

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.

Regular Meeting

October 28, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on September 30, 2015 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. HPC 2015-1859: A request by James Manos for a Certificate of Appropriateness for a post-demolition redevelopment plan for 14 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
 - B. HPC 2015-1768: A request by 12 WEST Restaurant for a Certificate of Appropriateness for a temporary exterior sidewalk entrance vestibule for 12 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. NEXT REGULAR MEETING: November 18, 2015 (Meeting date changed due to holiday)
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
September 30, 2015**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:00 p.m.

Members Present: Joe Coleman, James Kehoe, Erinn Nicley, Sherry Riviera, Vice-Chairman Hatten, and Chairman Roger Koch

Members Absent: Councilman Chris Jones

Staff Present: Lance Schultz, Zoning Administrator and Dianne Guenther, Development Planner

Motion to Excuse: Vice-Chairman Hatten moved to excuse Councilman Jones, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on July 29, 2015, as recorded and transcribed.

Motion: Vice-Chairman Hatten moved to approve the motion summary of the Historic Preservation Commission meeting held on July 29, 2015, as recorded and transcribed, seconded by Mr. Coleman. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. HPC 2015-1859: A request by James Manos for a Certificate of Appropriateness for the demolition of 14 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a presentation that included the location map, zoning map, site location, and aerial photographs. Ms. Guenther provided a history and early photographs of the building. Ms. Guenther discussed the complications from lack of maintenance from previous owners and the second floor fire that was in the adjacent building and the effects that the fire had on 14 West William Street. Ms. Guenther informed the Commission that the City of Delaware's Chief Building Official, Jerry Warner, declared the building to be unsafe and a public nuisance. Mr. Warner ordered demolition of the building by November 18, 2015.

Ms. Guenther reviewed the proposed redevelopment concept which consists of the re-creation of a façade of the existing building and create a small parking

lot behind the façade. Ms. Guenther indicated that staff recommends approval for demolition of the building with conditions.

APPLICANT:

Jim Manos
5973 Macewen Court
Dublin Ohio 43017

Patrick Manley
3820 N. High Street
Columbus, Ohio 43214

Mr. Manos discussed the economic hardship of the building and the high financial cost to bring the building up to City code.

Mr. Koch asked if the building has a basement. Mr. Manos stated that there is only dirt underneath the building.

Mr. Manley discussed the intent to build a structurally sound façade that may be used for future development.

PUBLIC PARTICIPATION:

Jan Fleischmann
125 N. Liberty Street
Delaware, Ohio 43015

Ms. Fleischmann discussed the need for public restrooms in the downtown area and that the applicant should consider construction of restroom facilities in the location of 14 W. William Street. Mr. Koch recommended that this request be discussed with City officials for city-owned land.

Ron Criswell
12 West William Street
Delaware, Ohio 43015

Mr. Criswell discussed his concern over the safety of the building as an adjacent neighbor to the property and concern over potential damage to his property over the demolition and connected stairway. Mr. Schultz explained that during demolition all state building compliance standards will have to be met.

Jack Kahaian
18 West William Street
Delaware, Ohio 43015

The Clerk read into the record an email composed by Mr. Kahaian on his support for the proposed demolition of the building.

Tim Kern
363 South Kellner Rd
Columbus, Ohio 43209

Mr. Kern discussed his support for the proposal for temporary parking.

A discussion was held on the potential placement of the parking lot. Staff recommends a redevelopment plan be submitted by the applicant. Mr. Coleman voiced his concern over the establishment of a parking lot.

Mr. Manos stated that due to the concerns voiced by the Commission over placement of the proposed parking lot that he will retract the parking plan. Mr. Manos stated he does not have the intention of selling the property and will grade and grass the property as required by the City until further plans for development are made.

Motion: Mr. Nicley moved to approve 2015-1859 for the Certificate of Appropriateness for demolition along with staff recommendations including condition 1, 2, and 3, and to modify the language in condition 3 to read “the applicant shall adhere to the historic district overlay standards for demolition and submit site redevelopment plans to city staff and HPC Commission by March 22, 2016, as well as an additional fourth condition that site should be graded, seeded, and utilities capped per building department and zoning regulations, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 4. Other Business

- A. A request for comments regarding installation of a temporary sidewalk vestibule by 12 WEST Restaurant.

Mr. Schultz discussed the proposal for a temporary sidewalk vestibule to be used during the winter to alleviate the amount of cold air that enters the building when the door is opened.

APPLICANT:

Ron Criswell
12 West William Street
Delaware, Ohio 43015

Mr. Criswell discussed the need to have the exterior vestibule since there are not any practical interior solutions to allow for a more comfortable environment for the patrons. Mr. Criswell indicated that the patio fence stays up throughout the year.

Mr. Hatten discussed the need to create a provision that would limit the use of a vestibule to owners with a patio permit.

A discussion was held on current standards and the need to review exterior vestibules. The Commission members recommended that staff determine standards set by other communities that permit temporary vestibules in historic districts. Vice-Chairman Hatten also recommended that staff investigate and include ADA specifications.

PUBLIC PARTICIPATION:

Monroe Nelson
6467 Taggart Rd.
Delaware, Ohio 43015

Mr. Nelson requested that the Commission members provide their preference on the window replacement for MOHIO Pizza Co. that is located at 23 N. Sandusky Street per an administrative review proposal by the HPC Chairman. Mr. Nelson discussed the need to find appropriate windows.

Mr. Koch stated that Mr. Nelson had requested single double hung windows, and that request was denied. Mr. Koch discussed the approval and recommendation for mulled double hung windows in each window. Mr. Monroe discussed concerns over the increase cost of mulled double hung windows and that would not create the desired look.

The Commission discussed the request by Mr. Monroe and agreed to recommendation for mulled double hung windows per the HPC Chairman's administrative decision.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Vice-Chairman Hatten voiced his concerns over continued flashing signs at businesses. Mr. Schultz stated that City staff is continually working with the business owners.

Vice-Chairman Hatten voiced his concern over the "A Frame" signage for Restoration Brew Worx and that the signage is difficult to maneuver around with patio and curb. Mr. Schultz reviewed code requirements.

Ms. Riviera voiced her concern over the awning for Toujours. Ms. Guenther stated that information for the Downtown Facade Grant was provided to the owner.

Mr. Nicley requested a pdf of future HPC meeting packets for online viewing. The Commission was in agreement to have both pdf and paper copies for viewing.

ITEM 6. NEXT REGULAR MEETING: October 28, 2015

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Mr. Coleman.
The Historic Preservation Commission meeting adjourned at 9:32 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT/OWNERS

James Manos
5673 Macewen Court
Dublin, OH 43017

REQUEST

2015-1859: A request by James Manos for a Certificate of Appropriateness for a post-demolition redevelopment plan for 14 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 14 West William Street, between Sandusky and Franklin Streets, in the Transitional Sub-District of the Downtown Historic District Overlay. The properties immediately to the north and south lie within the Downtown Core Sub-district, while the properties immediately to the east and west lie within the Transitional Sub-District. The zoning of the property is B-2 (Central Business) District, as are the surrounding properties.

BACKGROUND/PROPOSAL

At the September 30, 2015 Historic Preservation Commission meeting, HPC approved a Certificate of Appropriate for the demolition of 14 West William Street along with the following conditions:

- (1) The Applicant shall notify adjoining property owners/business owners of demolition timeline and shall make any necessary repairs to adjacent buildings and/or sites as a result of the demolition process according to the State Building Code and Historic District Architectural Standards.
- (2) The Applicant shall discuss and resolve storm water drainage and parking issues, and make any necessary repairs to adjacent buildings or sites as a result of the demolition process according to the State Building Code and Historic District Architectural Standards.
- (3) The Applicant shall adhere to Historic District Overlay standards for demolition and submit site redevelopment plans to City Staff and the HPC to obtain the appropriate reviews and approvals by the March 23, 2016 HPC.
- (4) The Applicant shall cap utilities, grade, seed, and maintain the site after building demolition per State Building Code and zoning regulations until a site redevelopment plan is presented and approved by City Staff and the HPC.

Additionally, at that meeting, the Applicant presented a redevelopment plan for the post-demolition 23 foot wide by 105 foot long (2,415 square foot) to be vacant parcel consisting of a parking lot with a simulated building façade entrance at the sidewalk line mimicking the existing building façade. Due to the concerns voiced by the Commission over placement of a parking lot on the resulting vacant parcel, the Applicant retracted the parking plan. He stated he does not intend to sell the property and will grass the property as required by the City until further plans for development are made.

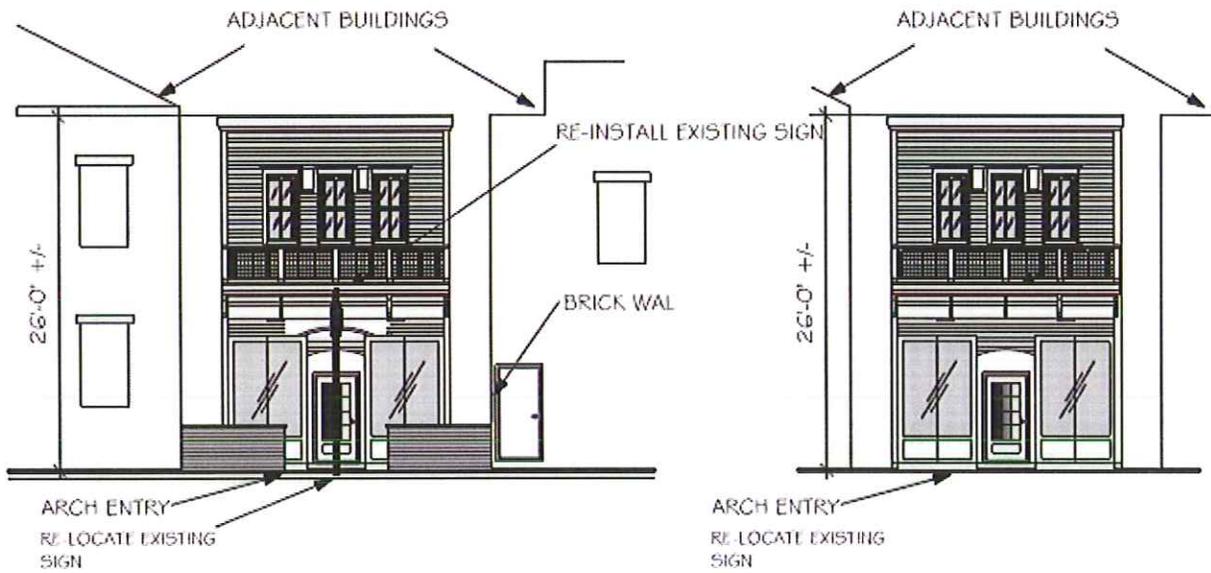
To that end, the Applicant is presenting an updated post-demolition redevelopment plan for HPC's consideration: a 17 foot by 23 foot (approximately 390 square foot) patio with a short brick kneewall at the existing sidewalk line, with construction of a 17 foot by 44 foot (approximately 760 square foot) building immediately to its north, and a small parking area at the rear. (See attached preliminary sketch included with this Staff Report.) The front elevation is shown with and without the brick arch. The brick arch is intended to uphold the previously installed, and since technically abandoned, overhead sign pole and neon sign. The façade is intended to mimic the current historic storefront. The Applicant indicated he will re-purpose century-old wooden beams and siding from the existing building into the interior of the new building. Possible tenants would be a wine bar or a beer house. Building materials used on the exterior will comply with the Architectural Standards. Details will be finalized for approval by City Staff and the HPC upon approval of this redevelopment plan concept by the HPC.

