

Landmark Commission
August 15th, 2018
Meeting Minutes

The Chairman called the meeting to order at 4:30PM. The following members were present: Mr. Jon Lawrence, Mr. Timothy Berkey, Chairman Michael Zuilhof, and, Ms. Nikki Llyod. Mr. Greg Voltz and Ms. Angela Byington represented the Planning Department; Mr. Trevor Hayberger represented the Law Department; and Casey Sparks, Clerk There were 4 voting members present.

Mr. Zuilhof stated that the applicant, Jeff Foster, Payto Architects, has submitted an application for exterior alterations to the Cooke Building at 150-162 Columbus Ave.

Mr. Berkey moved to accept the minutes; from July 18th, 2018, Ms. Lloyd second the motion.

Mr. Voltz presented that the applicant has applied for exterior renovations for 150-162 Columbus Ave. The buildings are contributing within the downtown commercial historic district. The applicant is calling these buildings the "Cooke Complex" which contains the Union Building, the building at the corner of Columbus and Market Street, and the 119 E. Market Street. The majority of the frontage is along Columbus Avenue and Market Street. The rear of the buildings face the Huntley Building. The applicant has been in conversations with the Ohio Historic Preservation Office. The proposed work being done has to be approved by the State for tax credit purposes and follows strict preservation guidelines. The applicant does intend to perform comprehensive exterior repairs. Mr. Voltz stated the repairs to be performed on the frontage façade will focus on maintaining existing materials and only repairing and replacing when necessary.

The applicant does intend to use some materials that are not replacements, the applicant can speak further in regards to these materials. The applicant has also stated that they have spoken to the State Historic Preservation Office in regards to the eastern building secondary façade.

Mr. Voltz stated that staff recommends the granting of a certificate of appropriateness for work to be performed at 150-162 Columbus Ave and 119 East Market Street.

Jeff Foster, Payto Architects, stated they are applying for a Certificate of Appropriateness for the Cooke Complex, which has frontage on both Columbus and Market Street. The property owner is proposing comprehensive changes to the site and will be applying for state and federal tax credits. Currently Part 1 has been approved and Part 2 is currently being reviewed and they are working through comments. The credits will be awarded in December and they are hope to start construction in January should they be successful. Mr. Payton explained what encompasses the review in both Part 1 and Part 2 of the tax credit process.

Mr. Foster explained the proposed changes and layout of the buildings, 119 East Market Street will become a new entrance. The commercial tenants will all face Columbus Ave, there will be new storefronts for these tenants. They will be adding an elevator and a grand lobby stair case, as well as two new fire stairwells. There will be an outside connection through the Huntley Building. The building has structural issues and not much that can be utilized with the renovations. All the stucco is failing within the 1865 building, masonry issues will need to be

Mr. Zuilhof stated that with recent events on Water Street, he would like to strengthen the ordinance to assure maintenance. It is expensive for the City to demolish these buildings and he would rather see them maintained and preserved.

Mr. Berkey ask what the existing maintenance regulation was and what the current fine is for non-compliance.

Mrs. Byington stated that it falls on staff to review our section of the landmark commission and discuss the current penalties in place.

Mr. Berkey discussed other locations regulations and how we may incorporate similar regulations.

Ms. Lloyd motioned to adjourn the meeting; Mr. Lawrence seconded the motion. The meeting was adjourned at 5:10pm

A handwritten signature in cursive script that reads "Casey Sparks". The signature is written above a horizontal line.

Casey Sparks, Clerk

A handwritten signature in cursive script that reads "Michael Zuilhof". The signature is written above a horizontal line.

Michael Zuilhof, Chairman