

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
February 24, 2021**

ITEM 1. Roll Call

Chairman Coleman called the virtual meeting to order at 6:33 p.m.

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

Member Absent: Councilwoman Lisa Keller

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Mr. Reed motioned to excuse Councilwoman Keller, seconded by Vice-Chair Riviera. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 27, 2021, as recorded and transcribed.

Motion: Mr. Smiles motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 27, 2021, as recorded and transcribed, seconded by Ms. VanGundy. Motion approved with a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2021-0332: A request by MOHIO Pizza for a Certificate of Appropriateness 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 reviewed the staff report that was provided to the Commission. She reviewed that the Applicant had previously appeared before the Historic Preservation Commission at the January 27, 2021 meeting for an Informal Review. The Applicant is proposing to move forward to the construction of a rear permanent patio area. The applicant is proposing to use cable shade that will be suspended from a black metal grid support system attached to the rear building wall and black metal vertical posts within the patio area. The cable shades will be suspended from the top grid and the cable shades will be lengthened to drape over the western end of the patio to shield the sun from the patio patrons. To assist with screening the parking lot, dumpsters the applicant proposes a 6-foot-high black metal picket fence with horizontal wood slats to be affixed to the interior of the patio fence for additional screening.

Ms. Van Gundy and Chairman Coleman voiced a concern over the fence height and that it is a deviation from the current standards.

Mr. Reed informed the Commission that he spoke with the Applicant on the

fence request and that it was to help with shielding the sun and the parking lot view.

The Applicant was not present for the virtual meeting.

Motion: Vice-Chairwoman Riviera motioned to approve 2021-0332 along with staff recommendations 1 and 2 and with the provision that fencing shall be consistent with architectural standards with respect to materials that is rod iron or similar and that the height should be no more than 36” and any deviation of the fence would require further consideration of the Commission, seconded by Ms. Van Gundy. Motion approved by a 6-0 vote.

- B. 2021-0339: A request by Rylee Ltd for an Informal Review for the proposed demolition and reconstruction of 24-26 South 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 the staff report that was provided to the Commission. She reviewed that the applicant had previously appeared before the Historic Preservation Commission for an Informal Review on July 22, 2020 to seek input on the project. Due to the buildings deteriorating condition from aging and three major flooding events, the Applicant would like to demolish the building and reconstruct a new building in its place. Also reviewed were the report from the Chief Building Official.

APPLICANT:

Mark Lundquist
Rylee LTD
1110 Morse Road
Columbus, Ohio

Chairman Coleman discussed the concern on demolition, but that certain circumstances need to be factored. He indicated that he would not approve a demolition without an approved design.

Ms. Hering also discussed that the building could have merits for demolition, but also would need to have an approved design before making the decision. She requested to have formal architectural design and drawings presented to the Commission.

Ms. Riviera voiced concerns on a demolition and would prefer the applicant look at the potential to rehab the building.

Ms. VanGundy discussed that many buildings on the south side of Sandusky were affected by the flood and concerns that others would also want to demolish their buildings. She discussed her preference to rehab the building. She also requested if the applicant had spoken to adjourning owners.

Mr. Reed discussed he preference to have both front and back renderings of a proposed façade.

Mr. Smiles discussed that each case for demolition should be on its own merit and the need to look at the recommendation of the Chief Building Official in the decision. He discussed that he would consider new construction.

The Commission discussed the proposed revised rendering that was provided. They discussed previous construction in the Historic District and that they did not try to replicate the building.

C. DISCUSSIONS

(1) Fiberglass-Clad Windows

Ms. Guenther reviewed the last discussion and request for methodology for replacement windows. The parameters of approval of a comparable window replacement are based on the National Park Services Preservation Brief 9: The Repair of Historic Wooden Windows. She reviewed this briefing and the section Window Replacement. She discussed that the Commission may want to create an appendix to the Architectural Standards outlining the factors and information. She discussed that each case will be different and may not require the same level of detail to be submitted based on age, architectural style, etc. Ms. Guenther to draft an amendment to include fiber-clad windows in the standards to present before the Commission.

ITEM 4. STAFF COMMENTS

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION


ITEM 6. NEXT REGULAR MEETING: March 24, 2021

ITEM 7. ADJOURNMENT

Motion: Mr. Smiles moved to adjourn the meeting, seconded by Vice-Chairwoman Riviera. The Historic Preservation Commission meeting adjourned at 8:14 p.m.

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Chairperson

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Elaine McCloskey, Clerk