Front Elevation June 2015

Rear Elevation



PROPOSED FAÇADE



PROPOSED STREET FAÇADE

PROPOSED BUILDING FAÇADE

STAFF ANALYSIS

City Staff is supportive of the proposed redevelopment plan; however, the support is not without some reservation and concern surrounding the impact of the new construction on the historic fabric of the commercial historic district. This particular city block contains a continuous streetwall of structures all constructed in the late 1800s, and the demolition of 14 West William Street leaves an obvious and literal hole in that streetscape. The Applicant indicated the economic unfeasibility of rebuilding a structure in the same dimensions and square footage as the building being demolished, given the current commercial rental market in downtown Delaware. The Applicant is proposing to construct a small patio and a detached structure with an architecturally appropriate roofline and a façade similar in appearance to the building demolished. Parking will remain in the rear.

The Applicant's request is unique in that an entirely new structure that is smaller in scale and not uniform in setback at the sidewalk line as is typical in the historic district is proposed. The replacement building, although new construction with modern materials, should follow the spirit of the Architectural Standards for the Transitional Sub-District: to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding neighborhoods. The Transitional Sub-district consists primarily of commercial buildings of one or two stories. Some of the buildings form a uniform streetwall as in the Downtown Core, while others appear as separate buildings. The result is a streetscape that shows more building variation than the Downtown Core. In this particular case, the mass and scale of the proposed building are substantially smaller than the buildings in the immediate vicinity in the downtown area. The two-story hair salon (originally a residential structure) to its west and the bank of two-story commercial buildings to its east are of a much larger scale. The existing surrounding building context should be used to ensure the new building blends between the Downtown Core area and the adjacent neighborhood. Per the Standards, all new construction should be compatible with the design character of the surrounding historic streetscape. The new building will not be constructed at the sidewalk line as are buildings in the surrounding streetscape; it will be set back approximately twenty three (23) feet from the sidewalk with side setbacks of three feet on the east and west elevations so that the new building is detached from the adjoining structures. However, the Applicant indicated that the lot layout is similar to the Old Bag of Nails Pub at 66 North Sandusky Street, less than two blocks away, with a patio at the sidewalk leading to the restaurant, with parking in the rear. In addition, a short brick kneewall will be built at the sidewalk line to help enclose the patio area and to help maintain a continuous streetwall appearance. Additionally, Staff recognizes the extremely narrow nature of this pre-existing lot and the set of circumstances that have complicated the currently existing condition where the two adjacent buildings are literally attached and, in some areas, overhanging each other, which has produced maintenance and other difficulties throughout the years. The Standards indicate the street-facing roofline shall be horizontal, which it is. The cornice at the top of the building face should be plain and not heavily articulated as in the Downtown Core buildings, which it is. Buildings constructed in the interior of city street blocks, such as the proposed project, should be no more than two and one-half stories or 35 feet in height; the front façade of the new building will stand at approximately twenty six (26) feet in height creating a loft effect on the interior. Early versions of this concept had a one story, extremely small building, but have been revised to the current proposal. Walls that are visible from a public way should be finished in brick. The front façade which will face West William Street is proposed to be clad with an exterior-grade wood or wood-like siding to match the building demolished. These walls should also carry windows, openings, or relief (such as recesses) to create the appearance of windows, which they will. The window configuration is somewhat similar to the demolished building, with three high-and-narrow two-over-two double hung windows on the second floor, rather than four windows, due to the compressed width of the new building. The two large stationary single storefront windows will be flush with the entry door, as on the demolished building; however, the Applicant wishes to install two large inward opening bi-fold windows so that the building interior flows seamlessly into the patio during warmer months. Each storefront window appears to have an inset panel base, similar to downtown storefronts. The bi-fold window concept was recently approved by HPC for Restoration Brew Worx at 25 North Sandusky Street (Case No. HPC 2015-0212) and the open air concepts can currently be viewed at Buns Restaurant and Son of Thurman's Restaurant. A spindled second floor decorative deck (not usable) will also be installed to replicate the demolished building's design. It is believed this architectural element did appear on the building originally as evidenced by circa early

1900s historic photographs. The rear (north) elevation of the building also gives a nod to the front façade with three high-and-narrow two-over-two double hung windows and a spindled decorative deck on the second floor.

The drawing of the front façade illustrates relocating the existing overhead sign pole to be affixed to an arched entry at the brick kneewalls. Per HPC Case 2014-1864, which entailed partial demolition and reconstruction of the rear section of the building, in order to use the existing overhead sign support pole, which is physically attached to the building, the Owner or new Tenant must replicate the missing former 'West End Grill' neon sign listed as a historically significant sign in the Architectural Standards. Even though the Applicant is willing to do this, the overhead sign pole is physically attached to the demolished building, and therefore, will also be removed with that portion of the project. According to the City of Delaware Codified Ordinance Section 1165 regarding Signs, the overhead sign support pole cannot be re-installed once it has been removed. The West End Grill building, its neon sign, and the overhead sign support pole are now or will be essentially all lost to history. While these elements could be re-created, Staff questions that approach and seeks HPC guidance and direction regarding the efficacy of this approach.

The Applicant desires to work with City Staff and the HPC to find the appropriate balance between compliance with the existing guidelines and the preservation of the overall aesthetics of the downtown Historic District resulting from those Standards and keeping in a positive pace with the ever-changing and progressive atmosphere of our community. The Applicant retracted his first proposal of a parking lot with a simulated façade entrance after concerns expressed by HPC at the September 30, 2015 meeting. He feels this proposed redevelopment plan for this narrow 23 foot wide by 105 foot long parcel is a viable, economic option which could be designed to re-create the streetscape as much as possible and appears to be an optimal use of this space in the entire context of safeguarding the historic heritage of our community. The Applicant has been diligent in seeking a use that will blend with and be sensitive to the commercial uses of this area and with the fabric of the Historic District as a whole.

An informal review by City Departments indicate related issues of proper drainage facilities (i.e., gutters and downspouts, etc.), commercial building classification, parking, parking easements, and trash pick-up need to be assessed and addressed in the final plans for this site. If concept approval is granted by HPC, the Applicant will be instructed to work with City Staff to proceed through the City Development Review Process, which would include review by Planning Commission and City Council.

Should HPC opt not to approve the proposed redevelopment plan, and should the Applicant chose to leave the lot vacant with parking in the rear until another redevelopment option becomes available, according to the Standards, the parking lot shall be screened from the public way by means of fencing and landscaping. A permanent fence no more than three feet high shall extend over the entire length of the lot that is visible from the public way (i.e., West William Street), except where access is required. A brick or stone wall may be used instead of a fence. The fence shall be historically-appropriate wrought iron or other metal made to resemble historically-appropriate wrought iron. Posts may be the same metal as the fence or may be of brick, stone, or pre-cast concrete masonry. A landscaped area shall exist behind a fence, planted with dense shrubbery to hide the parking lot from view from the public way. No landscaped area is required behind a wall, but is encouraged in the front. All landscaping shall be planted and kept trimmed. The fence design and landscaping plan are required to be submitted to City Staff for review and approval prior to installation. The vacant parcel shall be properly maintained by the property owner according to the Standards and the City codified ordinances.

STAFF RECOMMENDATION (HPC 2014-1859 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by James Manos for a Certificate of Appropriateness for the post-demolition redevelopment plan for 14 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay, with the following conditions that:

- 1) If the HPC grants the site configuration and storefront window design as presented in the proposed redevelopment plan, it is granting all required Variances to the Historic District Guidelines regarding new

construction in the Transitional Sub-District of the Downtown Historic District Overlay. Any significant revisions to the approved plan layout would need, at a minimum, administrative approval by the HPC or another appearance before the HPC by the Applicant, depending on the magnitude of any future revisions.

2) The Applicant shall assess and address building classification, storm water drainage, parking, and refuse pick-up issues with adjoining property owners/business and engage in the City Development Review Process according to the State Building Code, City codes, and Historic District Architectural Standards, including Development Plan submission to the Planning Commission and City Council.

3) The Applicant shall adhere to Historic District Architectural Standards for new construction of this building and site (i.e., entrance doors, trim covering, paint and material colors, light fixture style, etc.). Such items are to be incorporated into final construction drawings and discussed with and approved by Staff and HPC Chairman prior to construction.

