

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
May 26, 2021**

ITEM 1. Roll Call

Chairman Coleman called the virtual meeting to order at 6:30 p.m.

Members Present: Cara Hering, Mark Reed, Mark Smiles, Councilwoman Lisa Keller, Vice-Chair Sherry Riviera, and Chairman Joe Coleman

Members Absent: Stephanie VanGundy

Staff Present: Dianne Guenther, Development Planner; Dave Efland, Planning and Community Development Director; and R. Thomas Homan, City Manager

Motion to Excuse: Vice-Chairwoman Riviera motioned to excuse Ms. VanGundy, seconded by Councilwoman Keller. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on April 28, 2021, as recorded and transcribed.

Motion: Vice-Chairwoman Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on April 28, 2021, as recorded and transcribed, seconded by Councilwoman Keller. Motion approved with a 6-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2021-1701: A request by the City of Delaware for a Certificate of Appropriateness for the proposed demolition of 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther reviewed the staff report and location of the properties. She provided the background information with the plans to demolish the buildings. Mr. Homan discussed potential uses for the property. He discussed the hiring of MS Consultants to assess the structural integrity of the retaining wall and to look at streetscape for Spring Street. He discussed working with Ohio Wesleyan University on potential development options. He discussed that if the redevelopment of the site for a hotel is not moving forward the City may solicit for a request for proposals for redevelopment.

Mr. Coleman voiced a concern on approving a demolition of a building without a development plan and the precedent that could be set. He

discussed previous approvals for demolition were with the previous plans to construct the hotel.

Ms. Riviera discussed her support for demolition.

Ms. Hering discussed that the last request was requested to have a development plan. She requested more information on the Master Plan. Mr. Homan reviewed that the plan is to get back to the previous plan approved by Historic Preservation Commission for construction of the hotel.

Mr. Smiles voiced support for demolition and that with the economics to have a hotel, it will be needed to have the site pad ready.

Chairman Coleman discussed the potential to keep the buildings until it is certain that a hotel will be viable for the location.

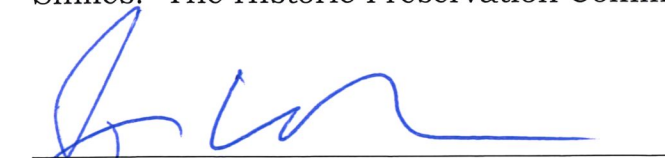
Councilwoman Keller discussed concerns of waiting for demolition could have an increased cost to the City.

Mr. Reed reviewed Section 1190.07 for Demolition.

Motion: Councilwoman Keller motioned to approve the request by the City of Delaware to approve the Certificate of Appropriateness for the proposed demolition of 7 and 27 Spring Street, seconded by Mr. Smiles. Motion approved by a 4-2 (Coleman, Hering) vote.

- ITEM 4. STAFF COMMENTS
- ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION
- ITEM 6. NEXT REGULAR MEETING: June 23, 2021
- ITEM 7. ADJOURNMENT

Motion: Councilwoman Keller moved to adjourn the meeting, seconded by Mr. Smiles. The Historic Preservation Commission meeting adjourned at 7:29 p.m.



Chairperson



Elaine McCloskey, Clerk