

**CITY OF DELAWARE**  
**HISTORIC PRESERVATION COMMISSION**  
**AGENDA**

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

REGULAR MEETING

JULY 29, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on June 24, 2015 as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2015-0411: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, which are zoned B-2 (Central Business District) and R-3 (Single-Family Residential District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
  - B. 2015-1308: A request by DJ Young for a Certificate of Appropriateness for the demolition of the rear vacant garage and installation of parking lot at 69 North Franklin Street which is zoned R-6 (Multi-Family Residential District) and located in the Residential Sub-District of the Downtown Historic District Overlay.
  - C. 2015-1399: A request by MOhio Pizza Company for approval of a Certificate of Appropriateness for front façade renovations at 23 North Sandusky Street which is currently zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. NEXT REGULAR MEETING: August 26, 2015
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
June 24, 2015**

ITEM 1. Roll Call

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

Members Present: Joe Coleman, Erinn Nicley, Sherry Riviera, Councilman Chris Jones, Vice-Chairman Hatten, and Chairman Roger Koch

Members Absent: Kim McMullen

Staff Present: Dave Efland, Planning and Community Development Director and Dianne Guenther, Development Planner

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on June 11, 2015, as recorded and transcribed.

**Motion:** Mr. Coleman moved to approve the Motion Summary of the Historic Preservation Commission meeting held on June 11, 2015, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 4-0-2 (Hatten, Jones) vote.

ITEM 3. REGULAR BUSINESS

- A. HPC 2015-0411: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, which are zoned B-2 (Central Business) District and R-2 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay

Mr. Efland provided a presentation that included the location map, zoning map, site location, and aerial photographs.

APPLICANT:

John Melvin, Facilities Director  
Delaware County  
1405 U.S. Route 23 North  
Delaware, Ohio

Tom Potts, Principal  
Silling Associates  
405 Capitol Street

Charleston, West Virginia

Jody S. Driggs, Principal  
Silling Associates  
405 Capitol Street  
Charleston, West Virginia

Michael Moore, Business Development Director  
Silling Associates  
405 Capitol Street  
Charleston, West Virginia

Mr. Potts discussed the design principles and the complimentary materials to be used to the Hayes Building as well as looking at an Italianate architectural style. Mr. Potts referenced photos of existing courthouse and sketches of the existing Hayes Building.

Mr. Potts reviewed the site plan, which included the projected layout of the parking spaces.

Mr. Potts provided examples of the elevations of the proposed County Courthouse Building Expansion and the proposed building materials for the façade. Mr. Potts indicated their intentions to match the color from the brick, cast stone, and window frames from the Hayes Building to the new County Courthouse Building.

Mr. Potts discussed the changes from the renderings that were presented June 11, 2015 meeting compared to the new renderings.

Mr. Melvin discussed the timeline and main factors for the projected schedule completion date. Mr. Melvin discussed the desire to lock into a rate before any increases for the funding with a general revenue bond, and that there will be a domestic relations judge to take office in January of 2017.

Mr. Koch reviewed the architectural standards for the City of Delaware that requires new construction to be visually compatible to surrounding areas.

Ms. Riviera discussed concerns regarding the building design being too modern.

Mr. Jones voiced his concern over the use of cast stone in the main entryway of the building and how salt use during inclement weather can cause deterioration.

PUBLIC PARTICIPATION:

Mark Schluetz  
445 N. Sandusky St.  
Delaware, Ohio

Benny Shoults  
176 W. Lincoln Ave.  
Delaware, Ohio

Mr. Schluetz discussed the potential use of cast stone for sun shades instead of the projected aluminum material.

A discussion was held on the need for the design to follow the architectural standards that were set and on the Commission's roles and responsibilities to uphold the standards.

Mr. Efland provided the applicant with information on options to proceed forward including the option to file an appeal if the Certificate of Appropriateness is denied.

Mr. Potts requested that a straw poll be taken in which members agreed. The straw poll reflected three members in favor of the plan, and three members that oppose the plan.

