

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.

January 28, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on December 17, 2014 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. HPC 2014-0024: A request by Solar Saloon for approval of a Certificate of Appropriateness for signage at 2 North Sandusky Street, which is currently zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.
 - B. Informal Review: A request by St. Mary Catholic Church for an informal review of proposed demolition of the rear vacant garage of 23 South Union Street which is zoned R-6 (Multi-Family Residential) District and located in the Residential Sub-District of the Downtown Historic District Overlay.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. ELECTION OF OFFICERS
6. NEXT REGULAR MEETING: February 25, 2015
7. ADJOURNMENT

HISTORIC PRESERVATION COMMISSION
December 17, 2014
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Koch called the meeting to order at 7:01 p.m.

Members Present: Sherry Riviera, Erinn Nicley, Kim McMullen, Councilman Chris Jones, and Chairman Roger Koch

Members Absent: Joe Coleman and Vice-Chairman Mark Hatten

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

Motion to Excuse: Mr. Nicley moved to excuse Mr. Coleman and Vice-Chairman Hatten, seconded by Ms. McMullen. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on October 22, 2014, as recorded and transcribed.

Mr. Nicley informed the Historic Preservation Commission that his name was misspelled on page three of the Motion Summary of the Historic Preservation Commission meeting from October 22, 2014.

MOTION: Councilman Jones moved to approve the Motion Summary of the Historic Preservation Commission meeting held on October 22, 2014, as recorded and with recommended correction of Mr. Nicley name, seconded by Ms. McMullen. Motion approved by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

- A. **Informal Review:** A request by PetrOhio LLC, for an informal review of the expansion of the BP Gas Station at 17 East William Street which is currently zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a presentation which included the location map, aerial photos, and past and current site photos. Also included were pictures of the President Hayes Memorial which is maintained by the owner. Ms. Guenther reviewed the history of the property, including the remodeling that took place in 1991. Ms. Guenther indicated the current desire of the owner is to demolish the current convenience store and construct a 5,100 sq. ft. addition that will adjoin to the Hamburger Inn Diner. Ms. Guenther reviewed the proposed façade and proposed floor plan.

APPLICANT:

Bill Michailidis, 17 E. William Street, Delaware Ohio, owner of the BP Station

Dean Fraker, 73. E. William Street, Delaware Ohio, President of Delaware Building System, Inc.

A discussion was held over the requirements for BP regarding the colors and signage. Mr. Michailidis discussed that there are no plans to change the gas pump canopy, and that the canopy and signage must meet BP standards and colors.

Mr. Koch recommended the use of brick on all elevations of the façade that is compatible with the historic downtown. Mr. Fraker discussed the possibility of using concrete blocks to match the color and texture of the front brick façade, with the current plan to use the same material on the east side elevation as the back wall (north elevation).

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Koch discussed the status of signage regulations in the downtown area.

Mr. Schultz addressed recent discussions held with Solar Saloon on signage, awnings and replacement of windows.

Mr. Jones requested an update on the West End Grill. Mr. Schultz informed the Commission that there have been no building permits received at this time.

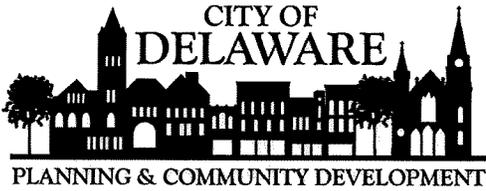
ITEM 5. NEXT REGULAR MEETING: January 28, 2015

ITEM 6. ADJOURNMENT

MOTION: Councilman Jones moved to adjourn the meeting, seconded by Ms. McMullen. The Historic Preservation Commission meeting adjourned at 7:48 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk



HISTORIC PRESERVATION COMMISSION / STAFF REPORT

CASE NUMBER: 2015-0024

REQUEST: Certificate of Appropriateness

PROJECT: Solar Saloon Signage

MEETING DATE: January 28, 2015

APPLICANT/OWNER

Solar Saloon
Don Temple
2-B North Sandusky Street
Delaware, Ohio 43015

REQUEST

HPC 2015-0024: A request by Solar Saloon for approval of a Certificate of Appropriateness for signage at 2 North Sandusky Street, which is currently zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

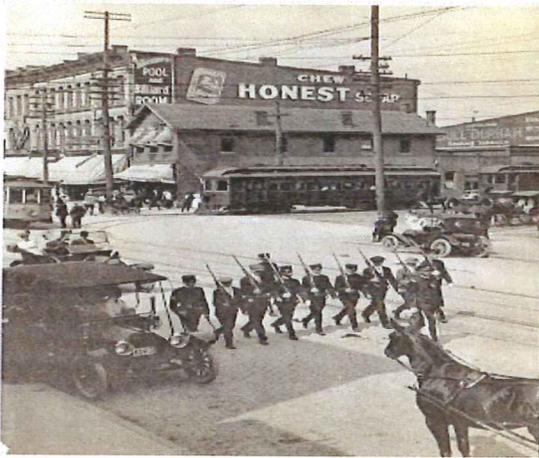
PROPERTY LOCATION & DESCRIPTION

The building, located at 2 North Sandusky Street, is situated on the northeast corner of the intersection of Sandusky and William Streets in the City's central business district. The zoning is B-2 (Central Business District). The site is located within the Downtown Core Sub-District of the Downtown Historic District Overlay. The B-2 zoning district and the Downtown Historic District Overlay surround the site to the north, south, east, and west. The existing building is considered a "non-conforming building" in the National Register Sandusky Street Historic District since it was constructed in 1950 as the former L&K Restaurant (replacing the former Columbus, Delaware, & Marion [CD&M] interurban rail station after its demolition in 1949). The current building does "not reflect the scale, materials, or architectural character of the district," according to the National Register commentary written in 1982, which goes on to note that a non-conforming building interrupts, but does not destroy, the architectural continuity of the district. However, given its age as of this writing (50+ years), the current building now qualifies for listing on the National Register of Historic Places in its own right. It has not been placed on the Register as far as Staff is aware. As established in a previous HPC case (HPC 2014-1148), being an example of 1950s architecture, this structure is an important part of the fabric of Downtown Delaware today and is located at arguably the most prominent corner in our community. Therefore, sensitivity to design is warranted.

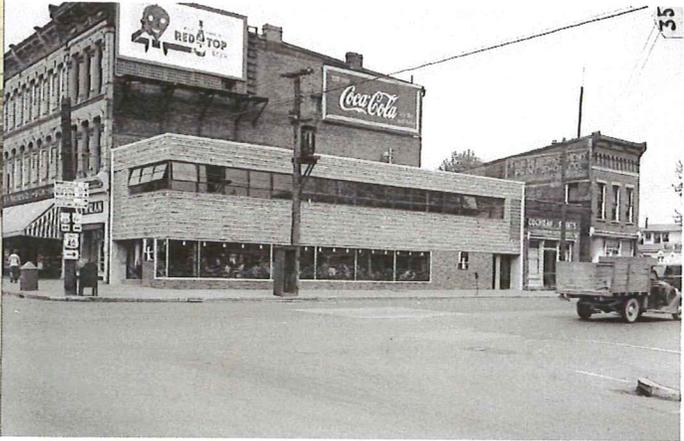
BACKGROUND

A railway station for the former CD&M interurban railway in operation from 1903 through 1933 was constructed in Delaware at the subject project site. The railway station building was converted to a Greyhound Bus Station after the railway ceased operation. That building was demolished in 1949 to allow for the construction of the former L&K Restaurant in 1950. The second floor of the building has been utilized mainly for storage for the various restaurants occupying the first floor over the years. However, given its prominent location in the City's central business district, the 2nd floor more recently has housed a variety of businesses, such as fitness center and general storage/office space. It is currently occupied by the Solar Saloon, which began its occupancy in the summer of 2014. In HPC Case 2014-1148, HPC granted approval for striped awnings with lettering on the first floor entry doors fronting North Sandusky Street and East William Street, and also granted a Variance to allow for a striped continuous 2nd floor awning with lettering. (See attached Certificate of Action) The Owner has installed the entry door awnings, but with no lettering; and has foregone the 2nd floor awning altogether for the time being.