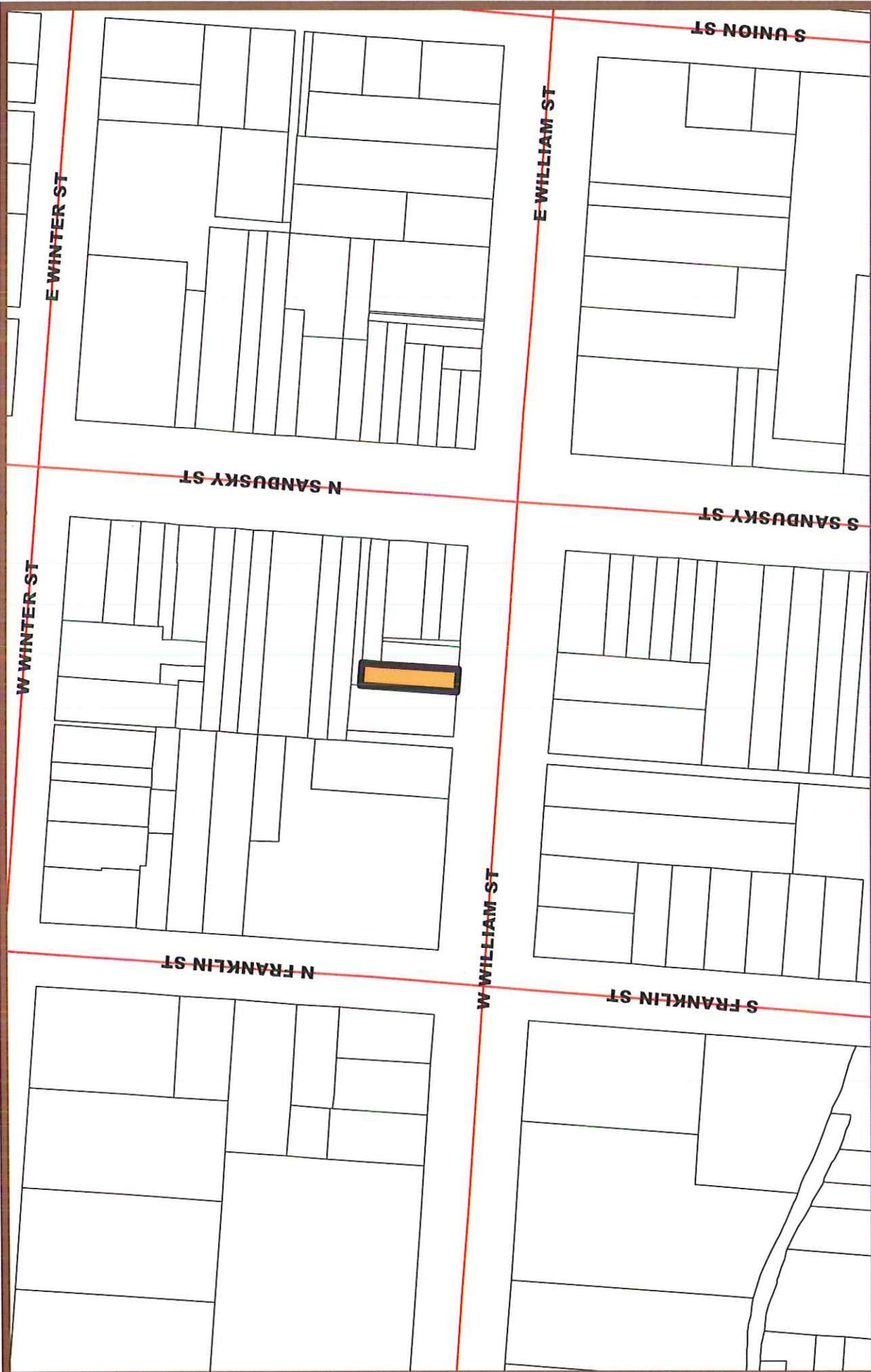
4) Proposed signage shall achieve compliance with minimum zoning requirements and, at a minimum, administrative approval by the Historic Preservation Commission. The previously existing West End Grill sign and pole shall not be permitted to be reinstated.

5) The Applicant shall notify adjoining property owners/business owners of construction.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



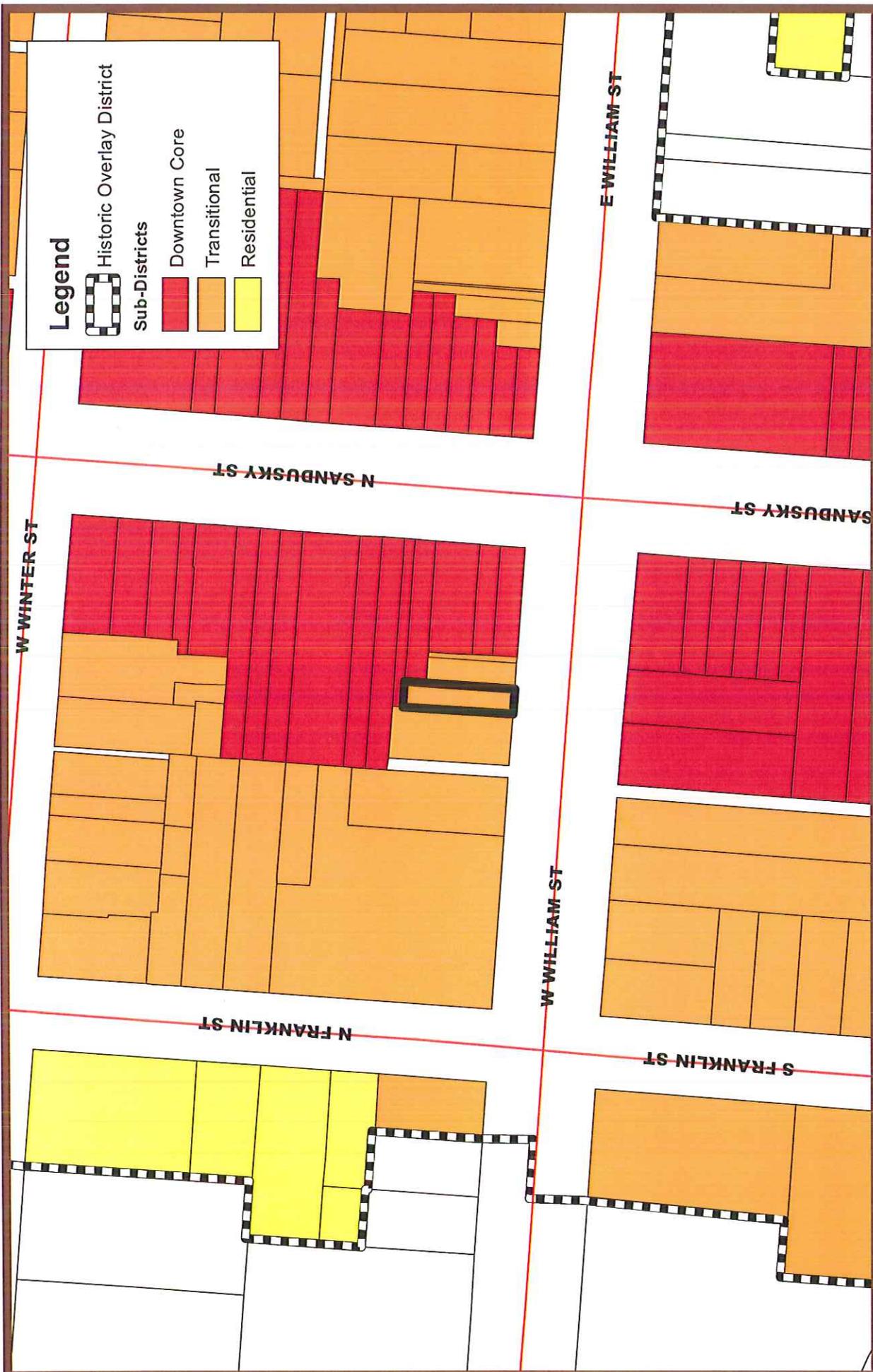
2015-1859
 Certificate of Appropriateness for Demolition
 14 West William Street
 Location Map





2015-1859
 Certificate of Appropriateness for Demolition
 14 West William Street
 Zoning Map





Legend

Historic Overlay District

Sub-Districts

- Downtown Core
- Transitional
- Residential



2015-1859
 Certificate of Appropriateness for Demolition
 14 West William Street
 Sub-District Map



2015-1859
Certificate of Appropriateness for Demolition
14 West William Street
Aerial (2013)





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2015-
HPC 1859

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 14 West William St.

Parcel Number(s) 519 432 250 22200

Applicant Name/Contact Person James Manos Phone 614 562-2421

*if the applicant is not the owner, the property owner is required to sign the application to authorize proposed changes.

Address _____

Fax NA Email JMANOS6@ATT.NET

Property Owner James Manos Phone 614 562-2421

Address 3973 Macenean Ct. Dublin, Oh 43017

Fax NA Email JMANOS6@ATT.NET

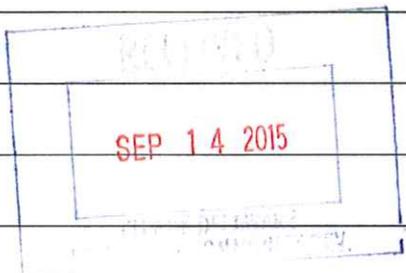
Project Type

- Signs or Graphics
- New Construction
- Exterior Building/Site Alterations
- Demolition Permit(s)
- Other (specify): _____

Work Description (please type or print legibly)

Describe the proposed project in detail, describing materials and colors proposed, including all changes to the building, site or lot. Include all features to be removed, altered, or added and provide a narrative of why the particular type of construction or other environmental changes are being proposed. Indicate all materials to be used. Attach additional sheets as needed.

Building to be demo & hauled away.



Materials to submit with application (as needed):

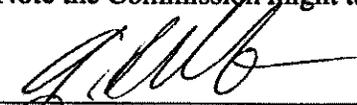
- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing the view from front, sides, and rear;
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified.
- **Material Samples/Manufacturers Brochures**: which show/describe materials to be used.
- **Interior floor plans**, where appropriate.
- **OHPO Submission**: if applicant submits the same project to Ohio Historic Preservation Office, all information contained in that application shall be submitted with the City application.
- **Variance Explanations**: If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following 6 criteria is met:
 - There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
 - The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
 - No reasonable alternative exists;
 - The property has little or no historical or architectural significance;
 - The property cannot be reasonably maintained in a manner consistent with Standards and Guidelines;
 - or
 - No reasonable means of saving the property from deterioration, demolition, or collapse exists.
- **Nine (9) copies** of all items should be submitted with the application.

Deadline: Applications must be submitted 30 days prior to the Historic Preservation Commission meeting.

Public Notification: Staff will notify property owners within 150' of the site.

Meeting Date/Time: 4th Wednesday of each month at 7:00 pm in Council Chambers at 1 South Sandusky Street.

*Please Note the Commission might table the application if the applicant is not present to answer questions.