Mr. Hatten recommended that the Commission table 2014-0411 to allow for the applicant to make changes and submit the changes electronically to provide time for comments and revision before the next meeting.

Mr. Koch granted the request of the applicant for a break to discuss their options at 9:10 p.m. Mr. Koch reconvened the meeting at 9:15 p.m. Mr. Potts stated their plans to pursue changes and notify the Commission through electronic submission.

**Motion:** Vice-Chairman Hatten moved to table 2014-0411, seconded by Mr. Coleman. Motion approved by a 6-0 vote.

#### ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley voiced his concern over the unexcused absence of Ms. McMullen. Mr. Efland informed the Commission of the process to inform members of upcoming meetings. Mr. Jones will discuss this concern with Mayor Riggle.

Mr. Jones indicated that he will be unavailable from July 13, 2015 to the end of the month due to a required training program for his employment.

ITEM 5. NEXT REGULAR MEETING: July 22, 2015

ITEM 6. ADJOURNMENT

**Motion:** Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 9:34 p.m.

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Roger Koch, Chairman

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Elaine McCloskey, Clerk



## MEMORANDUM

TO: HPC Commission *LAS*  
FROM: Lance A. Schultz, Planning and Zoning Administrator  
CC: David Efland, Planning and Community Development Director  
DATE: 7/23/15  
RE: New County Courthouse

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Per the Commission's recommendation from the June 24, 2015 HPC meeting, attached are the revised elevations of the New County Courthouse submitted to staff on July 15, 2015 by Silling Architects for review at the July 29, 2015 HPC meeting (these are the same elevations that were forwarded by email to the Commission on July 16, 2015 by David Efland). Staff supports the revisions and recommends approval with the following condition (same condition as the June 24, 2015 staff report):

- 1) The new courthouse and related site is constructed per the plans presented. Any significant revisions to the approved plans would need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any future revisions.

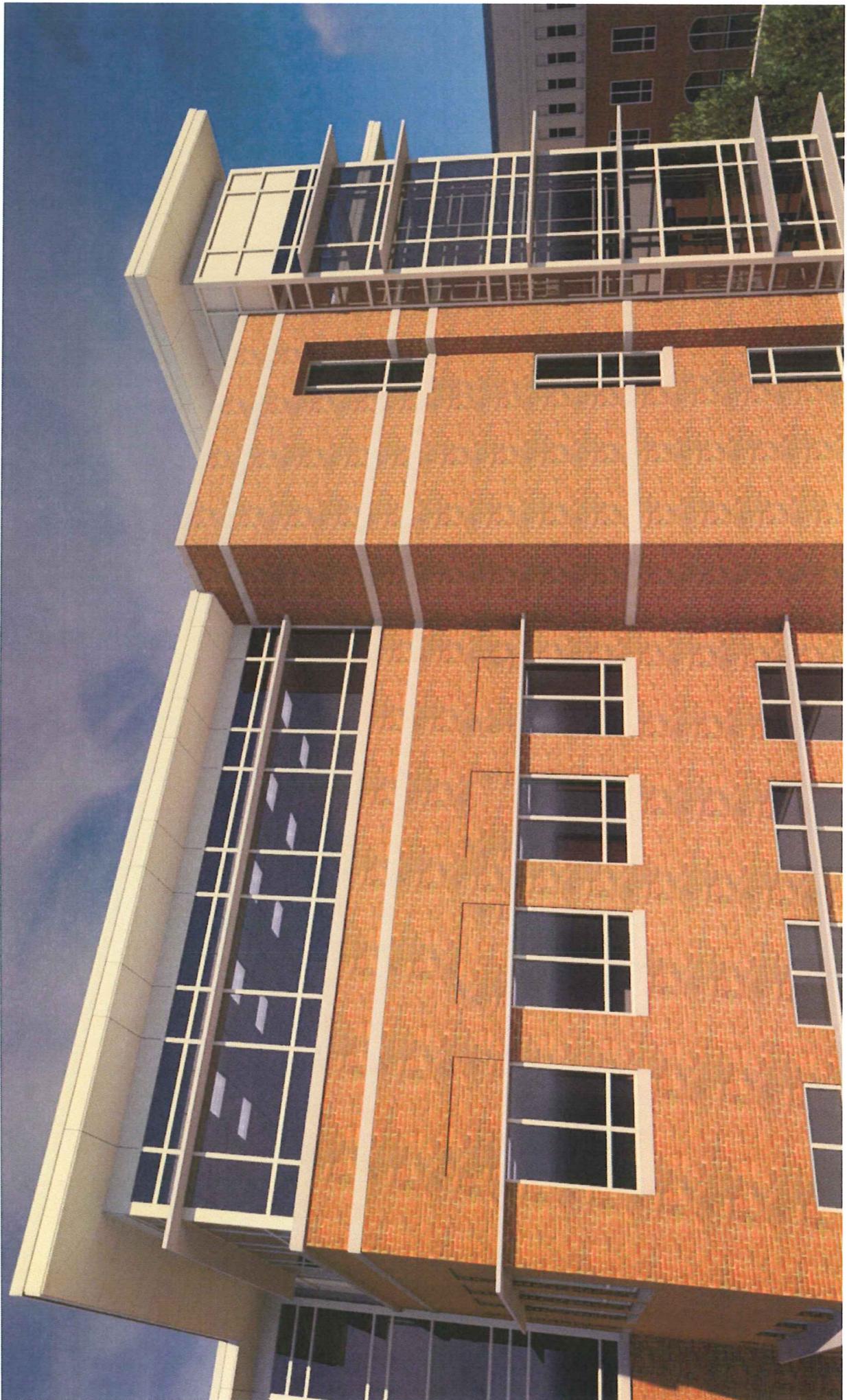
In addition, the staff report and architect's submittal from the previous HPC meeting of June 24, 2015 are included for the record.