CD&M Railway Station Circa 1920



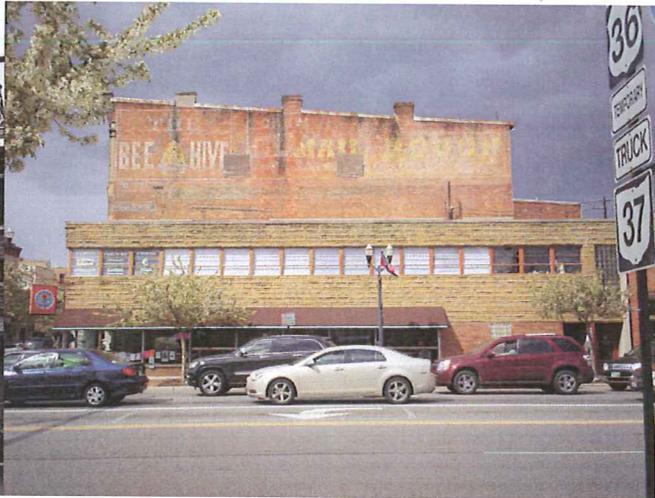
L & K Restaurant Circa 1950



L&K Restaurant – Circa Late 1950's



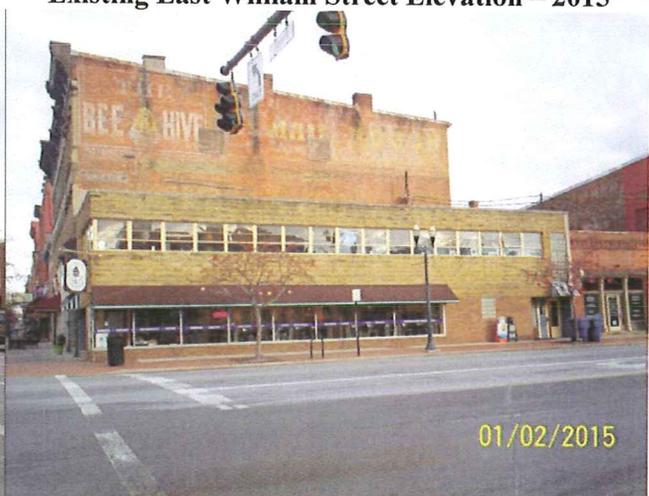
Fitness Studio - 2012



Existing North Sandusky Street Elevation – 2015



Existing East William Street Elevation – 2015



PROPOSED IMPROVEMENTS

Don Temple, the business owner of the Solar Saloon, is seeking a Variance for the amount and type of signage for his business. In response to comments and complaints received, Staff has been asked to contact the Applicant on a number of occasions regarding the placement of temporary banners on the exterior of his 2nd floor establishment and the placement of banners in the windows of his 2nd floor establishment. To his credit, once notified the applicant complied fully and quickly for which Staff is very appreciative. The Owner wishes to cooperate and to comply with the requirements and wishes of both the City of Delaware and the Historic Preservation Commission. To take full advantage of his location on this prominent corner in the City's central business district, Mr. Temple is proposing the following:

1) Two Pedestrian-Oriented Projecting Signs (First Choice)

The Applicant is requesting to install two, 3 foot by 3 foot (9 square foot) pedestrian-oriented projecting signs on a 4 foot black horizontal bracket. The first sign will be installed at the North Sandusky Street entrance slightly above the existing awning on the stone corner column. The second sign will be installed at the East William Street entrance slightly above the existing awning on the stone corner column. The sign will have the Solar Saloon's circular logo (a smiling yellow sun with black sunglasses) and name in black letters on a white background. The projecting signs will not be illuminated and are proposed to be similar in appearance to the adjacent Delaware County Democrats projecting sign at 12 North Sandusky Street. Staff recommends that the material of the sign should be clearly discussed and approved by the HPC with the other considerations of the case to ensure clarity of direction to the applicant and staff.

2) Door Signs (Second Choice)

If the projecting signs are not allowed, the Applicant wishes to affix the name of his business onto the top rails of the two entry doors to his establishment. This would entail affixing a 6 inch by 34 inch vinyl sign with green lettering on a white background onto the top rail of the entry door on the North Sandusky Street elevation, and the same type of sign on the top rail of the entry door on the East William Street elevation.

3) One Auto-Oriented Projecting Sign

The Applicant feels he is entitled to affixing a projecting sign for his 2nd floor business on the corner of the building immediately above the projecting sign in place for the 1st floor business. The sign would be installed on a bracket at the rooflines with guide wires in approximately the same size as the sign for the Something Sweet Coffee & Bakery shop. The sign will have the Solar Saloon's circular logo (a smiling yellow sun with black sunglasses) and name in black letters on a white background. The projecting sign will not be illuminated. If approved, the Applicant will proceed to obtain technical specifications and drawings for additional approval. Staff recommends that, if approved, the material of the sign should be clearly discussed and approved by the HPC with the other considerations of the case to ensure clarity of direction to the applicant and staff.

4) Window Signs

The Applicant wishes to install the following signs in the bank of seventeen 4 foot by 4 foot windows (approximately 272 square feet) on the East William Street elevation of his 2nd story establishment:

- a) Two illuminated beer signs as allowed by Liquor Control – one is 12"x 24" and the other is 28"x 26"
- b) One "OPEN" sign – 8"x22". Staff recommends that HPC clarify if this is illuminated or not and if it will be flashing or moving.
- c) One "KENO" sign – 10" x 22". Staff recommends that HPC clarify if this is illuminated or not and if it will be flashing or moving.
- d) One illuminated LED sign – 14"x46" with the business name Solar Saloon. Staff recommends that HPC clarify if this is illuminated or not and if it will be flashing or moving.

The Applicant wishes to clarify with the City of Delaware and the Historic Preservation Commission specifically what type of signage will be allowed for his 2nd floor establishment.

STAFF ANALYSIS

The Applicant's situation is somewhat unique in that second floor commercial establishments are atypical in the City's central business and historic districts today. Staff appreciates the Applicant's reasoning of being allowed the same privileges in signage as 1st floor commercial establishments. However, in light of the City's existing Architectural Standards, as well as the historical precedent of second floor signage allowed for a business independent of the first floor commercial establishment in the same building, a Variance will be needed from HPC in order to satisfy the Applicant's requests. As presented, Staff cannot fully support the Applicant's request but does believe that the applicant should be granted reasonable signage for this second story establishment.

1) Two Pedestrian-Oriented Projecting Signs (First Choice)

The Standards indicate that "one upper-floor premises may have a pedestrian-oriented projecting sign, suspended on the wall above the door leading to the upper-floor premises." The guidelines indicate that these signs should not exceed 9 square feet and should project no more than 6 feet from a building. They are to be located above the entrance door to the second story establishment and may be illuminated externally or by exposed neon tubing. They do NOT count against the maximum total sign area allowed per structure. The height and placement of the pedestrian-oriented projecting sign on the column and above the entry door appears to be appropriate given the presence of the original prism glass panel in place directly above each entry door. Due to the unique circumstance of being located in a corner building, the Applicant's 2nd floor business has two entrances to the upper floor. HPC would need to grant a Variance to allow a second pedestrian-oriented projecting sign for this upper floor premises. In regard to the color of the Solar Saloon's logo, the Standards indicated that no part of the sign "shall use garish, bright, or fluorescent, glowing, reflective, or similar non-historic paint or materials." The shade of yellow used should comply accordingly. A pedestrian oriented projecting sign is not intended to be the primary sign for a premise; rather, it is intended to attract the attention of pedestrians within a block of the premises. A wall sign may be installed to current Standards on the first floor of the building indicating the existence of the 2nd floor business. The maximum sign area is limited to 1.5 square feet per foot of frontage, not to exceed a total of the maximum of 100 square feet per structure. Staff recommends that the material for any projecting or wall sign is clearly reviewed and approved by the HPC during the review for the other elements of this application. The HPC should consider if the previously approved awning signage should continue to be allowed as it could be in addition to the requests made here.

2) Door Signs (Second Choice)

The Applicant was granted approval by HPC to affix the name of the business onto the entry door awning valance which is still an option available for the applicant. In addition, the business name is typically affixed to the entry door glass, rather than onto any other structural element of the door itself. The Standards indicate that buildings shall not be painted so as to enlarge and/or extend the signage area or use the building itself as corporate identification. If this option is approved, Staff recommends the business name be affixed to the door window glass and the HPC should consider if the previously approved awning signage should continue to be allowed as it could be in addition to the requests made here potentially.

3) One Auto-Oriented Projecting Sign

The Standards are specific in that "upper floor premises shall not have an auto-oriented projecting sign." An auto-oriented projecting sign is already in place and as is allowed by the Standards for the 1st floor business. In addition, Staff is concerned about the age of the stone materials and the structural integrity of the corner of the building to support an additional sign. Having two auto oriented signs essentially on top of each other would also be, in Staff's opinion, not an appropriate aesthetic solution for signage in this case especially as viable alternatives are available that allow adequate signage elsewhere. A possible option, which would require a Variance by the HPC, is to remove the existing sign and install a joint auto-oriented projecting sign which contains signage for both businesses that comply with current Standards. However, that would require approval and coordination between the various private entities first of the two tenants and the building owner. This would still require a technical variance from HPC to allow the second story business to have an auto oriented projecting sign. Again, a pedestrian oriented projecting sign is not intended to be the primary sign for a premise.

4) Window Signs

The Applicant wishes to concentrate window signs on the East William Street elevation since it is the larger of the two street elevations. All signs will be installed on the interior. The maximum sign area allowed is no more than 20% of the window area. With a bank of seventeen 4 foot by 4 foot windows, the available window area is approximately 272 square feet on the East William Street elevation of this 2nd story establishment. Typically, this is restricted per window pane as well but given the 1950's design of the building and windows Staff believes it reasonable to delineate specific sign areas (not to exceed the maximum total area) regardless of if a sign were to cross over a particular window divide. This could result to two specific areas, for example, of 4 by 4, three window pane areas each, behind which these signs could be displayed rather than across multiple window panes and the full frontage 2nd floor. This would also be similar to how first floor establishments generally handle their signage given the general structure of first floor buildings in Downtown Delaware.