Signature of Applicant

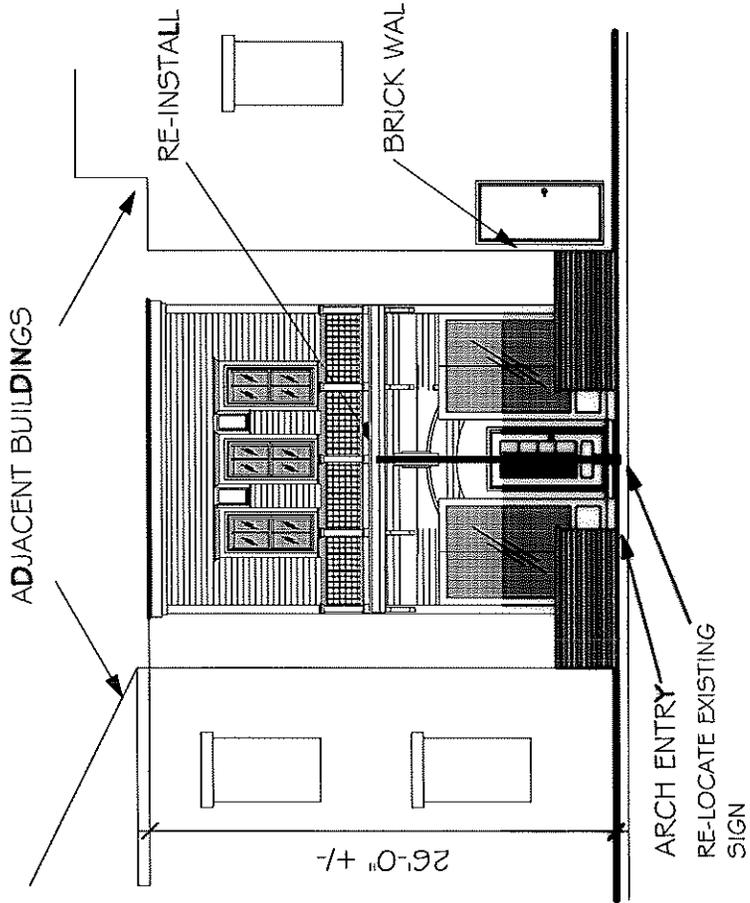
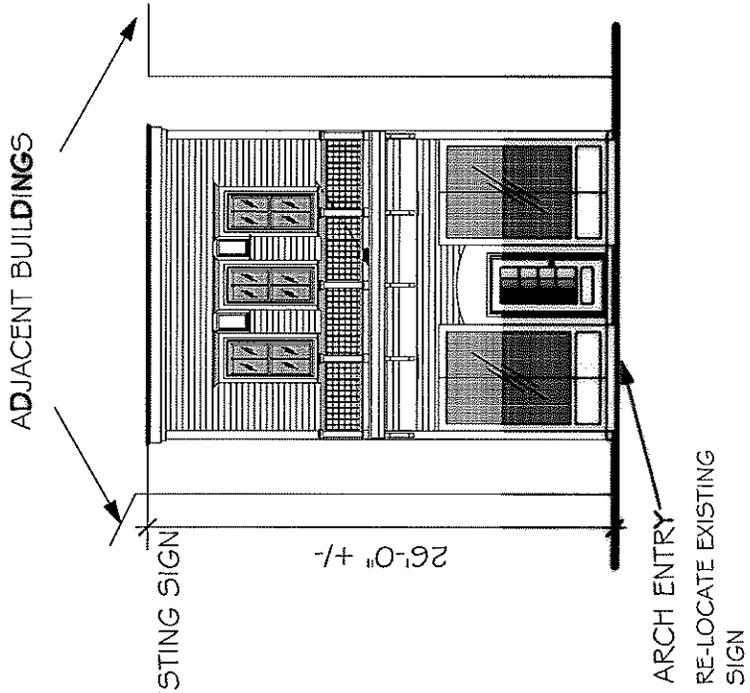
9-8-15

Date

Signature of Owner (if not the Applicant)

Date

Application Fee \$50.00 Fees Received \$ 50.00 Received by dly Date 9/15/15

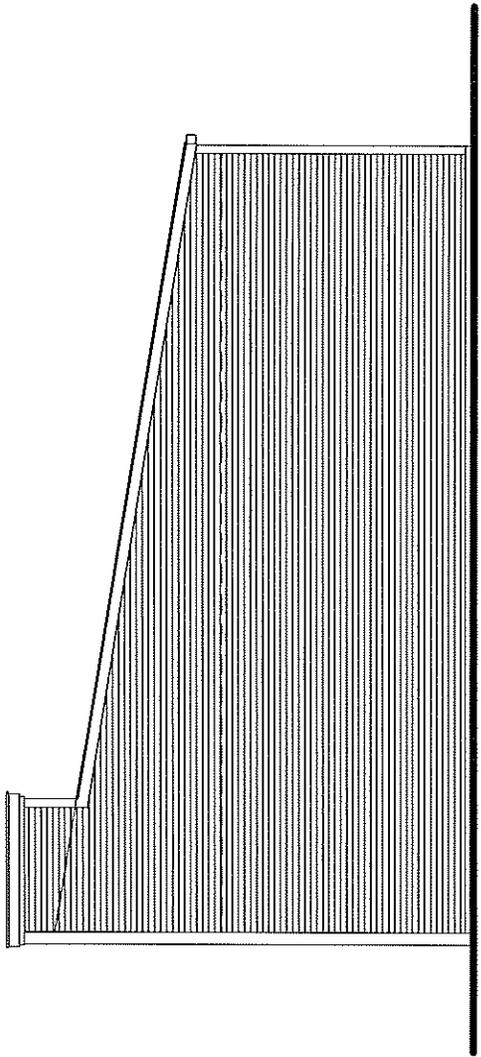


PROPOSED BUILDING FACADE

10/12/15

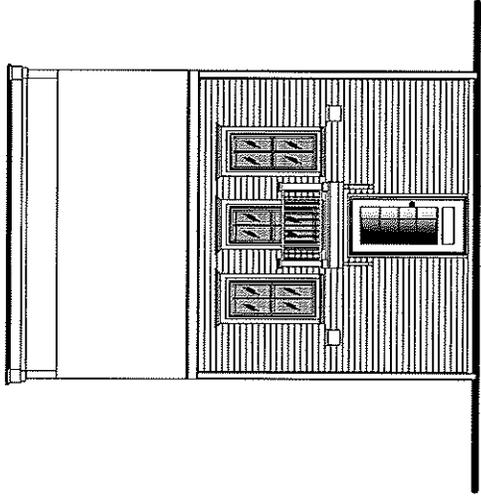
PROPOSED STREET FACADE

10/12/15



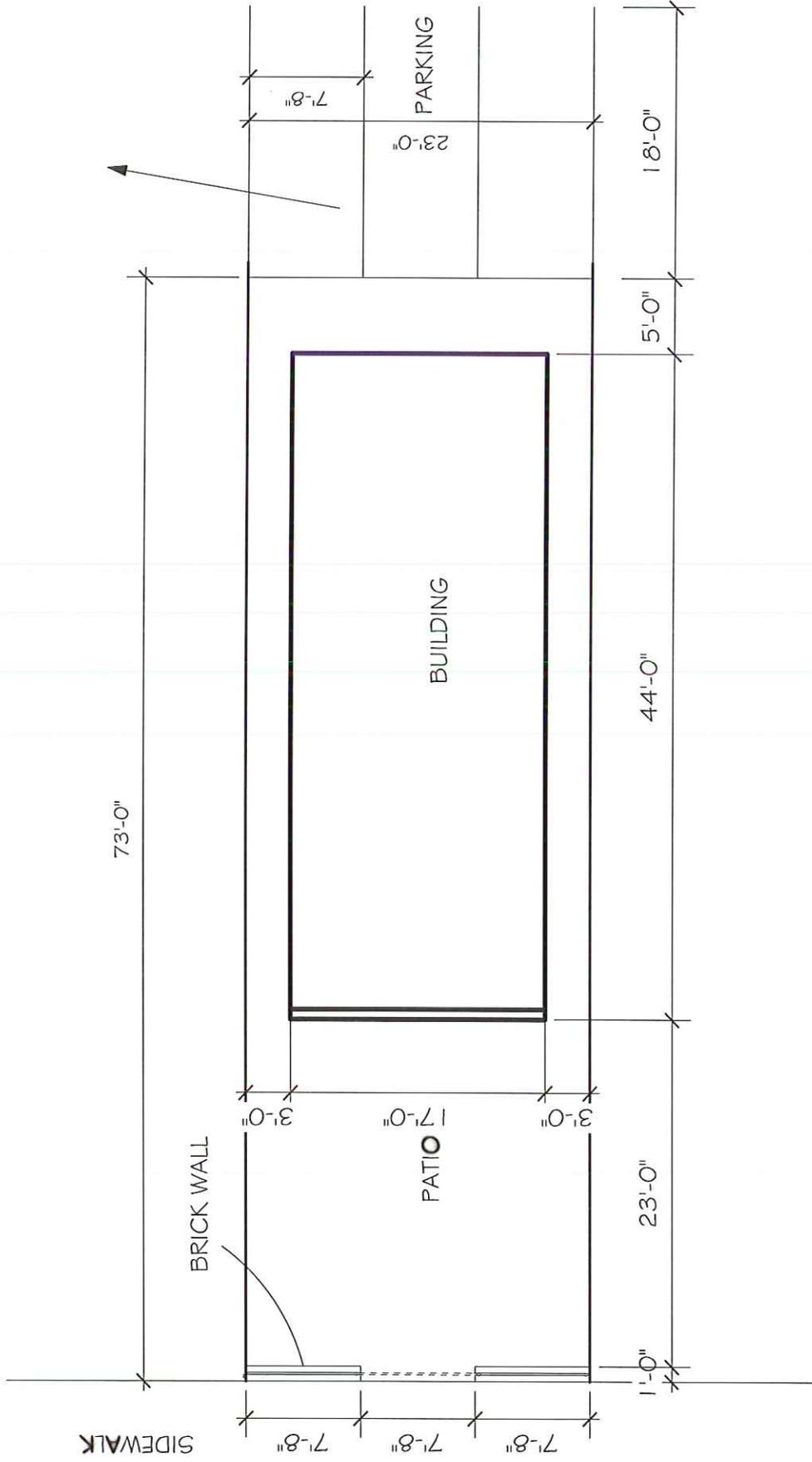
RIGHT SIDE ELEVATION

10/12/15



REAR ELEVATION

10/12/15



BUILDING AND PATIO
 10/12/15

APPLICANT/OWNERS

12 WEST Restaurant
12 West William Street
Delaware, OH 43015

REQUEST

2015-1768: A request by 12 WEST Restaurant for a Certificate of Appropriateness for a temporary exterior sidewalk entrance vestibule for 12 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 12 West William Street, between Sandusky and Franklin Streets, in the Transitional Sub-District of the Downtown Historic District Overlay. The properties immediately to the north and south lie within the Downtown Core Sub-district, while the properties immediately to the east and west lie within the Transitional Sub-District. The zoning of the property is B-2 (Central Business) District, as are the surrounding properties. It is considered a 'background building' in the National Register Sandusky Street Historic District due to the stucco application to the façade, which was apparently applied along with the buildings to its east in the late 1950s-early 1960s and covers any pre-existing historical architectural features.

BACKGROUND/PROPOSAL

The Delaware County Auditors Office records the year constructed as 1920, but the building at 12 West William Street has more than likely been in place since the early 1900s and used for commercial facilities. The 1930 City Business Directory lists this location as "Delaware Electric Supplies." A late 1930s/early 1940s photograph, presumably of a funeral procession from the church, shows the stuccoed façade of 12 West William Street in the streetscape:



In recent years, the property has been used for a series of restaurants. The building is currently occupied by 12 WEST.

12 WEST – October 2015



At the September 30, 2015 Historic Preservation Commission Meeting, HPC indicated to Applicant Ron Criswell, chef and manager of 12 WEST Restaurant that, overall, HPC is open to approving the concept of a 'temporary exterior sidewalk vestibule.' (See attached rendering and specification sheets.) The Applicant is proposing to install a 5 foot wide by 4 foot long vestibule at the front entrance to the restaurant (the south elevation of the building, facing West William Street). The vestibule will be constructed of stationary panels of sturdy black Sunbrella fabric and clear vinyl on a mill-finish aluminum frame. The entry door panel and the side panels will be clear vinyl trimmed by Sunbrella fabric with an aluminum cross-support. The entry door will have a door handle, push plate, door closure arm, and hinges. The side panels will also be clear vinyl trimmed by Sunbrella fabric with an aluminum cross-support. The top of the vestibule will be a shed-type 'roof' made of Sunbrella fabric and will be installed over the exterior light fixture above the restaurant entry door, which will illuminate the interior of the vestibule. The vestibule will be anchored to the building façade with metal brackets and bolts. The vestibule will be anchored to the public sidewalk with metal clips; the metal clips will be secured with bolts that are screwed into stainless steel cylinder 'sleeves' that are bored into the concrete sidewalk. When the vestibule is disassembled in the spring, the cylinder 'sleeves' are capped with metal screw-in 'plugs' which are flush to the sidewalk. The wall brackets could be left in place or removed if desired (which could possibly damage the façade).