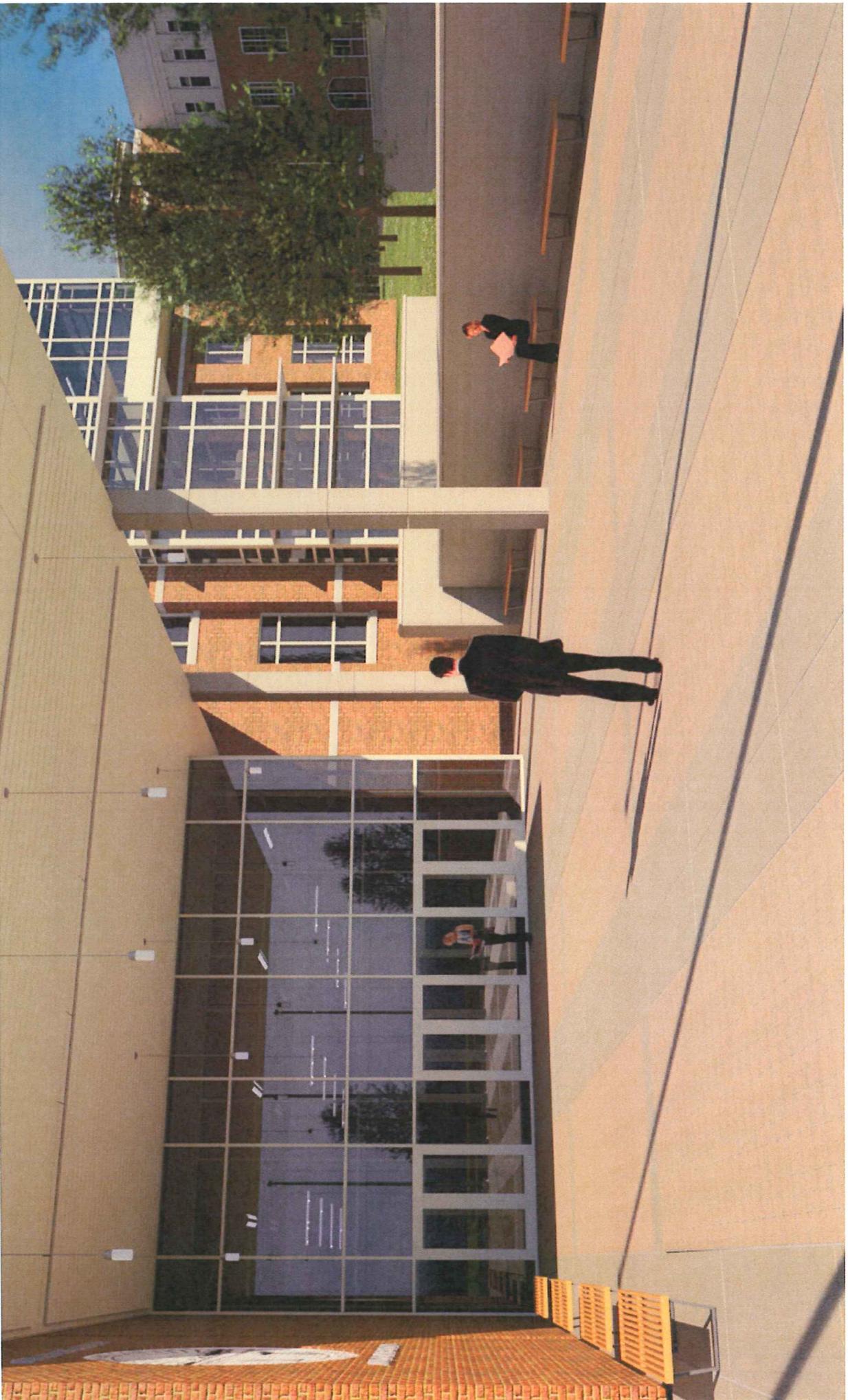






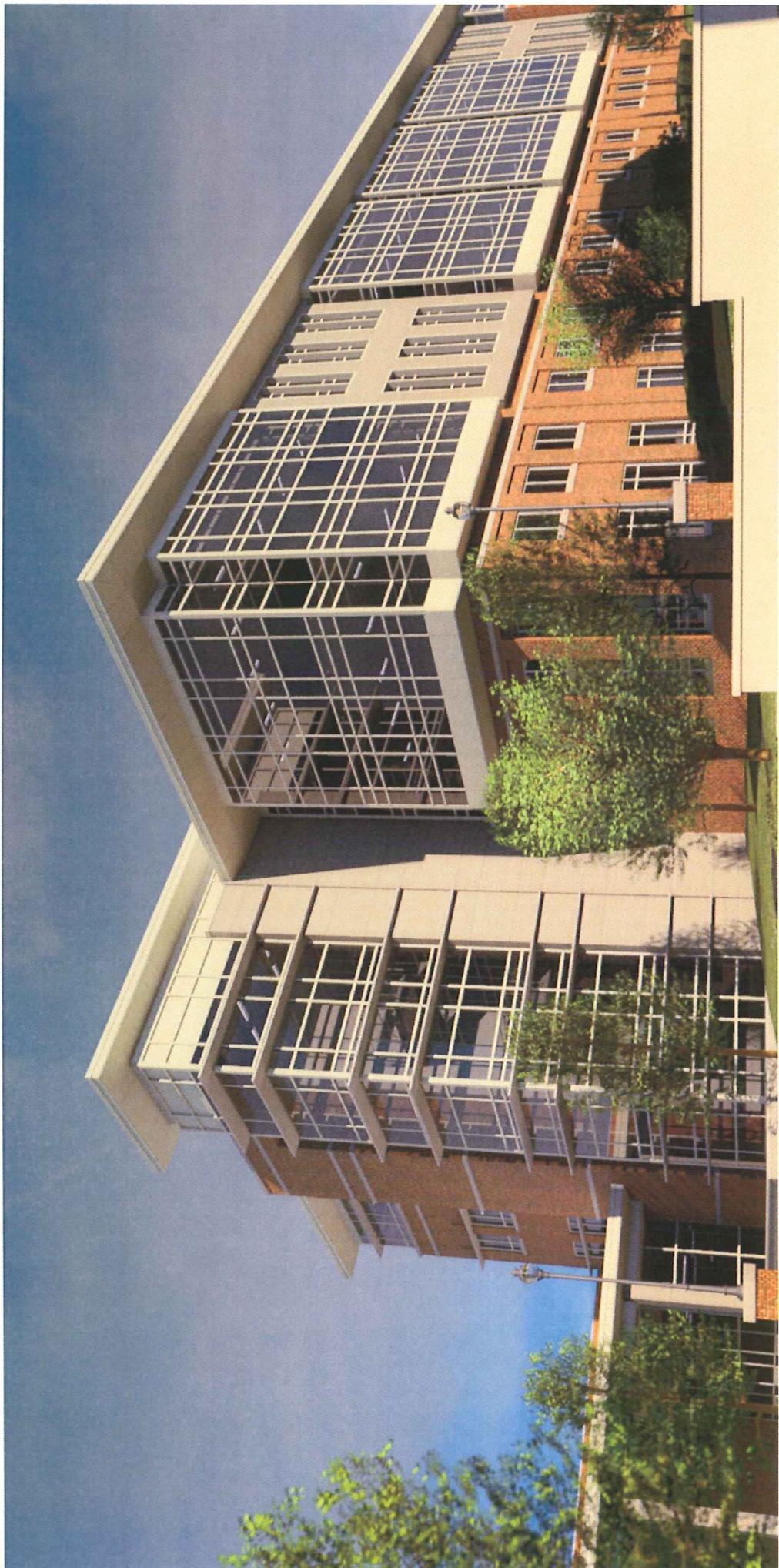
DELAWARE  
COUNTY  
JUDICIAL  
BUILDING











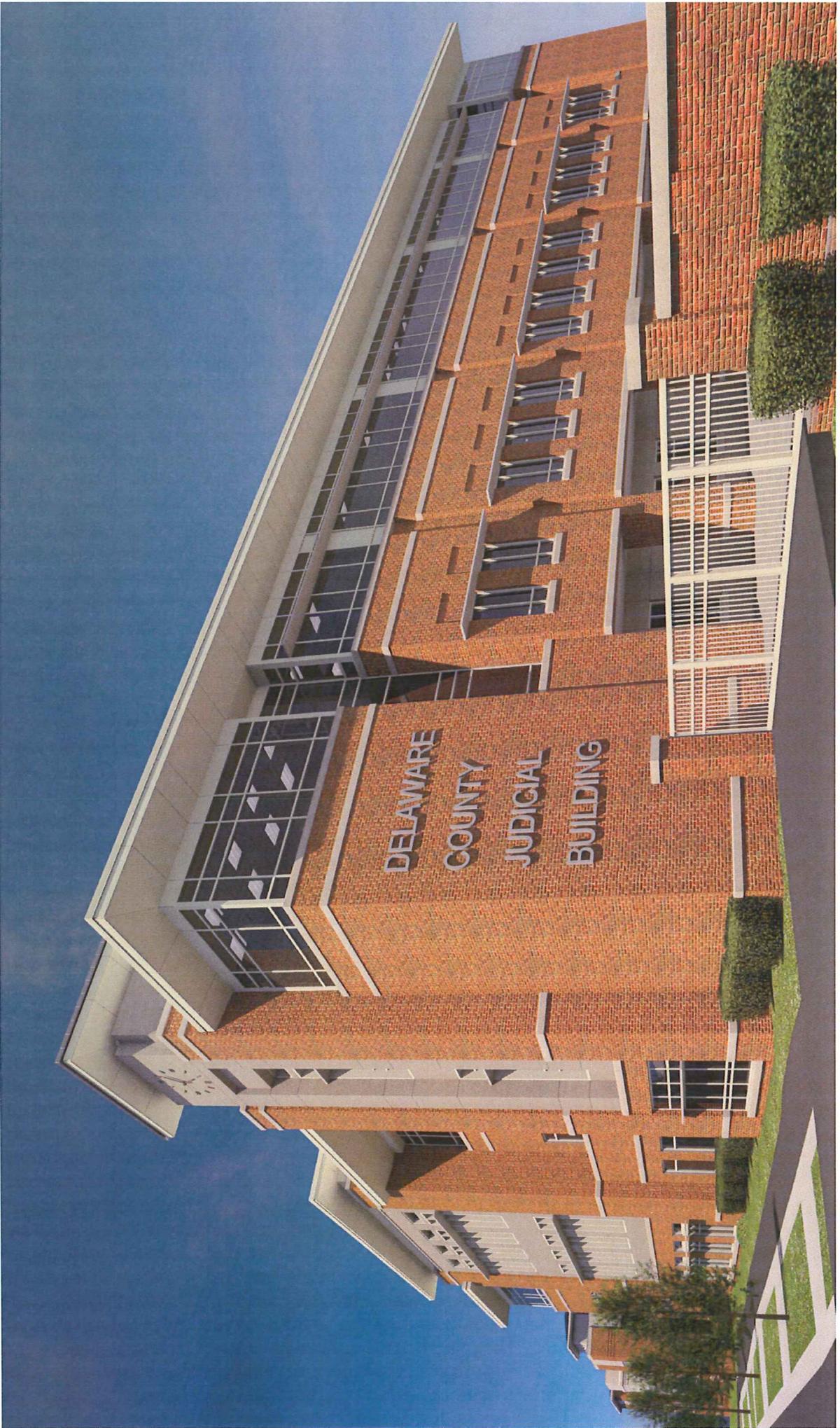


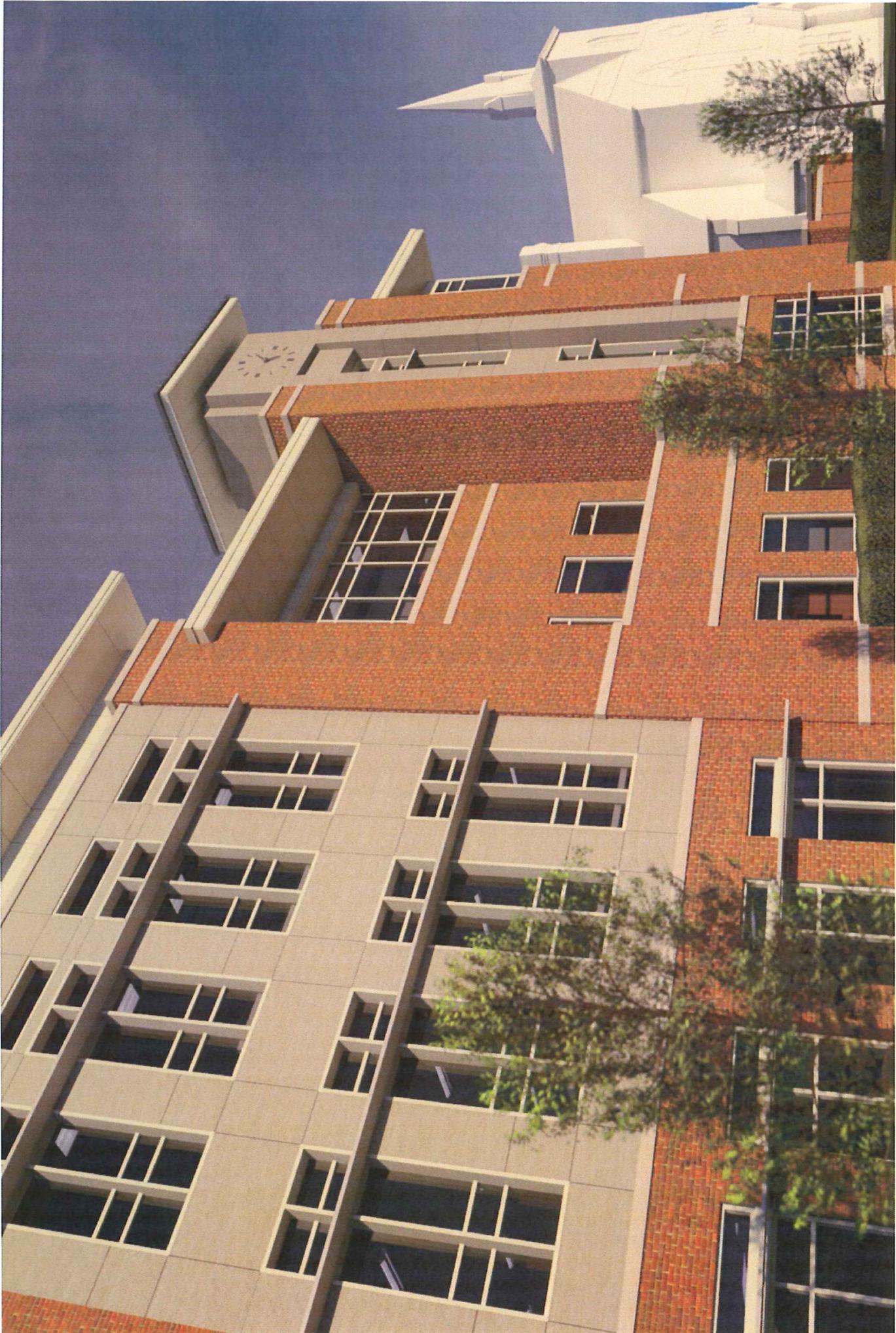


DELAWARE  
COUNTY  
JUDICIAL  
BUILDING











**APPLICANT/OWNERS**

Delaware County Board of Commissioners  
101 North Sandusky Street  
Delaware, Ohio 43015

**REQUEST**

2015-0411: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, which are zoned B-2 (Central Business) District and R-3 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay.

