

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
September 25, 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, Stephanie Van Gundy, Vice-Chairman Joe Coleman and Chairman Mark Hatten

Members Absent: Councilman Kyle Rohrer

Staff Present: Dianne Guenther, Development Planner

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

ITEM 2. ELECTION OF OFFICERS

A. Chairperson

Motion: Ms. Van Gundy motioned to elect Mr. Nicely as Chairperson, seconded by Ms. Riviera. Mr. Nicely declined the nomination and Ms. Van Gundy withdrew her motion.

Motion: Vice-Chairman Coleman motioned to nominate Mr. Hatten as Chairperson, seconded by Mr. Niceley. Motion approved by a 5-1 (VanGundy) vote.

B. Vice-Chairperson

Motion: Mr. Nicley motioned to nominate Mr. Coleman as Vice-Chairman, seconded by Ms. Hering. Motion approved by a 6-0 vote.

ITEM 3. 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 approved by a 4-0-2 (Nicley, Hatten) vote.

ITEM 4. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on August 28, 2019 as recorded and transcribed.

Motion: Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on August 28, 2019, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 4-0-2 (Van Gundy, Coleman) vote.

ITEM 5. REGULAR BUSINESS

A. 2018-2725: A request by Stacy and Dan Stultz for an Informal Review for a proposed façade 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.

Ms. Guenther reviewed background information on the property and that it is the south storefront of a contributing building in the National Register Sandusky Street Historic District. The property was recently purchased in 2017 by the applicants, who rehabilitated the first floor to establish their new business, an events venue called “Gather” in late 2018. She reviewed their plans to renovate the exterior of the building and improve the appearance of the existing aluminum storefront. She reviewed the applicants plans to:

- a. Install wood transom-style windows with wood trim above storefront canopy and paint wood surfaces
- b. Replace canopy roof
- c. Remove aluminum column panels to expose underlying brick columns and repair brick and mortar on columns as needed
- d. Improve storefront brick face base by installing inset wood panels
- e. Paint aluminum mill finish on storefront window trim and entry door
- f. Replace exterior aluminum entry door to the second floor with a wood entry door with 50% glass
- g. Repair roofline area.

APPLICANT:

Stacy and Dan Stultz
200 North Franklin Street
Delaware, Ohio

Chairman Hatten discussed the Architectural Standards that prohibit canopies in the Downtown District and that if doing work to storefront then it should be brought up to code/standards.

Mr. Stultz voiced a question if the current right-side position of the entry door would be a problem. Vice-Chairman Coleman discussed that the placement of door is not an issue. Mr. Stultz discussed other locations that currently have a canopy.

The Commission discussed the removal of the canopy with the Applicants. Mr. Stultz voiced his agreement to remove canopy if able. He discussed the steel beams above and below the canopy. Mrs. Stultz discussed the current storefront base brick and that it is not the original brick. She discussed the preference to trim with wood panels. The Applicants discussed removing the aluminum column panels to expose the brick, but they are unaware of the current condition of the bricks. Chairman Hatten discussed that they could wrap the brick panels with wood that might add some depth and dimensions to the area if the brick is not in good condition. Chairman Hatten discussed the option to have an awning. Mrs. Stultz discussed if the canopy is removed, they would probably prefer the flat front. Chairman Hatten did inform that the Applicant could apply for an awning at a later date. The Applicants requested information on the colors that are allowed. The Commission discussed the standards that discuss non-garish colors.

PUBLIC COMMENTS:

Steve and Judy Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman discussed that he recently purchased 4 North Sandusky Street and will be coming before the Commission in an upcoming meeting. He discussed attending the meeting to watch the proceedings and understand the standards. He informed the Commission of his plan to punch out the two current windows that face William Street and questioned if he could add a third window. The Commission discussed their concerns that a third window could be where a ghost sign is on the building. Ms. Guenther recommended that they bring before the Commission their application at a future meeting to allow for the Commission to have full understanding of their plans and requests.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

Ms. Van Gundy discussed the original request to consider fiberglass-clad windows in the Historic District and that it would provide a new material option and more affordable opportunities to owners. She also discussed that this window has been approved in other historic areas. She reviewed what was learned at the presentation by the Marvin Windows Representative regarding the windows.

Ms. Riviera clarified that if property owners used fiberglass windows then they would not qualify for the façade improvement grant, but still gives owners the option to have a different type of savings.

Ms. Hering voiced her support of the fiberglass windows and is comfortable with the due diligence of other communities for use in standards.

Vice-Chairman Coleman discussed the need to determine from the list provided by the Marvin Representative to which windows are built to last and which ones are economy windows.

Chairman Hatten discussed the need to follow the standards that are set by U.S. Secretary and Interior and that the current standards have been successful for the past 20 years and other property owners have had to follow these same standards. He discussed that there has only been one case that requested this in the past.

Vice-Chairman Coleman discussed being open to the idea of the fiberglass windows, but would like more information and evidence that the materials are holding up. Mr. Nicley discussed the difference of opinions on the Commission regarding the windows and feels that the Commission should take some time to see how the product holds up. Ms. Hering recommended reaching out to connections at the State Historic Preservation Office on the status of fiberglass windows. Mr. Nicley recommended reaching out to other Commissions that have approved the windows and what their process was. The Commission was in agreement to allow the topic to remain on the table for further discussion.

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

The Clerk informed the Commission that this topic of discussion was brought up at the September 23, 2019 Council meeting, in which Council voiced their agreement to not continue discussions regarding the expansion of the Historic District Overlay on the east side of Delaware at this time.

ITEM 6. STAFF COMMENTS

Ms. Guenther informed the Commission of the 2019 Great Places in America award received by the Planning Department by American Planning Association and also that the 2019 Heritage Ohio Annual Conference will be held October 21-23 in Newark, Ohio.

ITEM 7. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley, Ms. Van Gundy, and Vice-Chairman Coleman informed the Commission that they will be unable to attend the October meeting.

Ms. Riviera questioned the standards relating to no new canopies in the district and the difference in repairing and required to remove.

Chairman Hatten discussed the standards for lighting and LED bulbs.

ITEM 8. NEXT REGULAR MEETING: October 23, 2019

ITEM 9. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 8:20 p.m.

A handwritten signature in blue ink, appearing to read "Mr. Hatten", written over a horizontal line.

Chairperson

A handwritten signature in blue ink, appearing to read "Elaine McCloskey", written over a horizontal line.

Elaine McCloskey, Clerk