The Applicant indicated interior options, such as an interior vestibule or hot air curtain will not be feasible due to space limitations and loss of seating. The vestibule would be installed on the city sidewalk, at the primary entrance, within the annually-approved revocable sidewalk permit patio area. The structure would be 'temporary,' installed on possibly October 1 and removed by March 31, with enforcement by City Staff. The Applicant shall be responsible for maintenance, as well as removed by the dates indicated. Approval would be for one (1) year only and is revocable at any time and at the full discretion of the City of Delaware, as with any other sidewalk permit use.

The Applicant wishes to install the vestibule within the next month if possible, and the matter is coming before HPC for a final determination related to design. The selected awning company has provided a specification sheet showing how the vestibule is to be affixed to the building and to the sidewalk. They said the vestibules are easily dis-assembled and stored and that some customers hire them to do that for them. The fabric and frame are designed to withstand three (3) foot snow loads and up to 80 mph winds. They will provide engineering drawings when requested indicating all code details, including ADA requirements. The size of the door opening and the vestibule itself allows for appropriate passage and turn-around for a wheelchair. The awning company would be required to obtain an installation permit and submit engineering drawings, which would be reviewed by the Chief Building Official and Zoning Administrator for code compliance, as well as other City Departments to ensure concurrence with the installation.

STAFF ANALYSIS

City Staff is also generally supportive of the proposed plan; however, the support is not without reservation and concern surrounding the impact of the appearance of possibly multiple vestibules within confined areas of a downtown city block and the quality of the vestibules themselves on the historic fabric of the commercial historic district. Liability issues regarding placement on the public right-of-way is also a matter of importance.

At the September meeting, HPC indicated that interior space limitations, exterior placement parameters, material and design details, and city and state code requirements would need to be established and defined in further detail. HPC also understood that this is a new concept in this community, and the approval of this Application could set a precedent for future applications; however, these require specific case-by-case review. Therefore, each new application would need to appear before HPC and an evaluation made of the circumstances specific to each applicant prior to approval. In addition, the business will need to have a current approved patio permit in place. The temporary vestibule would currently fall under the jurisdiction of a Sidewalk Use Permit, currently included in the Architectural Standards for approved patios.

The Applicant cited the restaurants "in German Village and the Short North" in Columbus as examples. City Staff spoke with the City of Columbus Urban Design Manager and the City Historic Preservation Officer, who oversee the installation of restaurant vestibules in accordance with municipal code and Short North/German Village Design Standards. Both gentlemen indicated that there are not currently temporary installations approved in their neighborhood districts on the sidewalks, but there are private property examples. This permanent installation is related to Awning guidelines, with emphasis on where it is located (public or private property), how it is affixed to the structure, and the assurance it is a reversible installation—there should be no evidence on the historic structure that the vestibule was there when removed. The final design components (such as style/materials/colors/signage) are subject to the individual neighborhood design guidelines and approval by those historic commissions.

Staff also contacted the Community Planning & Preservation Manager with the Ohio History Connection (formerly known as the Ohio Historical Society). This gentleman works with Certified Local Governments (CLG) and Main Street Programs throughout the state. He indicated (as of this writing) that he is not aware of any examples of restaurant vestibules in historic districts in smaller communities. The City of Delaware is a CLG, which means the City has partnered with and has been certified by the National Park Service and the State Historic Preservation Office (the Ohio History Connection) to make a local commitment to preserve, protect, and

increase awareness of historic preservation and our unique cultural heritage found in the built environment in our community.

City Staff then requested comments from City Departments. An informal concept review by City Departments indicated concerns with occupying the public right-of-way with an enclosed structure; egress for fire and access for emergency personnel; proximity to underground utilities and shut-offs below the sidewalk; impeding stormwater drainage; creating corners where trash, leaves, snow, etc. can accumulate; and installation on uneven sidewalks.

Staff recommends that the process be two-fold with (1) HPC reviewing the design and basic approach of the temporary nature of the improvement under the jurisdiction of approved sidewalk use permit and on qualifying environmental change, and (2) the City of Delaware must give approval for temporary occupancy of the sidewalk or right-of-way for this type of installation. Staff would suggest that this be a one-time, one-year test for this particular business, with future consideration based upon a Staff and Applicant (and possibly HPC) debriefing in the Spring of 2016.

STAFF RECOMMENDATION (HPC 2014-1768 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval for compliance with design and HPC regulations only at this time for a Certificate of Appropriateness for a temporary exterior sidewalk entrance vestibule as submitted for 12 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay, with the following conditions that:

- 1) The Applicant maintains an approved sidewalk use permit for the outdoor patio area, current insurance coverage, and liability waiver in favor of the City of Delaware.
- 2) The Applicant understands and agrees the installation of the temporary sidewalk vestibule is on a one-time, one-year basis only, according to the specifications submitted with this request for a Certificate of Appropriateness. Future consideration is based upon a Staff and Applicant debriefing in the Spring of 2016. The subject will be revisited and brought before the HPC for approval at that time should Staff and the Applicant find the test to be successful.
- 3) The Applicant shall adhere to Historic District Architectural Standards and zoning and building code requirements for this installation.
- 4) The Applicant understands and agrees that, per the temporary sidewalk use regulations, this approval is fully revocable at any time for any reason at the sole discretion of the City of Delaware. The Applicant is responsible for any and all costs in this regard. The City may require, at its sole discretion, additional licensure, lease, or permits to be required for this proposed temporary occupation of its right-of-way.
- 5) The Applicant understands and agrees that, at the Applicant's sole expense, the Applicant shall restore the sidewalk as required by the City of Delaware and to the satisfaction of the City in its sole discretion.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

FILE: PLANNING/HPC CASES/2015 CASES/2015-1768_12 W WILLIAM SIDEWALK VESTIBULE
ORIGINAL: 10/23/2015
REVISED:



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2015-
HPC 1768

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 12 West William Street

Parcel Number(s) 519-432-25-023-000

Applicant Name/Contact Person Ron Criswell David DiStefano Phone 614-949-4564 202-674-1516

*if the applicant is not the owner, the property owner is required to sign the application to authorize proposed changes.

Address 2nd Half Ventures, 261 Lear St, Columbus, OH 43206

Fax _____ Email westcafe@gmail.com
daved@colombus.rr.com

Property Owner SAME Phone _____

Address _____

Fax _____ Email _____

Project Type

- Signs or Graphics
- Demolition Permit(s)
- New Construction
- Other (specify): Awning + vestibule installation
- Exterior Building/Site Alterations

Work Description (please type or print legibly)

Describe the proposed project in detail, describing materials and colors proposed, including all changes to the building, site or lot. Include all features to be removed, altered, or added and provide a narrative of why the particular type of construction or other environmental changes are being proposed. Indicate all materials to be used. Attach additional sheets as needed.

Installation of awning with black sunbrella fabric.
White lettering with "12 West" will be added to center of
valance, same font as window signs. Also requesting temporary
vestibule for use during winter months

Materials to submit with application (as needed):

- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing the view from front, sides, and rear;
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified.
- **Material Samples/Manufacturers Brochures**: which show/describe materials to be used.
- **Interior floor plans**, where appropriate.
- **OHPO Submission**: if applicant submits the same project to Ohio Historic Preservation Office, all information contained in that application shall be submitted with the City application.
- **Variance Explanations**: If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following 6 criteria is met:
 - There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
 - The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
 - No reasonable alternative exists;
 - The property has little or no historical or architectural significance;
 - The property cannot be reasonably maintained in a manner consistent with Standards and Guidelines;
 - or
 - No reasonable means of saving the property from deterioration, demolition, or collapse exists.
- **Nine (9) copies** of all items should be submitted with the application.

Deadline: Applications must be submitted 30 days prior to the Historic Preservation Commission meeting.

Public Notification: Staff will notify property owners within 150' of the site.

Meeting Date/Time: 4th Wednesday of each month at 7:00 pm in Council Chambers at 1 South Sandusky Street.

*Please Note the Commission might table the application if the applicant is not present to answer questions.



Signature of Applicant

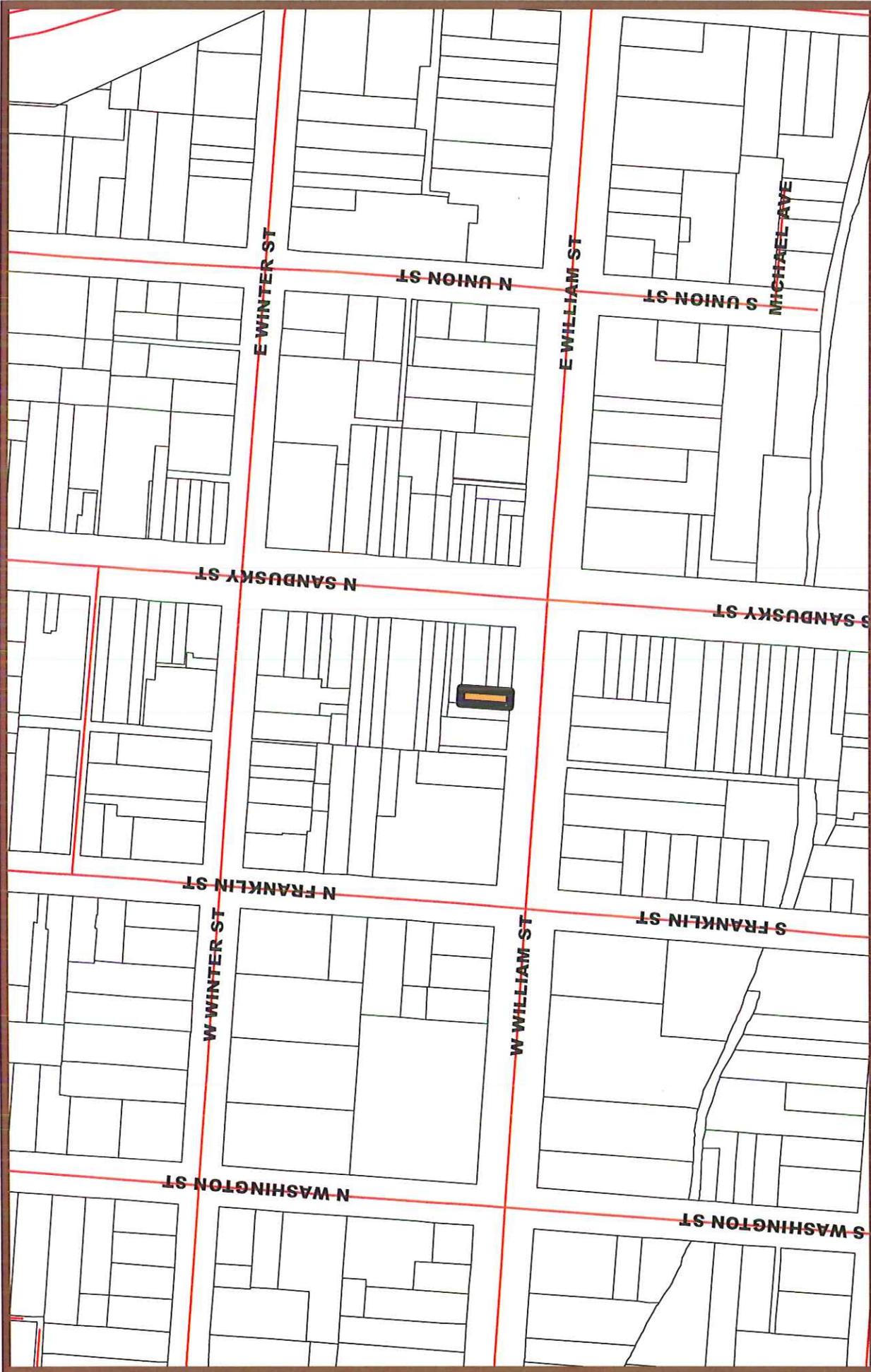
9/3/15

Date

Signature of Owner (if not the Applicant)

