

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
October 23, 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, Councilman Kyle Rohrer and Chairman Mark Hatten

Members Absent: Vice-Chairman Joe Coleman, Erinn Nicley and Stephanie Van Gundy

Staff Present: Dianne Guenther, Development Planner

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 25, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on September 25, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion approved by a 3-0-1 (Rohrer) vote.

Chairman Hatten requested that the order of the agenda be amended to have the informal review at the end.

Motion: Ms. Riviera motioned to amend the agenda order to have 3A presented after 3C, seconded by Ms. Hering. Motion approved by a 4-0 vote.

The Clerk read into the record an email that was received by Vice-Chairman Coleman regarding his opinion on the cases to be presented to the Commission.

Ms. Hering informed the Commission that she will abstain from voting on case 2019-2407 as she is the architect for the project.

ITEM 3. REGULAR BUSINESS

- A. 2019-2363: A request by Stephen P. Hartman for an Informal Review for a proposed facade renovation at 4 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 provided a staff report for the Informal Review requests. She discussed that the project site is composed of two parcels 4 North Sandusky and 5 East William Street. The project site is one L-shaped property composed of two parcels. The property was granted a Certificate of Appropriateness in 2016 for a proposed project by the previous owner, but this project was not completed. The property was recently sold to the current owner in August 2019. He has plans to re-instate an interior stairs to the upper floors and rehabilitate the second and third floors into residential or commercial units. The applicant was advised that he would need his own design professional and seek his own Certificate of Appropriateness. Ms. Guenther reviewed the proposed repairs to the Commission.

APPLICANT:

Steve & Judy Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman reviewed some proposed repairs to the bricks and cornice of the building. Chairman Hatten discussed that repairs can be reviewed by staff and that the HPC would review proposals that have changes and modifications. Ms. Guenther discussed needing to apply for a permit for any repairs to staff for approval. She discussed the need to use appropriate materials for mortar and brick repair. Mr. Hartman discussed painting the grey mortar on the side of the building by the roof to match the brick color, as well as, the chimney. Chairman Hatten discussed that if the item hasn't been painting prior then it may have to go through the process that starts with staff and the Chairman to determine if the request should be before the Commission or Administrative Approval. Mr. Hartman discussed the potential relocation of the interior stair and how it will affect the front façade. Mr. Hartman discussed adding windows on the side of the building to add a second bedroom and what happens when the ghost-sign no longer exists. Chairman Hatten discussed that the standards do not allow for this change and that he would not agree to windows being added to the building. Mr. Hartman provided photos of decks throughout the Historic District and discussed adding a second and third floor deck. He reviewed the materials and look for the deck. Chairman Hatten discussed that may need to be approved by the Building Official if the deck is in a place where it can't be seen. Chairman Hatten discussed that the designs would need to come before the Commission for review. Ms. Guenther discussed requirement and restrictions to cleaning the outside of the building or using a power washer.

PUBLIC PARTICIPATION:

Stan Nahman
616 Barretts Church Way
Aiken, South Carolina

Mr. Nahman questioned if a balcony structure can be placed outside of the public

view.

- B. 2019-2236: A request by Del-Mor Dwellings Corp. for a Certificate of Appropriateness for a proposed roof replacement at 30 North Franklin Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther reviewed the location of the building and that it is considered a non-contributing building in the Historic Northwest National Register Historic District. She discussed that Del-Mor Dwellings Corporation is a non-profit organization, which holds its corporation offices at this location. The building was once a single-family home constructed around 1900. It was converted to commercial use in 1986 and is considered a non-contributing resource due to the application of aluminum siding and vinyl replacement windows. She discussed that the Applicant's initial request for a Certificate of Appropriateness was through the Administrative Review process and that staff recommended approval, but the HPC Chairman indicated the proposed materials do not comply with the Architectural Standards for the Historic District. She discussed the Applicants plan to install a high quality, 35-year warranty Drexel standing seam metal roof in a medium brown color. She discussed that this product was selected as it is close in appearance to the 70 year-old standing seam metal roof that is currently in place. She also discussed the cost difference to use the proposed materials.

APPLICANT:

Jim Wilson
Del-Mor, Executive Director
30 North Franklin Street
Delaware, Ohio

Mr. Wilson discussed that Del-Mor purchased the building in 2000 and have completely renovated the interior of the building. He discussed that due to being a non-profit business they are unable to do a complete façade renovation. He informed the Commission that the siding on the building is currently vinyl. He stated that the proposed materials are not the same as used on pole barns and that they have attempted to recoat the current metal roof twice to help repair and prevent further rusting of the roof.

Ms. Guenther discussed that other versions of standing seam metal roofs are present in the Historic District, such as 20 East William Street and Buns Restaurant Patio. Chairman Hatten discussed the materials that are currently approved in the Architectural Standards. He discussed that in recent cases that the Commission has not approved the metal roof materials. Councilman Rohrer discussed that the materials look the same to him and that there is nothing other

than the roof that remains historic on the building. Ms. Riviera voiced that she saw no physical difference in the materials and would be supportive of the request. Ms. Hering stated that this is more related to the installation not being historic and does not see a difference in the appearance. She discussed that it achieves the historic affect with modern technology.

Motion: Ms. Riviera motioned to approve 2019-2236 as recommended but adding that new panels match dimensions of existing panels as able, seconded by Ms. Hering. Motion approved by a 3-1 (Hatten) vote.

C. 2019-2407: A request by Stacy and Dan Stultz for a Certificate of Appropriateness for a proposed facade 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 discussed the project location and zoning of the property. The property is the south storefront of a contributing building in the National Register Sandusky Street Historic District. The buildings at 53 N. Sandusky Street and 55 N. Sandusky Street were divided in to separate parcels in the past and both storefronts were altered and no longer retain their original elements. She discussed that in the 1960's is when it was estimated to have the installation of the 'modern' aluminum storefront that exists currently. She discussed the proposed facade renovations based on the results of the informal review. This includes the removal of the storefront canopy and to remove the aluminum panels to expose the underlying brick columns.

APPLICANTS:

Dan and Stacy Stultz
200 North Franklin Street
Delaware, Ohio

Mr. Stultz discussed that he checked behind the aluminum columns and found painted brick with framing that the aluminum panels are attached. The Commission had discussions of potential changes to the columns. Ms. Stultz discussed the preference to do wood trim columns to hide the brick and leave the storefront glass and entrance. The Commission discussed the Applicants can receive Administrative Approval on final design and lighting. Ms. Stultz questioned if they could use gas sconces outside. The Commission recommended that staff address that concern with the Chief Building Official.

Motion: Councilman Rohrer motioned to approve 2019-2407, as submitted, seconded by Ms. Riviera. Motion approved by a 3-0-1 (Hering) vote.

D. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission did not have a discussion on windows.

ITEM 4. STAFF COMMENTS

There were no staff comments.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: November 20, 2019

Chairman Hatten reminded the Commission of the date change for the meeting relating to the upcoming holiday.

ITEM 7. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Hering. The Historic Preservation Commission meeting adjourned at 9:03 p.m.



Chairperson



Elaine McCloskey, Clerk