

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
January 27, 2021**

ITEM 1. Roll Call

Chairman Coleman called the virtual meeting to order at 6:35 p.m.

Members Present: Cara Hering, Mark Reed, Mark Smiles, Sherry Riviera, Councilwoman Lisa Keller, Stephanie VanGundy, Chairman Joe Coleman

Staff Present: Dianne Guenther, Development Planner

ITEM 2. ELECTION OF OFFICERS

Motion: Ms. Riviera motioned to nominate Mr. Coleman as Chairperson, seconded by Mr. Smiles. There were no other nominations and Mr. Coleman agreed to this role. Motion approved by a 7-0 vote.

Motion: Councilwoman Keller motioned to nominate Ms. Riviera as Vice-Chairperson, seconded by Chairman Coleman. There were no other nominations and Ms. Riviera agreed to this role. Motion approved by a 7-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on December 16, 2020, as recorded and transcribed.

Motion: Mr. Reed motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on December 16, 2020, as recorded and transcribed, seconded by Vice-Chairwoman Riviera. Motion approved with a 6-0-1(Van Gundy) vote.

ITEM 4. REGULAR BUSINESS

- A. 2021-0047: A request by Triad Architects for a Certificate of Appropriateness for a proposed bank building renovation and addition at 33 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 discussed that the Applicant appeared at the December 16, 2020 HPC meeting for an informal review for the proposed project which entails renovation of the existing mini-bank building and drive-through lanes. There will also be a 2,170 square foot addition to the building's west side. She reviewed the proposed site plan and the revisions to the plan from the informal review, along with the proposed materials and coloring. The Commission was notified that if the Certificate of

Appropriateness is approved by the Commission, the Applicant intends to work with City Staff to pursue rezoning of the site to B-2 Central Business District from the B-3 Community Business District.

APPLICANT:

Zach Price
Triad Architects
328 North Sandusky Street
Delaware, Ohio

The Commission discussed the elevation to the building in regards to the bricked in windows. Mr. Price discussed the preference for the bricked in windows to remain in the plan as submitted.

Motion: Vice-Chairwoman Riviera motioned to approve 2021-0047, as presented and including staff recommendations, seconded by Mr. Smiles. Motion approved by a 7-0 vote.

- B. 2021-0049: A request by MOHIO Pizza for an Informal Review for a proposed rear permanent patio at 23 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 proposal from the Applicant is related to the COVID-19 pandemic and the need to comply with CDC and Delaware County Health Department requirements for social distancing. Seating was limited due to these restrictions and that Applicant was approved for a COVID temporary patio permit at the rear of the building. Due to the western exposure, the area would become unbearably hot as the sun moves toward the west and the view also provided a less than ideal dining experience with adjacent grease traps, dumpsters, parking lots, utility wires. The Applicant placed removable wood pallets to attempt to screen the views and use umbrellas and a large banner to block the sun.

To create a better dining experience the Applicant is proposing a rear permanent patio with a constructed pergola with pleated cable shades on the top and sides. The pergola would have slatted or picket-type patio fencing around its base perimeter, with planters behind the fencing.

APPLICANT:

Monroe Nelson
MOHIO Pizza
6467 Taggart Road
Delaware, Ohio

The Commission discussed the concept plan presented by staff. Ms. Riviera discussed using a taller fence to help shield the background view. Councilwoman Keller voiced her support of the concept plan. Chairman Coleman also voiced his support and recommended that the Applicant present a final design to the Commission.

C. DISCUSSIONS

(1) Fiberglass-Clad Windows

Ms. Guenther reviewed the background to the fiberglass-clad window discussion. She discussed conversation with federal and state representatives that discussed a paradigm shift at the state and federal level regarding materials in order to achieve historic profile appearance. She recommended that materials listed as alternatives in the Architectural Standards of Downtown Delaware do not rise to the level of specific manufacturers and models as they can often change.

Chairman Coleman requested more information from the experts regarding methodology to use to approve the windows. Ms. Van Gundy discussed that amending the standards regarding window options can be at a case-by-case basis. Ms. Riviera discussed that there are no specifics on aluminum clad or wood windows and would agree to the case-by-case approval. Ms. Guenther discussed the ability to review the current windows and the replacement product to get a good match. Ms. Hering recommended that staff include in staff reports the current window to compare to proposed. The Commission was in agreement to receive more detail information regarding the fiberglass window specifications from staff to proceed with amending the standards.

ITEM 5. STAFF COMMENTS

Ms. Guenther informed the Commission that the process for 2021 sidewalk permits will be starting.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: February 24, 2021

ITEM 8. ADJOURNMENT

Motion: Ms. Van Gundy moved to adjourn the meeting, seconded by Vice-Chairwoman Riviera. The Historic Preservation Commission meeting adjourned at 8:18 p.m.

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Joe Coleman

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Chairperson

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Elaine McCloskey

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Elaine McCloskey, Clerk