- a) Two illuminated beer signs as allowed by Liquor Control – one is 12"x 24" and the other is 28"x 26"
- b) One "OPEN" sign – 8"x22" Again, it should be clearly established if this is allowed to be illuminated and if it is allowed to be flashing, moving, or intermittent in any way.
- c) One "KENO" sign – 10" x 22". Again, it should be clearly established if this is allowed to be illuminated and if it is allowed to be flashing, moving, or intermittent in any way.
- d) One illuminated LED sign – 14"x46" with the business name Solar Saloon. Again, it should be clearly established exactly how this sign is illuminated (externally, internally, etc.) and if it is allowed to be flashing, moving, or intermittent in any way.

If all signs listed are approved, the coverage is approximately 5% of the total window area and would fall within the general Standards. In addition, signs shall cover no more than 50% of a single window or window panel. The difficulty in this case is the design of the windows themselves which are generally in banks of 4 by 4 foot area but are composed of 3 individual window panes with divides. However, if taken per 4 foot by 4 foot window bank, all proposed signs comply with this requirement, as well though would require a technical HPC variance with respect to the window divides. The Applicant indicated this is the extent of permanent window signs he wishes to install. Staff believes that these signs individually and collectively meet the spirit of the design guidelines and code (with the caveats and clarifications noted above) and should be given consideration by the HPC in this particular case given the design and configuration of this building and business.

Staff is very appreciative of the applicant's desire to obtain prior approval and present options for signage for consideration. Staff desires to work with the applicant to find the appropriate balance between adequate signage and compliance with the guidelines to ensure that the business is visible and the overall aesthetics of the downtown Historic District are preserved.

STAFF RECOMMENDATION (HPC 2015-0024 – CERTIFICATE OF APPROPRIATENESS)

SIGNAGE: Staff recommends approval of the request by Solar Saloon for a Certificate of Appropriateness for signs for this second story establishment at 2 North Sandusky Street, which is currently zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay, with the following conditions, that:

- 1) The HPC shall grant signage utilizing primary signage of the two proposed non-illuminated pedestrian oriented signs and establishing the color and material requirements for each. In doing so, the HPC would grant a Variance to the Historic District Guidelines to install two such pedestrian-oriented projecting signs. The locations shall be above the first floor entry door on North Sandusky Street and the first floor entry door on the East William Street as proposed.
- 2) The Applicant may additionally install door signs so long as the signs are directly affixed to the door window glass (such as vinyl lettering) according to the Standards and not exceed 20% of the window area.
- 3) An auto oriented projecting sign shall not be approved.
- 4) Additional wall mounted signage shall not approved.
- 5) The previously approved awning signs via case 2014-1148 shall be allowed if the proposed pedestrian oriented projecting signs are not installed, so that primary signage is either the pedestrian oriented projecting signs or the awning signs, but not both.

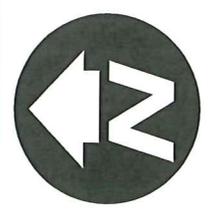
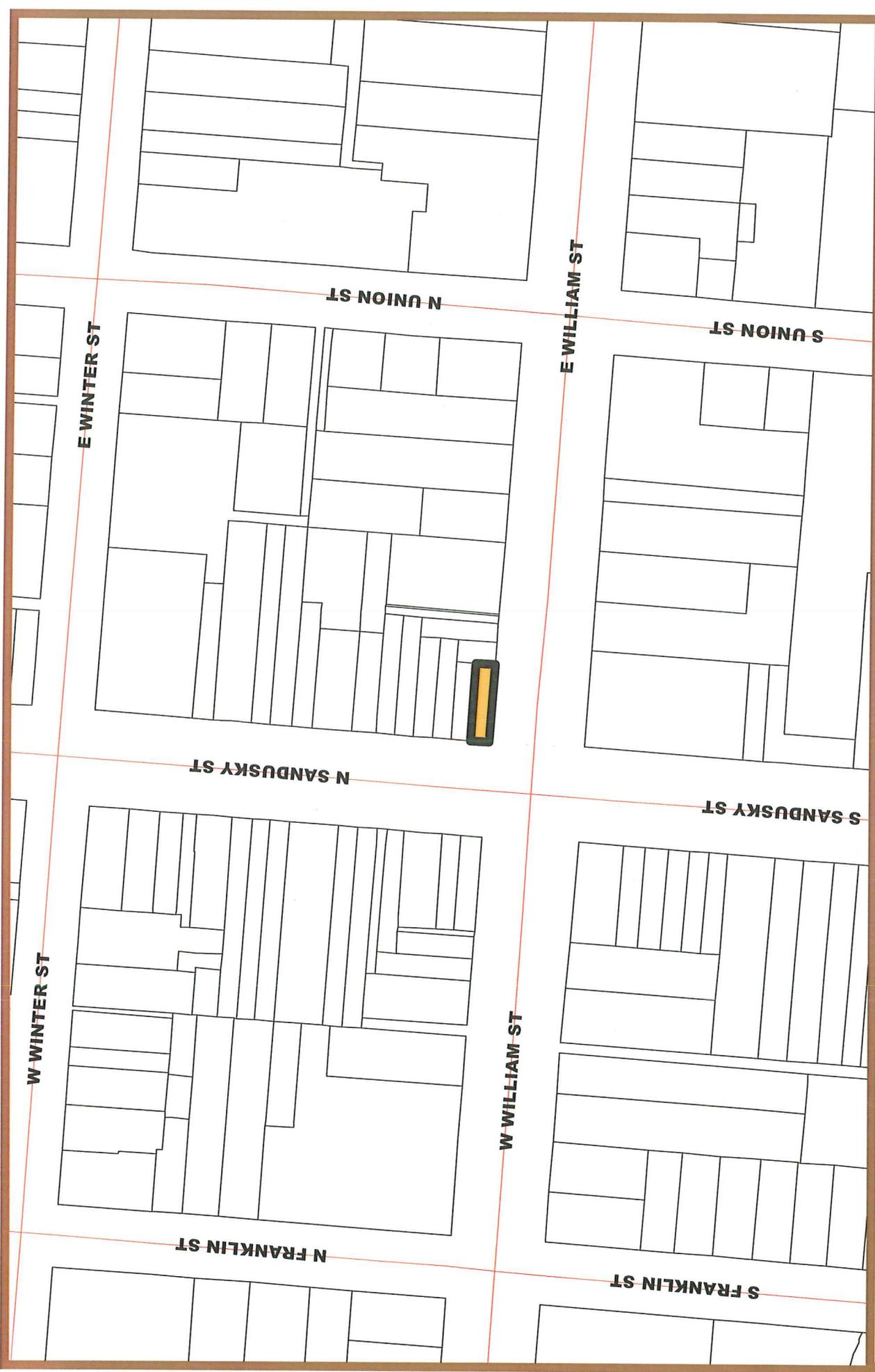
6) The proposed interior window signs shall be limited to no more than 3 'banks' of 4 ft. by 4 ft. windows on the William Street side of the building. The signs may be internally illuminated but shall not be flashing, intermittent, or racing (animated).

COMMISSION NOTES:

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

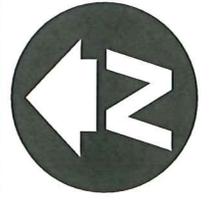
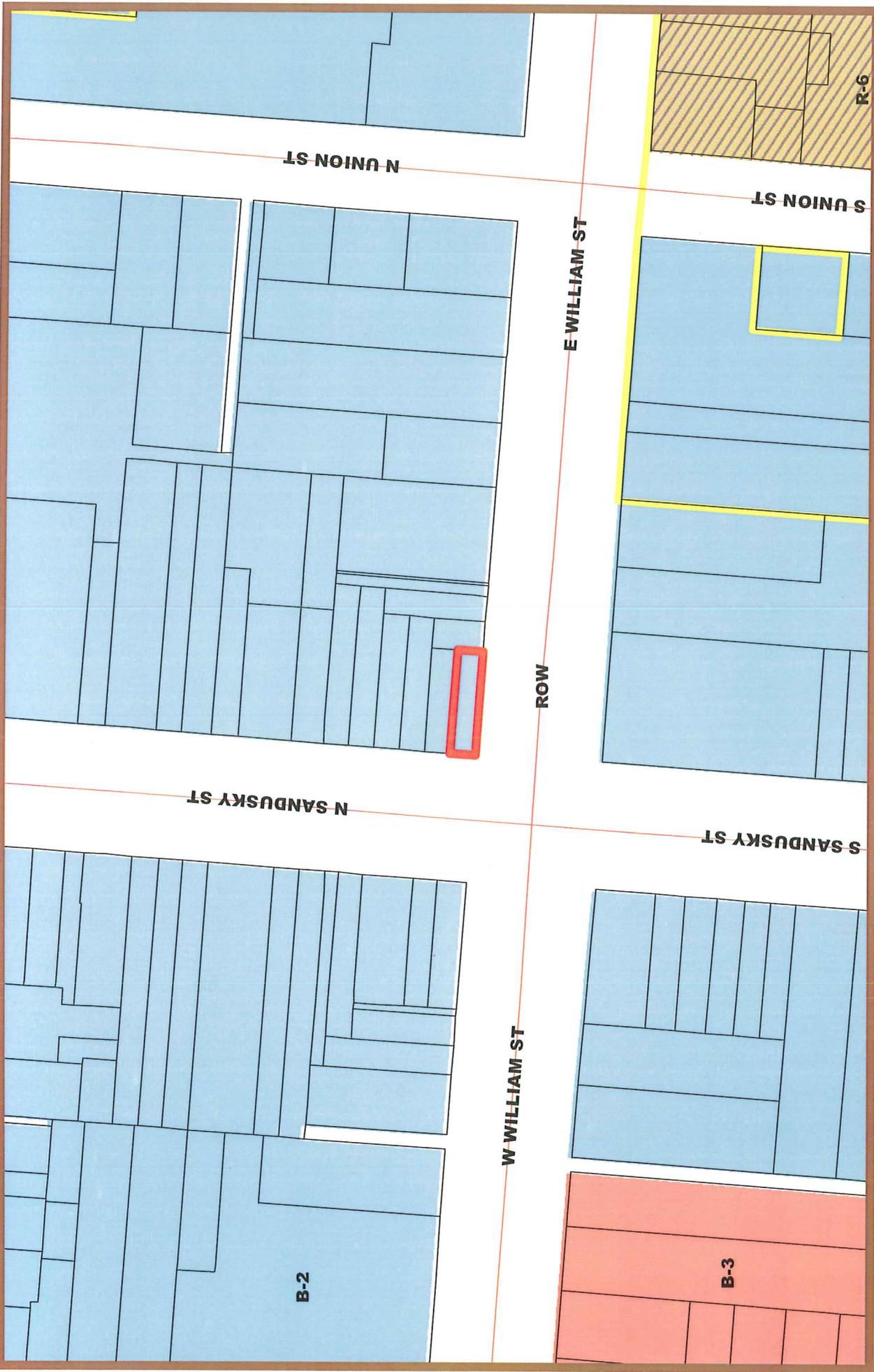
CONDITIONS/MISCELLANEOUS:

FILE: 2014-0024_2 N SANDUSKY SOLAR SALOON SIGNAGE STAFF REPORT
ORIGINAL: 1/12/2015
REVISED:



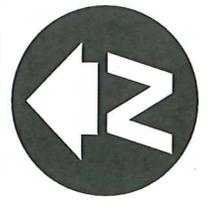
2015-0024
Certificate of Appropriateness
2 N Sandusky Street - Solar Saloon
Location Map





2015-0024
 Certificate of Appropriateness
 2 N Sandusky Street - Solar Saloon
 Zoning Map



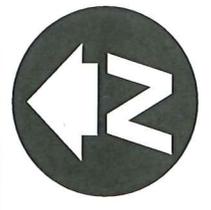
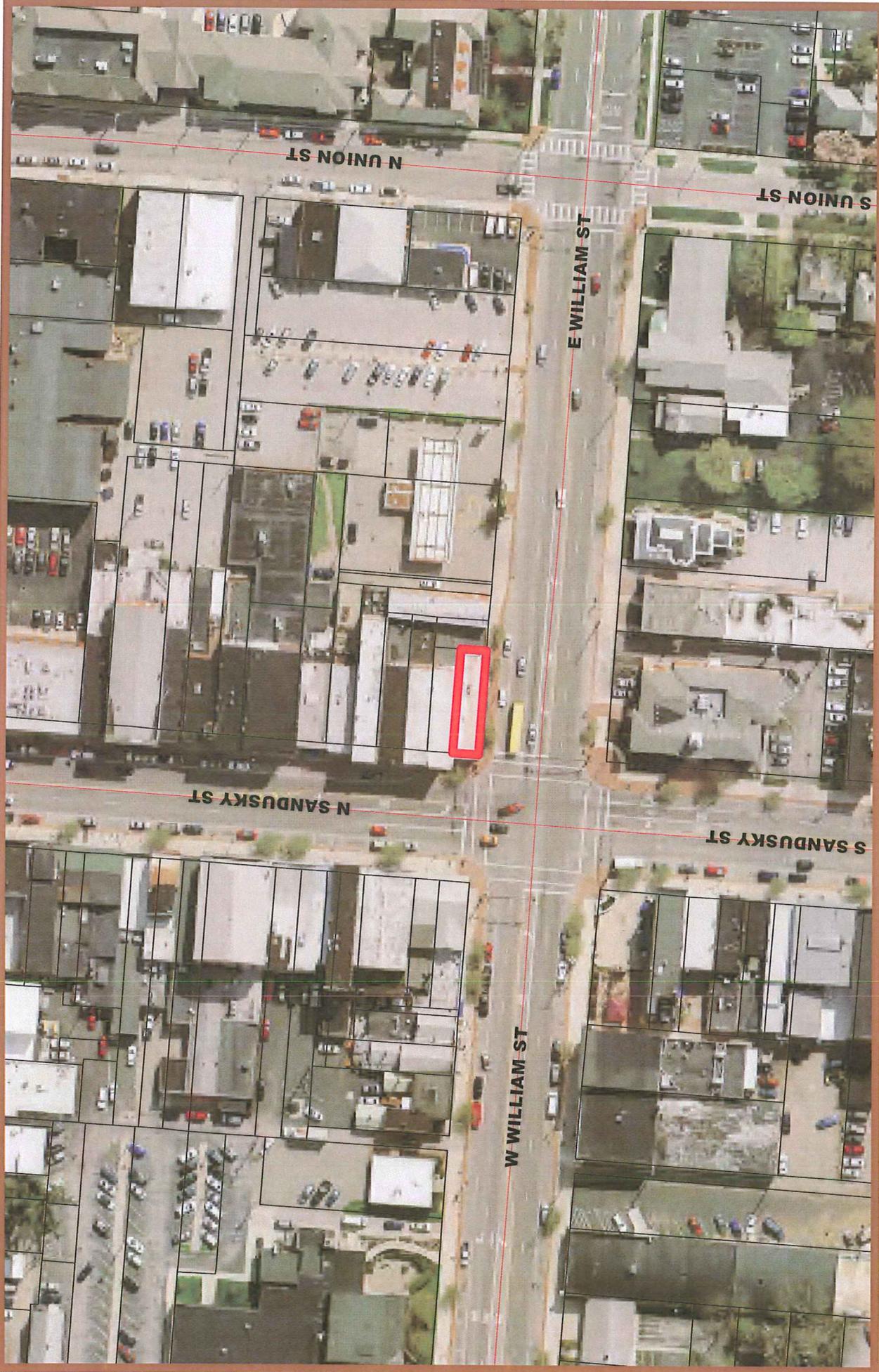


2015-0024
 Certificate of Appropriateness
 2 N Sandusky Street - Solar Saloon
 Historic Preservation District



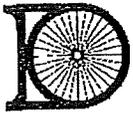
Legend

- Downtown Core
- Transitional
- Residential



2015-0024
Certificate of Appropriateness
2 N Sandusky Street - Solar Saloon
Aerial (2013)





**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:
2015-
HPC 0024

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 2 1/2 N. Sandosky St Delaware Ohio 43015

Parcel Number(s) _____

Applicant Name/Contact Person Don Temple Phone 570-332-1124

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

Address 112 hexington Blvd Delaware Ohio 43015

Fax _____ Email SolarSaloon@gmail.com

Property Owner Mrke beinberger Phone _____

Address 217 Bendlow ct Delaware Ohio 43015

Fax _____ Email Mibeberg44@aol.com

Project Type

Signs or Graphics New Construction Exterior Building/Site Alterations
 Demolition Permit(s) Other (specify): for Projecting Sign

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.

See Attached Signage Package

Materials to submit with application (as needed):

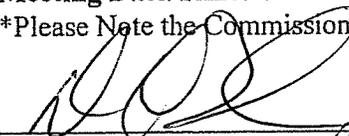
- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing the view from front, sides, and rear;
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications 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.

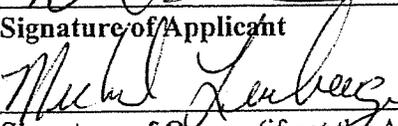
*Please Note the Commission might table the application if the applicant is not present to answer questions.



Signature of Applicant

1/7/2015

Date

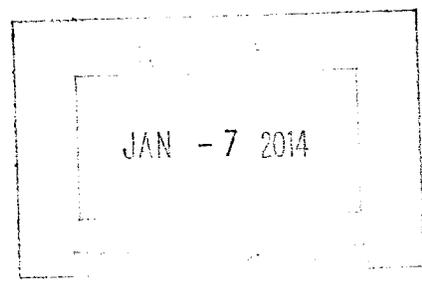


Signature of Owner (if not the Applicant)

12/19/2014

Date

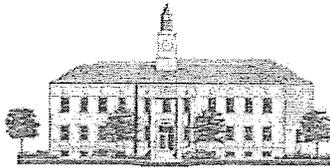
Application Fee \$50.00 Fees Received \$ 50.00 Received by deg Date 1/7/15



Work Description solar saloon:

- 1, First choice, to install signs on building face using the logo, and the sign style as in D.C.D., profesionally installed at correct height, size and color.
- 2, Second choice, install signage above both doors as seen in included copy of The Solar Saloon using the same font size above doors is 6"x34".
- 3, Install twin sign to the tenant below same size and dimensions using the logo and installed directly above existing sign, as shown in picture.
- 4, Install 2 illuminated beer signs. Sizes 12"x24" 28"x26" (2 sf + 5 sf)
- 5, Install an open sign. size 8"x22" (1.2 sf)
- 6, Install a keno sign. size 10"x22" (1.5 sf)
- 7, Install an illuminating LED sign Saying Solar Saloon, 14"x46" (4.4 sf)

$$14.1 / 272 = 5\%$$



CITY OF DELAWARE

**CITY OF DELAWARE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF ACTION
CASE NO. 2014-1148 – 2 North Sandusky Street – Awning Installation**

Certificate Date: June 25, 2014

Case Number: 2014-1148

Applicant: Solar Saloon - Don Temple
2-B North Sandusky Street
Delaware, Ohio 43015

Request: A request by Solar Saloon for approval of a Certificate of Appropriateness for awning installation at 2 North Sandusky Street, located in the Downtown Core of the Downtown Historic District.