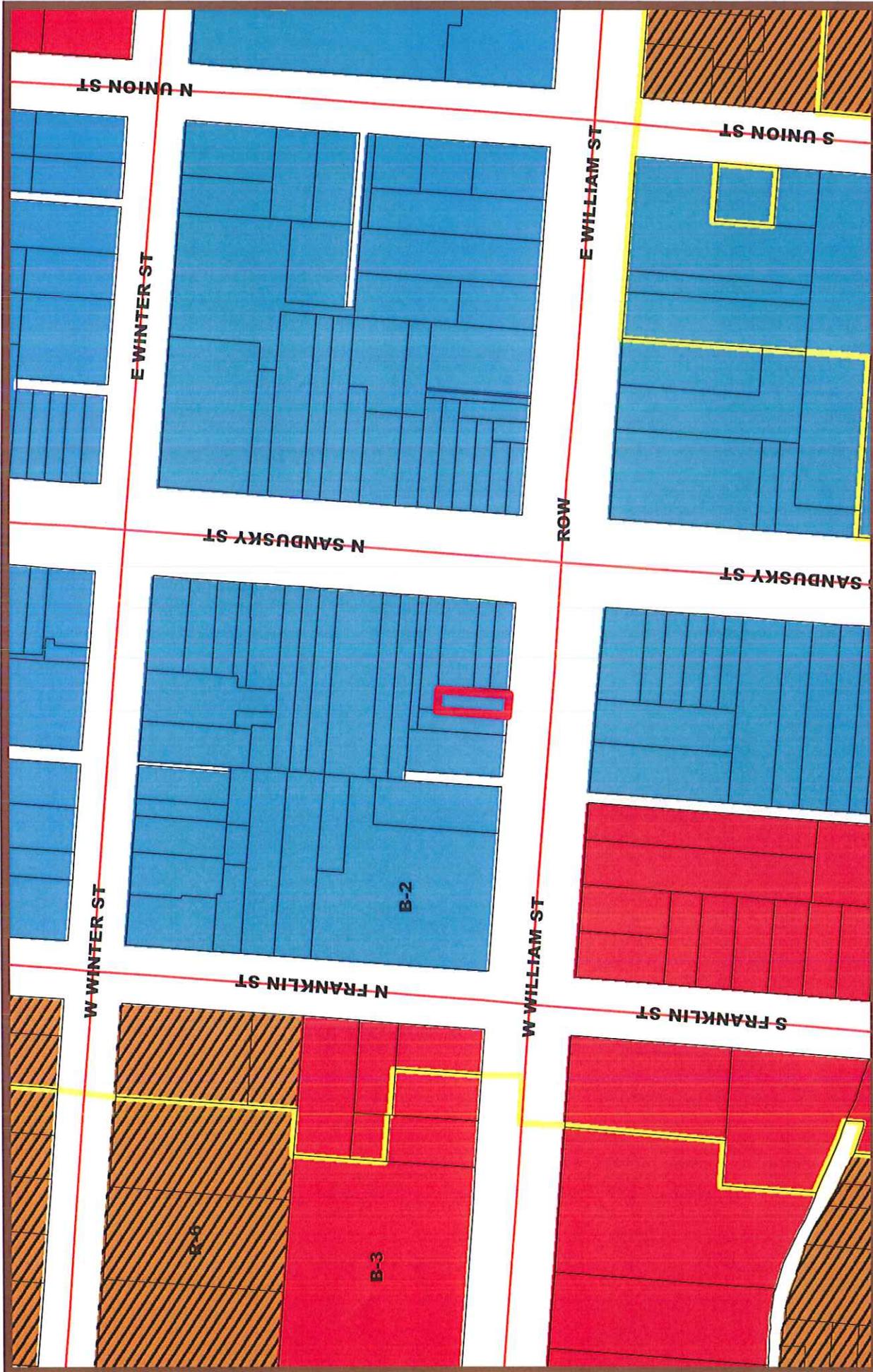
Date

Application Fee \$50.00 Fees Received \$ 50.00 Received by dlj Date 9/3/15



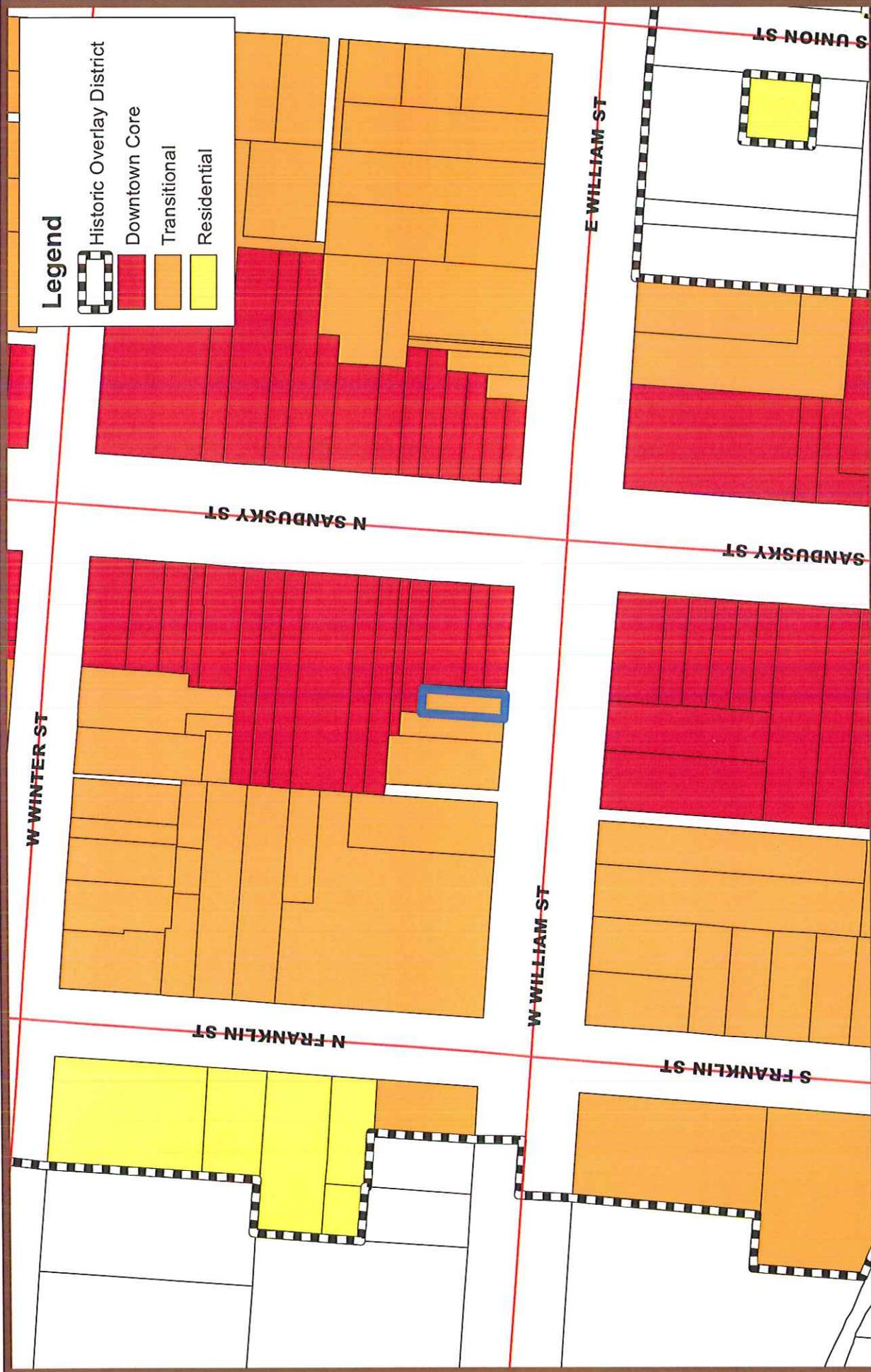
2015-1768
Certificate of Appropriateness
12 West Restaurant - 12 W. William Street
Location Map





2015-1768
 Certificate of Appropriateness
 12 West Restaurant - 12 W. William Street
 Zoning Map





Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2015-1768
 Certificate of Appropriateness
 12 West Restaurant - 12 W. William Street
 Historic District Map



2015-1768
Certificate of Appropriateness
12 West Restaurant - 12 W. William Street
Aerial (2013)





Note: This rendering is provided to the customer for the purpose of displaying a product from Columbus Awning Company. It is an approximate illustration and is not an exact reflection of the completed work



