

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
July 22, 2020**

ITEM 1. Roll Call

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

Members Present: Cara Hering, Erinn Nicley, Sherry Riviera, Councilwoman Lisa Keller, Vice-Chairman Joe Coleman and Chairman Mark Hatten

Members Absent: Stephanie VanGundy

Staff Present: Dianne Guenther, Development Planner

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 22, 2020, as recorded and transcribed.

Motion: Councilwoman Keller motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 22, 2020, as recorded and transcribed, seconded by Ms. Riviera. Motion approved with a 4-0-2 (Hering, Nicley) vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on February 26, 2020, as recorded and transcribed.

Motion: Councilwoman Keller motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on February 26, 2020, as recorded and transcribed, seconded by Ms. Riviera. Motion approved with a 5-0-1 (Coleman) vote.

ITEM 4. REGULAR BUSINESS

A. 2020-1158: A request by the Seventh Day Adventist Church for a Certificate of Appropriateness for a roof replacement at 104 North Sandusky Street, which is zoned R-3 (Single Family Residential District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther reviewed the location and description of the project site and provided background historical information. She discussed that the approximately 100-year-old standing seam metal roof is rusting and deteriorating. The applicant is proposing to remove the existing metal roof materials to the roof deck. New underlayment and a new standing seam roof will be installed using the “Classic Metals Weatherlock Plus” standing seam panel. The color selected is “Bone White” to match what was the existing roof color. The paint is glare-resistant and solar reflective for

energy efficiency. She also discussed there is the option for a smooth panel standing seam panel. She discussed that this case is similar to HPC Case 2019-2235.

Mr. Coleman voiced concerns over the color and preferred the slate grey or black. Councilwoman Keller voiced her preference for the grey color and Ms. Hering preferred a darker color also.

Mr. Hatten voiced a concern that this roof type does not meet the historic standards for a standing seam. Councilwoman Keller discussed that similar roofs were approved at different locations and that sets a precedence. Ms. Riviera voiced that the installation method was not a concern, but also preferred a darker color.

APPLICANT:

Pastor Mike Stough
Seventh Day Adventist Church
104 North Sandusky Street
Delaware, Ohio

Mike Granominico
John Dickson
Liberty Restoration
264 South Liberty Street
Powell, Ohio

Motion: Mr. Coleman motioned to approve 2020-1158, along with all staff recommendations and additionally with provisions of smooth panel option and color ash grey or slate grey or a different color subject to administrative approval, seconded by Mr. Nicley. Motion approved by a 5-1 (Hatten) vote.

- B. 2020-1377: A request by RYLEE LTD for an Informal Review for 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 project site location and description. She provided background information on the building and the proposal by the applicant. The Applicant has owned the building since 2006. Due to the age and past and recent flooding event the building has settled 7 inches lower on one side than the other. The concern is that with trying to raise and level the building there will be additional damage to the crumbling brick walls, foundation, and other structural members and surfaces throughout the building. The Applicant proposes to demolish the building and re-build on the site. She reviewed the proposed front elevation for the

new design of the front facing South Sandusky Street. The proposal attempts to blend the Architectural Standards with the existing circa 1920s façade design while serving the function of the new building. The façade will be all brick, with two inset entries and a bronze aluminum storefront system. The applicant plans for retail on the first floor with an entry on the south side of the building and apartments on upper floor with entry on the north side of the building.

APPLICANT:

Mark Lundquist
1100 Morse Road
Columbus, Ohio

Mr. Lundquist discussed the current condition of the building which includes warped floors.

Ms. Riviera voiced the need for more information from an engineering standpoint on the condition of the building. She questioned if the walls can be stabilized and that the front design needs additional details.

Councilwoman Keller voiced her agreement with Ms. Riviera and requested a more formal recommendation from engineers. She also requested that the façade needs to fit in better with the surrounding buildings on the block.

Ms. Hering voiced a concern over the lack of interest to invest into the building by the applicant and requested a more detailed report on the façade.

Chairman Hatten reviewed the standards for demolition and concerns if it meets the standards. He recommended that the applicant provide a more detailed report from engineers and on the proposed changes.

PUBLIC COMMENT:

Genti Koci
18 South Sandusky Street
Delaware, Ohio

Mr. Koci voiced concerns over not having notice from the owner of the proposal and concern that the demolition could harm his building that is next door.

C. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission voiced their support and having this item remain on the

table until all members are present.

ITEM 5. STAFF COMMENTS

Ms. Guenther informed the Commission that they are working on sidewalk patio permits.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley discussed past concerns that religious institutions were exempt from the standards and that from a 1990 Federal Court decision that government entities can enforce regulations on religious institutions.

Chairman Hatten questioned the use of the Curb-Side Pick Up for downtown restaurants during the COVID-19 health crisis and if these spots will remain in use.

ITEM 7. NEXT REGULAR MEETING: August 26, 2020

ITEM 8. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 8:08 p.m.

Chairperson

Elaine McCloskey, Clerk