Exhibits Provided:

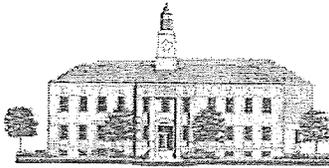
1. Staff Report dated June 25, 2014
2. Certificate of Appropriateness Application and all attachments

Public Hearing: Notice of meeting posted on City of Delaware website with agenda.

Staff Recommendation: Staff recommended approval with conditions.

Commission Action: On June 25, 2014, the Historic Preservation Commission granted Approval of this application with Conditions:

- 1) The Applicant shall comply with the decision of HPC of the awning fabric style and color should he choose not to participate in the City of Delaware Downtown Façade Improvement Program.
- 2) The Applicant shall comply with the decision of the Ohio Historic Preservation Office, and subsequently the HPC, regarding the awning fabric style and color should he choose to participate in the City of Delaware Downtown Façade Improvement Program. **See Note*
- 3) The size and amount of lettering to be placed on the awnings shall comply with the Architectural Standards and Section 1165 of the City of Delaware Zoning Code and shall not exceed 8" in height.
- 4) Color selection shall be Applicant's first choice, as presented, of striped Sunbrella fabric in forest green and natural bars. The second story continuous awning shall be fully striped (to awning edge) with the sign band eliminated. The second story awning frames at building corner shall be placed in alignment with window frames. The first floor entry door awnings shall be fully striped, with natural color sign band with hunter green color letters.
- 5) The Historic Preservation Commission grants a technical Variance to the Historic District Guidelines for upper story awnings by allowing the continuous awning extending more than 6 inches beyond each individual window opening as the second floor windows are essentially a bank of individual windows.



CITY OF DELAWARE

**Note: The determination of the Ohio Historic Preservation Office, received July 1, 2014, is as follows: The upper story awning as proposed does not meet the Architectural Standards as it obscures the entire top of the building, changing the historic appearance of the building in the process. There is historic precedent for an awning over the second story windows; however, the historic appearance needs to be replicated by using a low-pitched awning that will stay within the historic area above the windows as shown in the photographs of the historic metal shed awning. Also, the striped awning seems in conflict with the period of architecture of the building. The Choice #3 (solid hunter green awning fabric) would be acceptable. The citing of the use of the striped awnings on other buildings in the Historic District cannot be applied as most of the other buildings are of a different architectural period. What is appropriate on one building is not always appropriate on another building.*

Commission Findings: The Historic Preservation Commission reviewed all exhibits provided and Staff recommendations, and all applicable decision and review criteria given within Chapter 1190 of the Delaware City Zoning Code and determined beyond a reasonable doubt, that the decision criteria and standards for approval of a Certificate of Appropriateness had been met. Approval is granted, provided the project proceeds as presented with Conditions noted.

STAFF SIGNATURE

A handwritten signature in cursive script, appearing to read "Dianne L. Guenther".

