hatten voiced his support over the doors that are not visible to the public. The Commission did request the Applicant come back with a new front door design with no window mullions.

The Commission discussed the vinyl window request. Mr. Schluetz discussed that the building is not historic and that the standards state to not mimic historic features. He discussed the preference for vinyl windows for ease of replacement. The Commission voiced they were not supportive of the vinyl windows and provided information on acceptable materials. Ms. Guenther did inform that Commission that staff was not supportive of the Variance request.

The applicant was instructed to speak with the Planning Director regarding a timeline extension if needed.

Mr. Nicley requested to add to staff recommendations to state:

- A. Staff Recommendation 1: replacement window materials shall not be vinyl and roof materials should meet standards to residential sub-district.
- B. Staff Recommendation 2: These details shall include, not limited to; roof color, and materials, stucco color, color and final dimensions of windows and front entrance door style and color.

The Commission was in agreement to the amendments to staff recommendations.

Motion: Mr. Nicely motioned to approved 2019-1868, along with all staff recommendations as amended, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

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

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

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

ITEM 6. STAFF COMMENTS

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

ITEM 7. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Hatten discussed a recent request for administrative approval for a second-floor business that will be sharing a sign with an adjoining business on the second floor. He discussed the current Standards for projecting signs on a second floor and is approving the request. Ms. Guenther confirmed the request and approval is for 5 East Winter St. The Commission was in agreement to look at the requirement for second floor signage.

ITEM 8. NEXT REGULAR MEETING: September 25, 2019

ITEM 9. ADJOURNMENT

Motion: Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 7:52 p.m.



Chairperson



Elaine McCloskey, Clerk