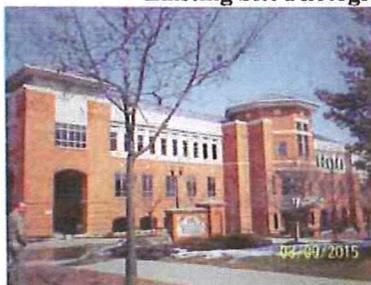
**LOCATION & DESCRIPTION**

As currently proposed, the project site may encompass up to five parcels just south of the Delaware County Services Building (Hayes Building) located at 140 North Sandusky Street. The Hayes Building and the northern section of its parking lot to the east are not located in the Historic District Overlay. The remaining parcels in the proposed project area, commonly referred to as the Leffler House site and the Elks Building site, are in the Transitional Sub-District of the Downtown Historic District Overlay. Structures and facilities in the Historic District which possibly may be affected include a vacant detached garage, two detached sheds, and the Elks Building fronting North Sandusky Street, as well the southern section of the county parking lot fronting North Union Street. The zoning of the project area is B-2 (Central Business) District, except for the parcels immediately to the north, east, and south of the Elks Building, which are zoned R-3 (Single-Family Residential) District. Properties to the west are zoned PO/I (Planned Office/Institutional) District. The new County Courthouse Building would be assigned the address of 110 North Sandusky Street.

**BACKGROUND**

At the March 25, 2015 Informal Review, the Applicant sought early feedback for the design of the proposed county courthouse building and utilization of this unique site rather than bringing forward a completed design first. The Applicant requested a second informal review through a Special Meeting of the HPC held June 11, 2015 to further define the building design resulting from the Applicant's project committee meetings and taking HPC's initial comments into account regarding guidance from the Historic District's Architectural Standards, materials used, and blending the new construction with the existing Hayes Building and into the surrounding historic architectural environment. An updated design was presented to HPC for additional comment at the Special Meeting.