Dianne L. Guenther
Development Planner

1) Pedestrian-Oriented Projecting Sign - N. Sandusky St. Entrance

#1
voice

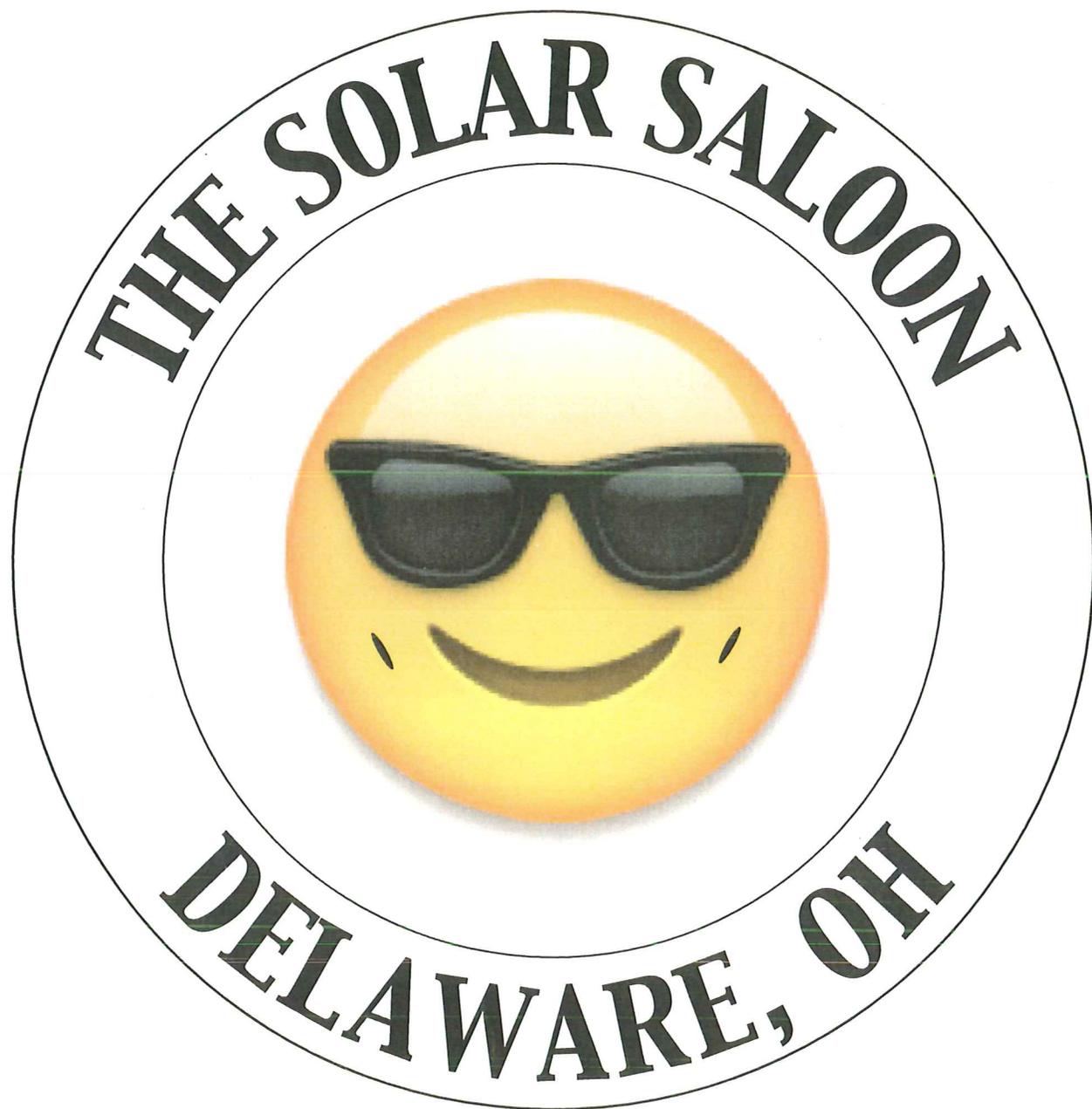


1) Pedestrian-Oriented Projecting Sign - E. William St. Entrance

1st
level



Text / Logo for Projecting Signs



logo ✓

SAMPLE - PROPOSED SIGNS TO BE SIMILAR TO THIS SIGN



#1

protruding sign style

2) DOOR SIGNS - BUSINESS NAME ON TOP RAIL OF ENTRY DOORS



#2 Choice

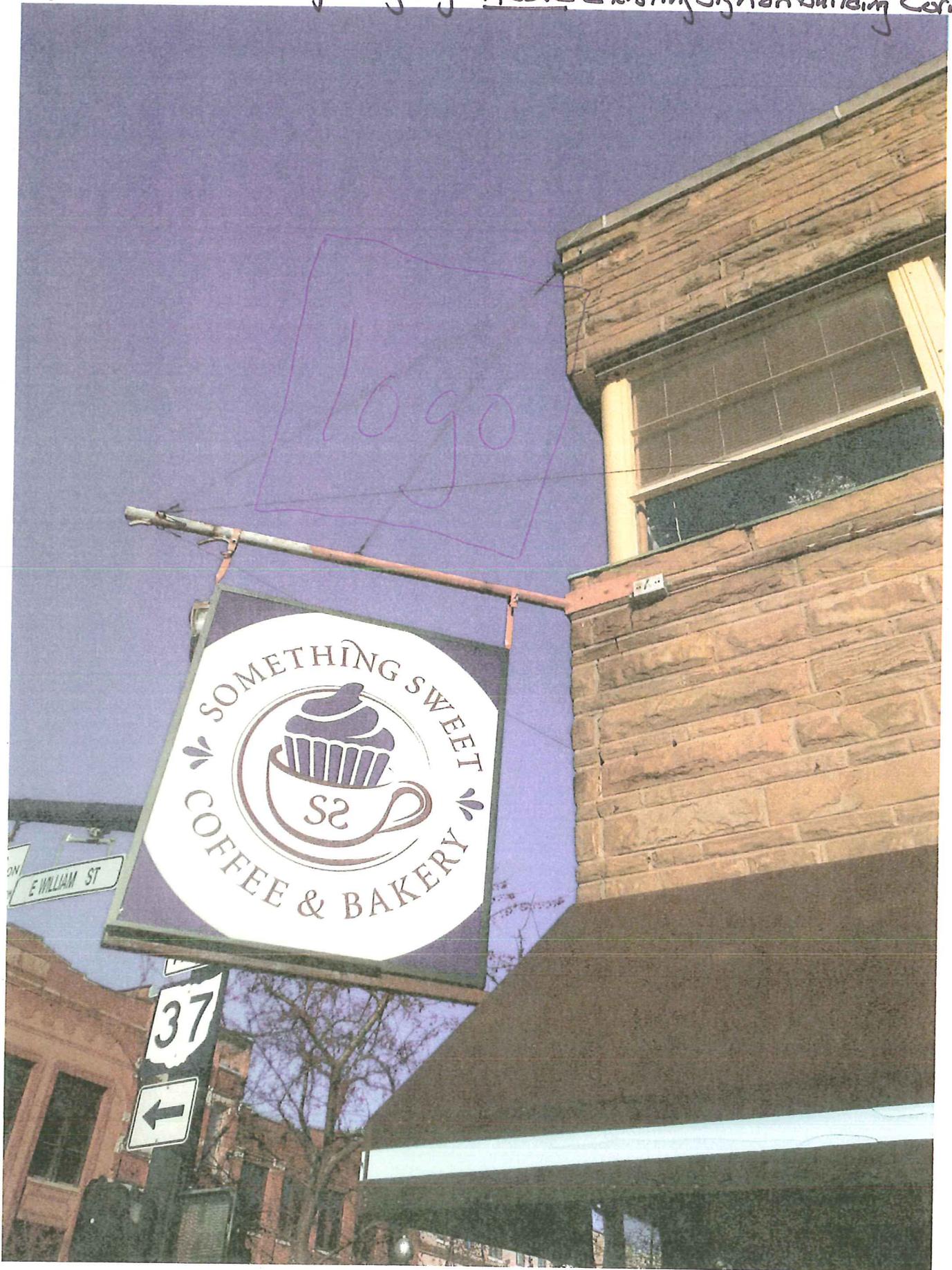
ON. N. SANDUSKY ST. DOOR
+ ON E. WILLIAM ST DOOR

THE SOLAR SALOON

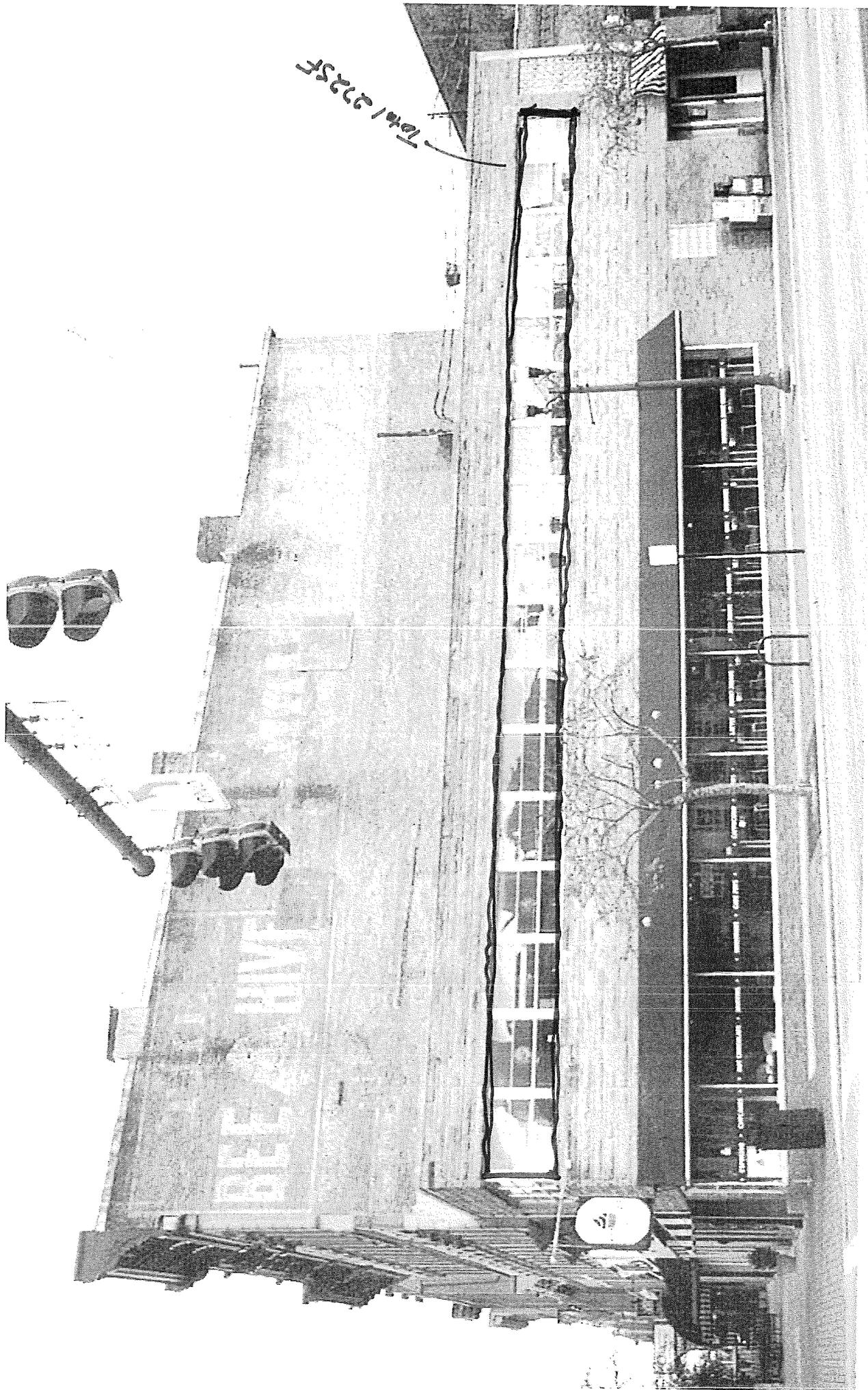
#2 Sign / TEXT FOR DOOR SIGNS

3) Auto Oriented Projecting Sign Above Existing Sign on Building Corner

3



4) WINDOW SIGN AREA - E. WILLIAM ST. ELEVATION





APPLICANT/OWNERS

Rev. Michael B. Watson, Pastor
St. Mary Catholic Church
82 East William Street
Delaware, OH 43015

REQUEST

Informal Review: A request by St. Mary Catholic Church for an informal review of proposed demolition of the rear vacant garage of 23 South Union Street which is zoned R-6 (Multi-Family Residential) District and located in the Residential Sub-District of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 23 South Union Street, between Michael Avenue and East William Street, in the Residential Sub-District of the Downtown Historic District Overlay. The properties immediately to the north, south, east, and west all lie outside the Downtown Historic District Overlay. The site is located outside of the National Register of Historic Places Sandusky Street Historic District. The zoning of the property is R-6 (Multi-Family Residential) District, as are the properties to the north, west, and south. The property to the east is zoned B-2 (Central Business) District.

BACKGROUND

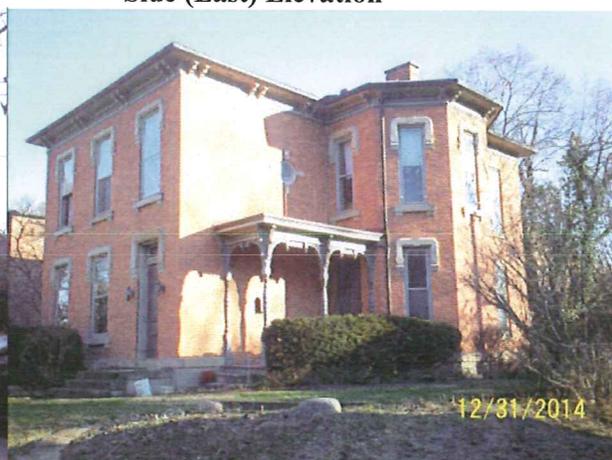
23 South Union Street is a one-third acre parcel with a two story brick single family residence built in 1875 with an attached screened porch at the rear of the home. The previous owner kept the home well-maintained and the property underwent extensive remodeling. Recently acquired by the Parish in 2014, the now vacant home will be preserved and used for the parish office and meeting space.