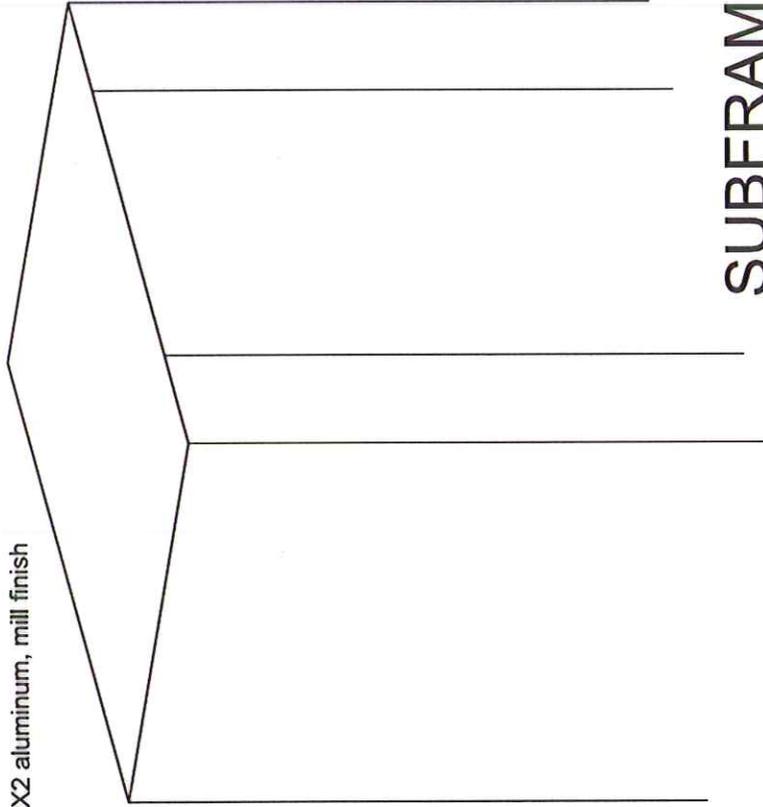
Columbus Awning Co.
225C East Broadway
Westerville, Ohio 43081

Job name:
12 West
12 W. Sandusky
Delaware, OH

Fabric: Sunbrella with Clear Vinyl
Graphics: None
Posts: Aluminum Mill Finish

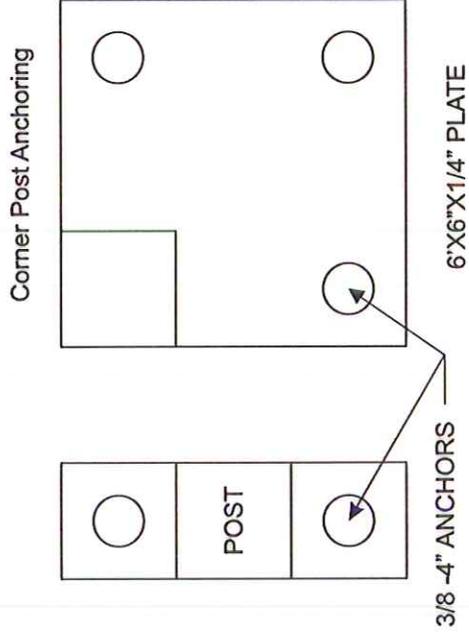
AWNING

2X2 aluminum, mill finish



SUBFRAME

FASTEN TO SUBFRAME EVERY 2', MIN
USING #12 - 2" TEK SCREWS
1X1 ALUMINUM, STAPLE SYSTEM



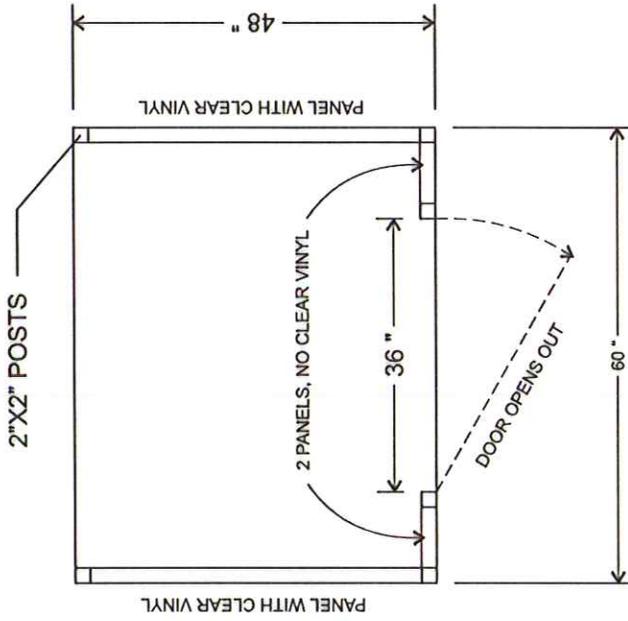
Columbus Awning Co.
225C East Broadway
Westerville, Ohio 43081

Job name:
12 West
12 W. Sandusky
Delaware, OH

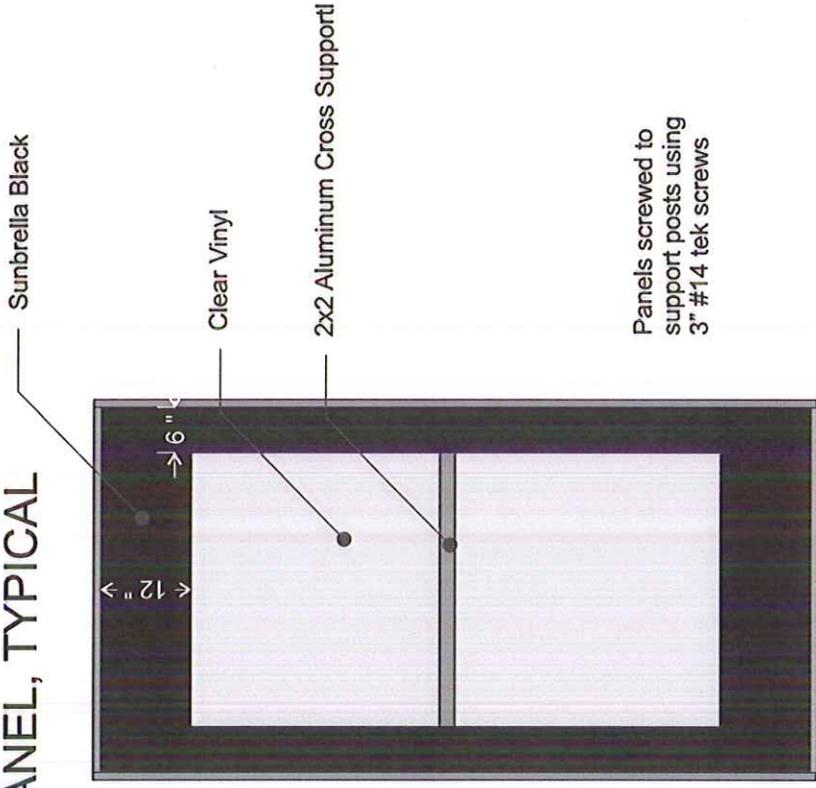
Fabric: Sunbrella with Clear Vinyl
Graphics: None
Posts: Aluminum Mill Finish



PLAN VIEW



PANEL, TYPICAL



1"X2" Aluminum Frame, Mill Finish



Columbus Awning Co.
225C East Broadway
Westerville, Ohio 43081

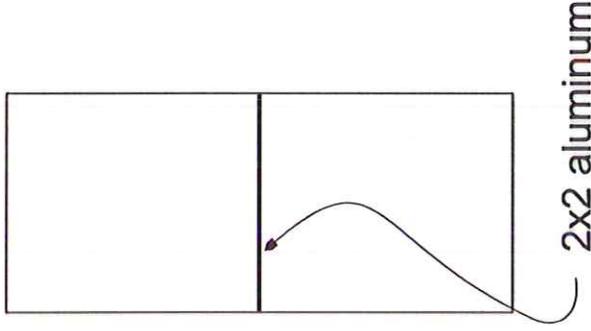
Job name:
12 West
12 W. Sandusky
Delaware, OH

Fabric: Sunbrella with Clear Vinyl
Graphics: None
Posts: Aluminum Mill Finish

Door Details

1X2 Aluminum
(staple and tube)
0.090" wall thickness

DOOR FRAMES



Scale 1"=30"



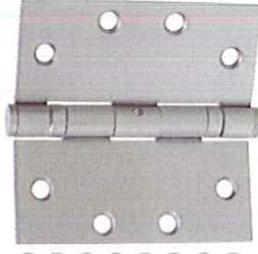
Door Closure Arm
Mfg: Norton
Item# CLP 8501
1/door



Pull Plate
Mfg: Iron Man
Item# 65562.0
3-1/2"x15"



Push Plate
Mfg: Schlage
Item#C8200PA28
3-1/2"x15"



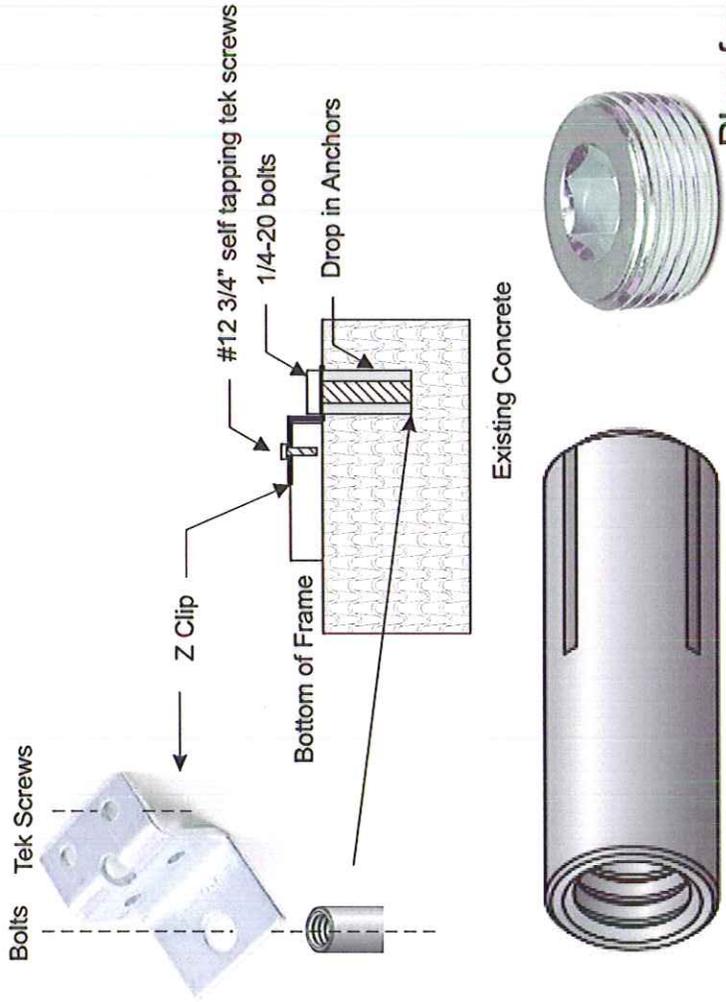
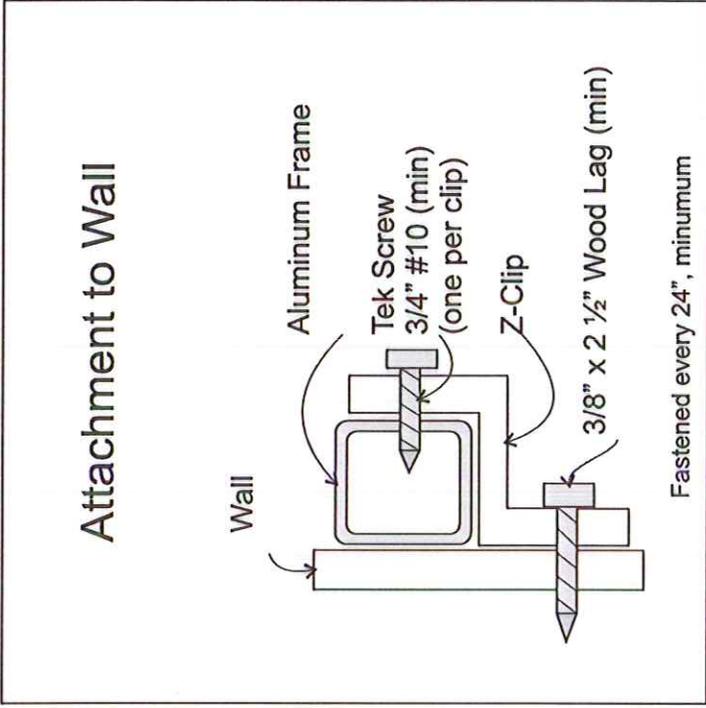
Hinges
Everbuilt #15487
4-1/2"Ball Bearing Hinge
Door Hinges (3/door)