23 South Union Street – Main House

Front (South) Elevation



Side (East) Elevation



23 South Union Street – Rear Garage
Side (East) Elevation Side (West) Elevation



PROPOSAL

St. Marys Church is not taking lightly the proposed demolition of this structure. They have been working with staff over the course of several months to develop an approach that preserves the use of the primary historic resource on the site (the main home) while allowing for reasonable use of the property overall to provide for connectivity and parking for the school and church. The removal of the garage is critical to the success of a driveway and parking lot expansion proposed for the safe passage of the school children of St. Marys Elementary School, as well as the church parishioners and visitors to St. Marys Church and School functions. Without removing the garage it will be impossible to provide adequate parking and most importantly circulation around the school which is the long term plan of the school and church. Given the land-locked space limitations of the entire church/school site, a practical and functional ingress and egress pattern to the property unfortunately necessitates the removal of this building and a vacant rental property to its south (which lies outside the Historic District). If preliminary approval is obtained from HPC for demolition, final engineering drawings for the new parking lot will be prepared for review and approval by the HPC so the project may move forward for construction in the Spring of 2015. See attached letter from the Reverend Watson.

STAFF ANALYSIS

INFORMAL REVIEW:

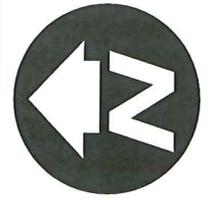
Pursuant to City of Delaware Zoning Code Section 1190.07-Demolition, in cases where an Applicant applies for a certificate to demolish a structure within a designated historic district, the Historic Preservation Commission shall grant demolition and issue a certificate when one or both of the following conditions prevail: (1) The structure contains no features of architectural and historic significance; and/or (2) There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternatives to demolition, or that deterioration has progressed to the point where it is not economically feasible to restore the structure. Staff could conceivably envision that the proposed project would meet Condition (2) in that, given the proposed use of the site by the Church and the reasoning presented for its demolition, there appears to be no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and

CASE NUMBER: None Assigned – Informal Review – 14 W William Rear Demolition

MEETING DATE: August 27, 2014

PAGE: 5 of 5

FILE: PLANNING/HPC CASES/2015 CASES/INFORMAL REVIEW REPORT_23 S UNION GARAGE DEMOLITION
ORIGINAL: 1/9/15
REVISED:



Informal Review
23 S Union Street
Location Map



US HIGHWAY 23 N

N HENRY ST

S HENRY ST

B-3

R-3

R-6

MICHAEL AVE

N UNION ST

S UNION ST

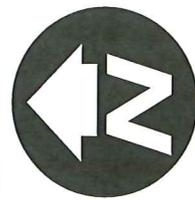
River

PO/I

E WILLIAM ST ROW

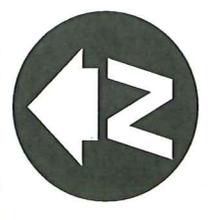
B-2

S SANDUSKY ST



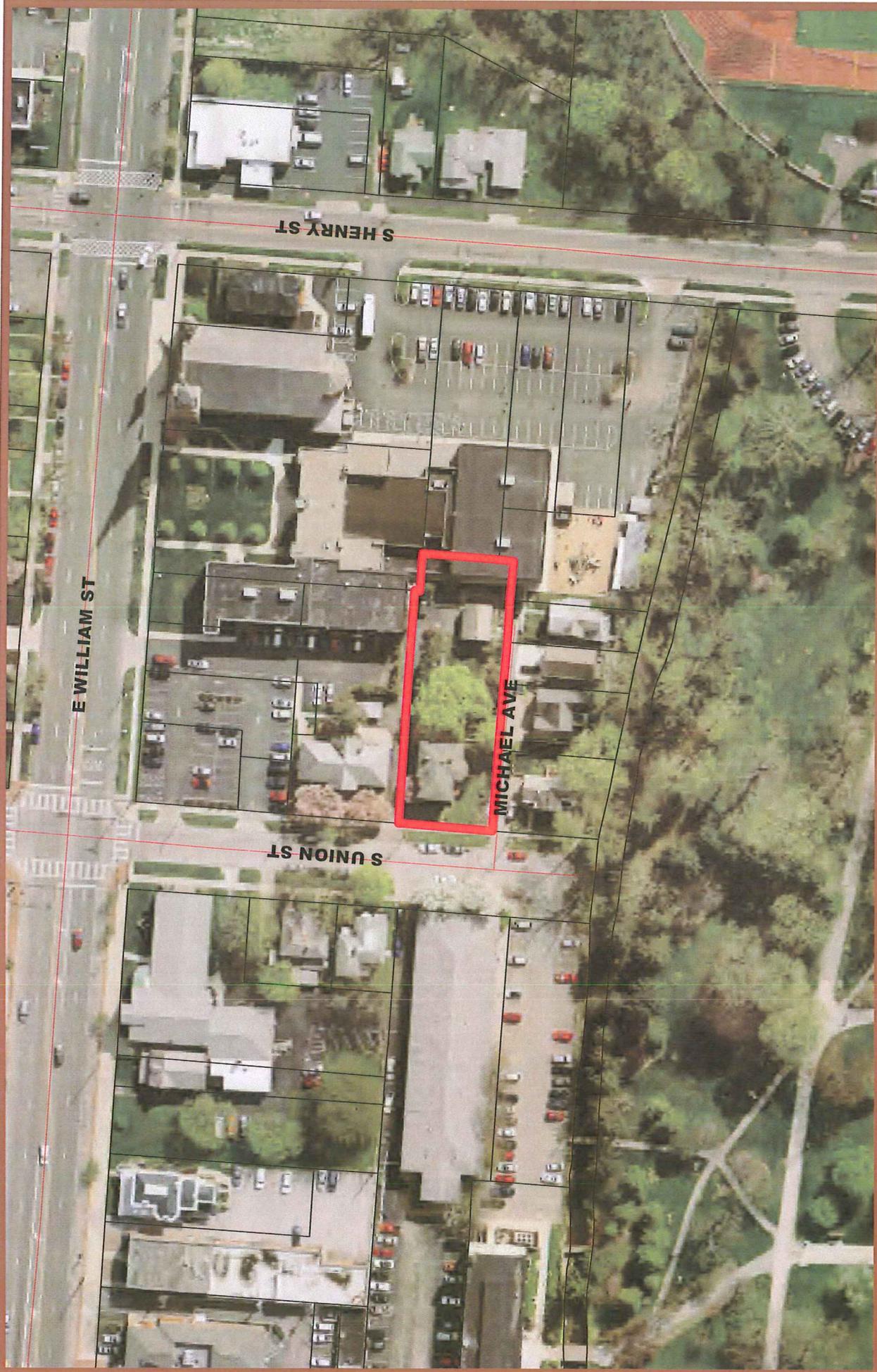
Informal Review
23 S Union Street
Zoning Map





Informal Review
 23 S Union Street
 Historic Preservation District

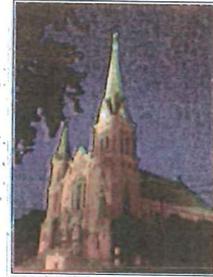




**Informal Review
23 S Union Street
Aerial (2013)**



St. Mary Catholic Church
82 E. William St.
Delaware, OH 43015



740.363.4641

Mr. Dave Efland
City of Delaware
1 S. Sandusky St.
Delaware, OH 43015

December 16, 2014

Dear Dave,

St. Mary Catholic Church recently acquired a property located at 23 S. Union St., which is in the historic district of the City of Delaware. The property is over one third of an acre, and is bordered by St. Mary property on the north, east, and south. On this property there is a beautiful brick house, the main portion of which was constructed in 1875. It has been well maintained, especially by the previous owner. Our intent is to preserve this building, which includes an attached screened in porch, and to use it for parish office and meeting space.

At the rear of the property is an unheated structure that in the recent past has been used as a garage, as there is an automatic garage door that has been installed. It is not clear when this building was constructed. It has a loft area for storage, and has an exterior brick construction of lesser quality than the house. Throughout the years it most likely served the purpose of the owner as a private storage/ work space, but now appears to be in a state of neglect. There is some uniqueness to this barn-like/ garage building, but there is neither public sentimental nor historical value of which I am aware.

Our plans for this structure is to have it demolished and the immediate area around it redeveloped to provide additional parking. Our current parking availability is woefully inadequate to meet the needs of the church, parish, and school activities. As a result there are times that we unfortunately infringe upon our neighbors, which can be a source of tension in maintaining good relationships. We hope to provide an additional 15 parking spaces, which will help to alleviate the parking shortage. This proposed parking area will connect with our existing parking area on the west side of the school, as well as the existing driveway between the 23 S. Union St. house and Kavanagh Hall. Our traffic plan is to have a one-way entrance onto our premise from the Union St. driveway. The new parking area would be off to the right behind the house. To exit from the premise there would be a one way north lane that would exit at Williams St. The additional benefit of this traffic pattern flow would be to provide a drop off and pick up area for our preschool children, and ease the back- up issue in our main parking lot and even Henry St. at dismissal time for our school children.

In 2006 a significant amount of the main parking lot was removed in order that a new gym could be built. With this proposed change we hope to be able to recoup some of that lost parking area. Another benefit for this proposed redevelopment is to create a new door entrance at the south end of the school building in which deliveries could be made. Vehicles could enter the Union St. entrance and with the new parking area could maneuver their vehicles to where their goods can be delivered. This would reduce their tying up the main parking lot when delivering their products.

I am grateful for your important role in the historical preservation of this fine city, but I do ask for your help to allow for the demolition of this building as this structure would impede and not enhance our parish campus.

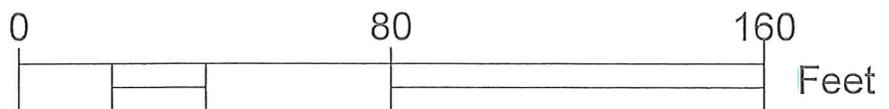
Sincerely,

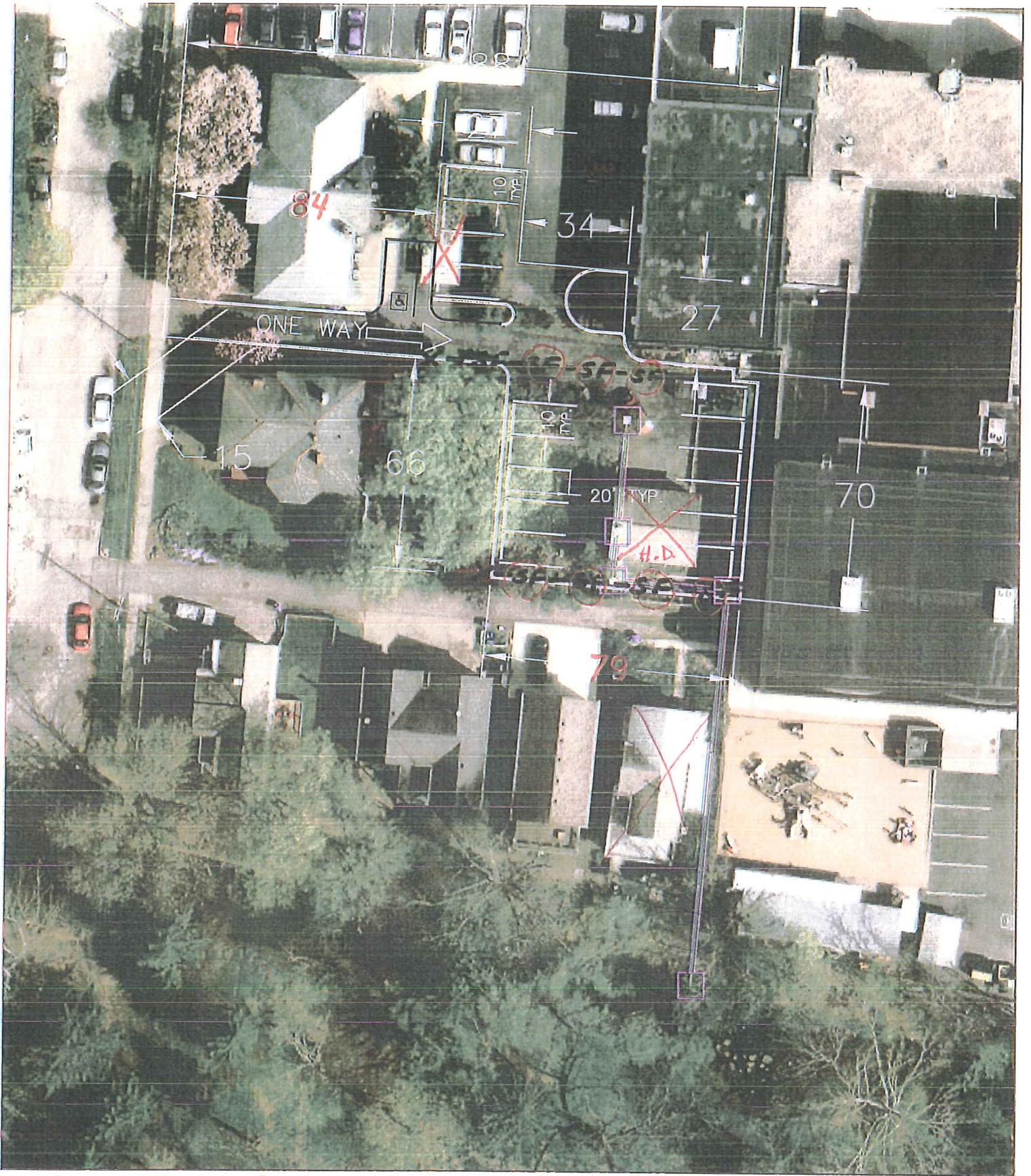
A handwritten signature in cursive script that reads "Rev. Michael B. Watson".

Rev. Michael B. Watson
Pastor, St. Mary Parish

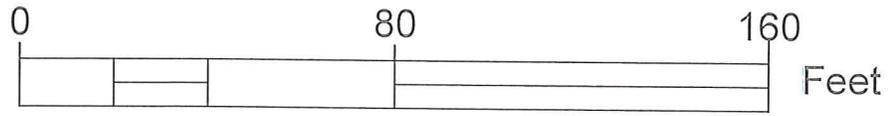


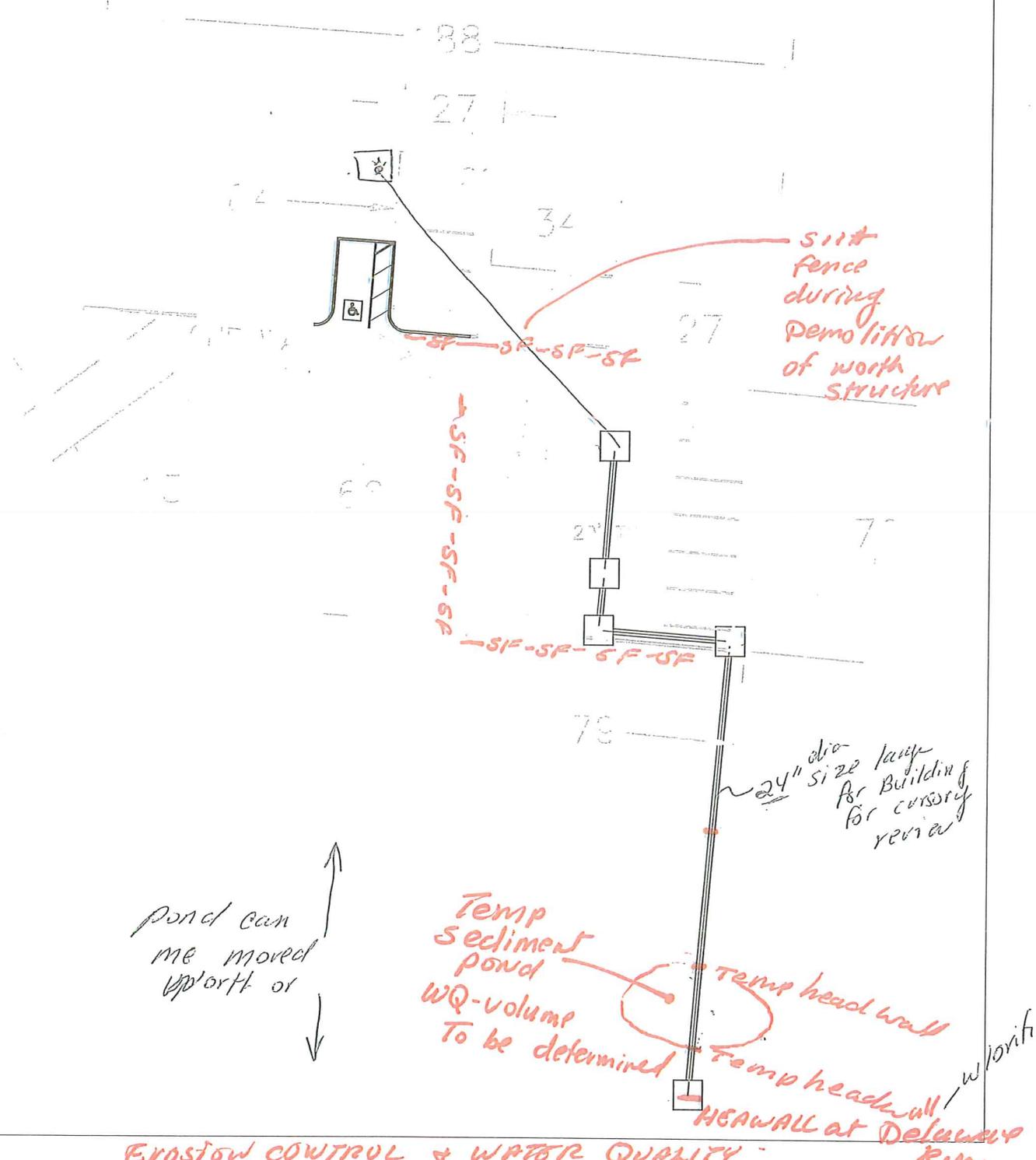
SITE PLAN W/ EXISTING STRUCTURES



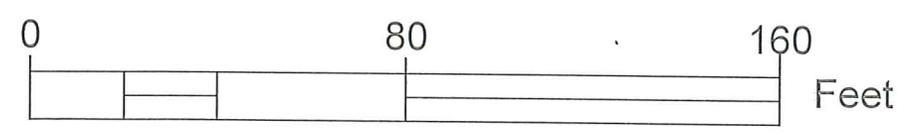


Demolition X
 Silt Fence SF-SF





EROSION CONTROL & WATER QUALITY



-SF-SF = Silt fence
 If an WQ is required during construction-