Columbus Awning Co.
225C East Broadway
Westerville, Ohio 43081
Job name:
12 West
12 W. Sandusky
Delaware, OH

Fabric: Sunbrella with Clear Vinyl
Graphics: None
Posts: Aluminum Mill Finish

Removable Fastening System to Patio



Plug for drop in
when frames are removed

Simpson DROP-IN® Anchors 303 Stainless Steel

DROP-IN® anchors are internally threaded, deformation controlled expansion anchors with a pre-assembled expander plug, suitable for flush mount applications in solid base materials. The anchor is set by driving the expansion plug towards the bottom of the anchor using the setting tool.



Columbus Awning Co.
225C East Broadway
Westerville, Ohio 43081

Job name:
12 West
12 W. Sandusky
Delaware, OH

Fabric: Sunbrella with Clear Vinyl
Graphics: None
Posts: Aluminum Mill Finish

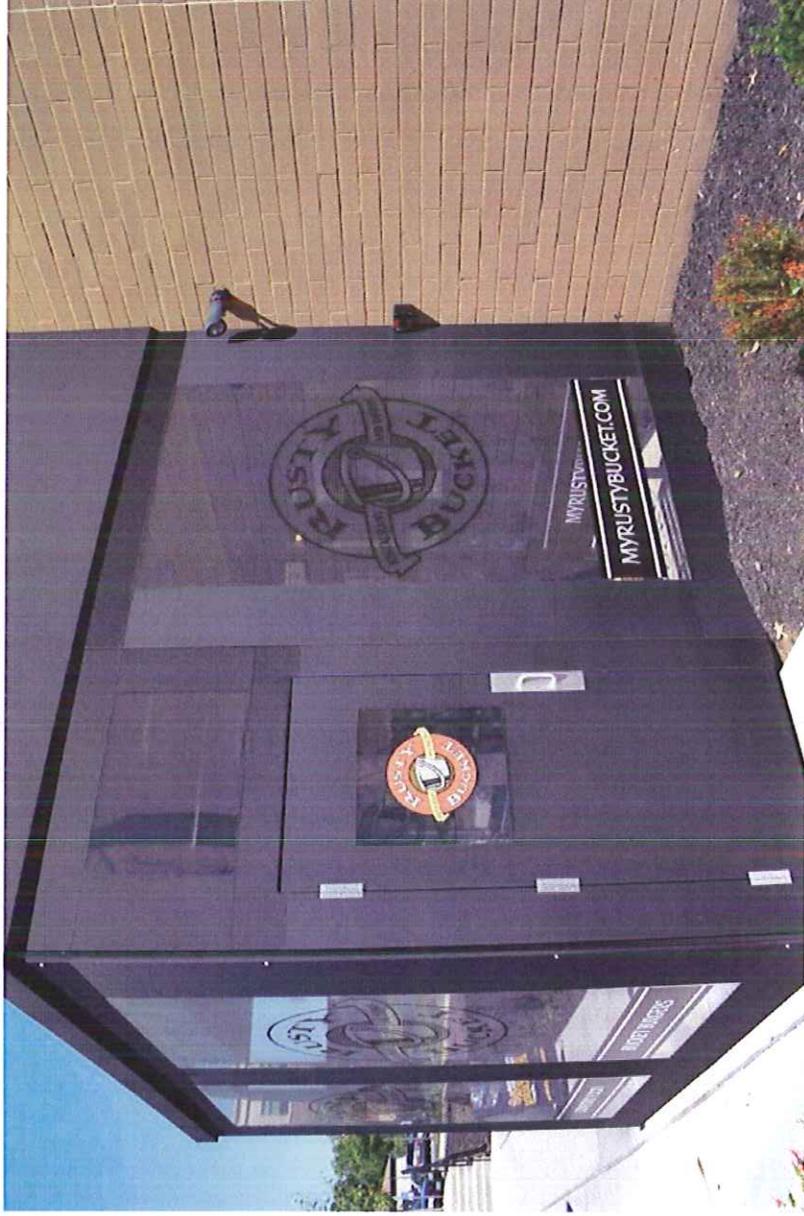
QUESTIONS TO/RESPONSES FROM AWNING COMPANY RE: TEMPORARY SIDEWALK VESTIBULES

- 1) Do you have examples of these types of vestibules installed in Columbus that we could see, and if so where?
- 2) Have you done any installations in a municipality on a sidewalk before? and if so where? (to possibly use their permitting/ordinances as a guide)
- 3) Is there an option that does not include installing sleeves into the sidewalk and can we have a specification for that? What are the pros and cons from your professional perspective of each?
- 4) Does the installation costs include sidewalk restoration?
- 5) The vestibule could be, possibly, constructed over utility lines, utility services or shut offs – how are these situations handled?
- 6) The vestibule could block water drainage that runs against buildings in areas where sidewalks slope – how does the applicant/mannufacturer/installer ensure this does not happen?
- 7) The vestibule may create corners where trash, grit, leaves, snow, etc. will accumulate – do you have any thoughts on this?
- 8) Attachment to the sidewalk will be problematic as the sidewalk is not level, as assumed in the plan details. In some locations, sidewalks have significant longitudinal and transverse slope due to age, terrain, and other factors. How is this situation accounted for, if the vestibule is intended to keep out the elements?

- 1) Do you have examples of these types of vestibules installed in Columbus that we could see, and if so where?

Vestibule with Awning
Permanent Structure
(used concrete anchors instead
of sleeves)

Rusty Bucket
3901 Britton Pkwy,
Hilliard, OH 43026
614-777-5968



2) Have you done any installations in a municipality on a sidewalk before? and if so where? (to possibly use their permitting/ordinances as a guide)

Giuseppe's Ritrovo
2268 E. Main St.
Columbus, OH

Bexley's Municipality



Picture taken before awning installed
Over public side walk



Entrance under awning;
appears to have interior vestibule

3) Is there an option that does not include installing sleeves into the sidewalk and can we have a specification for that? What are the pros and cons from your professional perspective of each?

Black Hat
2643 Federated Blvd
Columbus, Ohio 43235

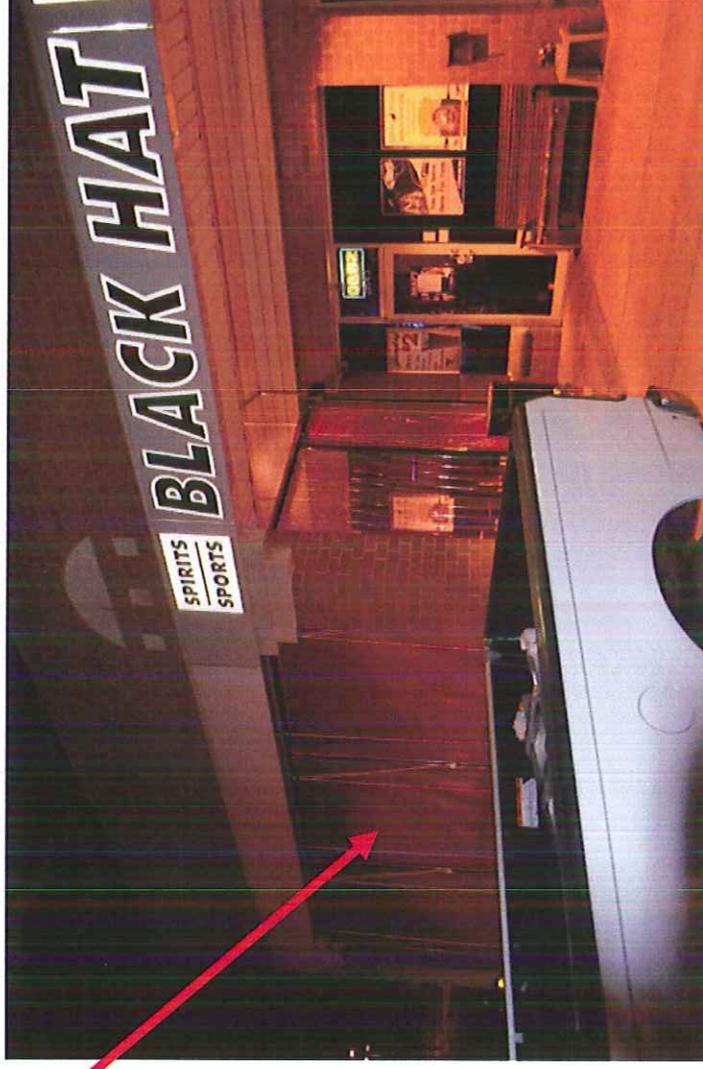
Rollup Curtains attached to permanent structure

Pros:

Do not need to remove steel substructure
Roll curtains up when desired

Cons:

Curtains are 'baggier' than removable panels
Less durable (zippers need replaced infrequently)



Remaining Items: **answers in RED**

- 4) Does the installation costs include sidewalk restoration? **No.**
- 5) The vestibule could be, possibly, constructed over utility lines, utility services or shut offs – how are these situations handled? **We have not encountered this situation before. If we did, we would require the have modifications done separately from our company.**
- 6) The vestibule could block water drainage that runs against buildings in areas where sidewalks slope – how does the applicant/major manufacturer/installer ensure this does not happen? **Our awnings run the water off to the front, away from the building. We have not encountered a situation where the vestibule creates a water dam.**
- 7) The vestibule may create corners where trash, grit, leaves, snow, etc. will accumulate – do you have any thoughts on this? **This has not been a problem in the past. We have not followed up with our customers to ask how often cleanup is required, or heard of any complaints.**
- 8) Attachment to the sidewalk will be problematic as the sidewalk is not level, as assumed in the plan details. In some locations, sidewalks have significant longitudinal and transvers slope due to age, terrain, and other factors. How is this situation accounted for, if the vestibule is intended to keep out the elements? **While it is challenging, we build our frames to conform to the existing sidewalk. (please visit Rusty Bucket to note how the frame panels follow the slope of the concrete.**