**Existing Site Photographs – From the Hayes Building South to the Elks Building**



**Existing Site Photographs – From the Hayes Building South to the Elks Building (Continued)**



**PROPOSAL**

The updated design presented at the June 11, 2015 Special Meeting is included in this packet. Additional refinements to this design are currently being made by the Project Architect at the time of this writing. Unfortunately, due to time constraints and taking the HPC Special Meeting and additional Applicant project committee meeting feedback into account, Silling Architects and Planners, the project architect, indicated the new resulting design would not be available in time for the June 24, 2015 HPC meeting packet distribution. The final design which the Applicant will be seeking the Certificate of Appropriateness would be presented to the Commission members at the June 24 regular meeting itself. The Architect wishes to reiterate to HPC that the design process is ever deepening and involves development at every stage. The concepts presented thus far are a point of departure and the process continues up to and through construction. Thus, proportions, details, and ideas may evolve as actual site conditions dictate. Staff indicated that latitude in design is permissible to a point and within the parameters of the Architectural Standards and as may be granted by Staff and the Chair of the HPC. However, when HPC approves the final Certificate of Appropriateness at a future meeting, the expectation of the HPC and Staff has generally been that the new courthouse is constructed per those approved plans. Any significant revisions to the approved plans would need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any future revisions. Based on input received at the June 11 Special Meeting, it is hoped that a formal final review and action by the Historic Preservation Commission can be made on the regularly scheduled meeting on June 24, 2015.

The Applicant is also continuing with the required City zoning development review process outlined previously. The Applicant's project engineers have met with City Engineering staff to discuss site engineering. The goal is placement on the August or September Planning Commission agenda with City Council approval in late August or September (depending on when the applicant can prepare the required zoning submittal documents). After City Council approval, the Project Architect would then need building permit and engineering approvals. The preparation and submittal of the building permit and engineering drawings documents can be done concurrently with the zoning approval process. Ideally, if all steps and procedures proceed smoothly, potential phased building permit issuance and engineering drawing approval could be obtained by early October 2015—which would be in line with the Applicant's desired project timeframes.

In addition, the Applicant indicated incorporating addressing the public right-of-way (alley) that separates the Hayes Building and the proposed new county courthouse with the zoning development review process described above. The public right-of-way (alley) should be vacated with either all the lots being consolidated or create individual parcels for the Hayes Building site and the new county courthouse site. As required by municipal code, the City Planning Commission and City Council would need to approve the vacation of the right-of-way.

The goal of this meeting is to seek approval from HPC for a Certificate of Appropriateness for this project.

### **STAFF ANALYSIS**

As discussed at the regular March 25, 2015 and special June 11, 2015 meetings, the Applicant's request is unique in that an entirely new, large government facility structure is proposed where historic residential structures once stood and will continue to ensure that County facilities anchor the northern end of downtown Delaware. The replacement building, although new construction with modern materials, should follow the spirit of the 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. The multi-storied Hayes Building and the immediate area are of a much larger, institutional scale. The existing surrounding building context should be used, specifically the Hayes Building as a starting place, to ensure the clear institutional use vernacular while blending with the Downtown Core area. Per the Standards, all new construction should be compatible with the design character of the surrounding historic streetscape. The street-facing roofline shall be horizontal. The cornice at the top of the building face should be plain and not heavily articulated as in the Downtown Core buildings. 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. However, this guideline would need to be relaxed to accommodate the use and provide the appropriate transition to the large Hayes Building. Additionally, with the proposed 'flat' roofline in this case, a more ornate and higher cornice could be a good design compromise to achieve the transition between the Downtown Core buildings and the more residential character of the Hayes Building's pitched roofline. Walls that are visible from a public way should be finished in brick. These walls should also carry windows, openings, or relief (such as recesses) to create the appearance of windows. Echoing the Hayes Building design could be appropriate. Staff continues to desire to work with the Applicant 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. This is a critical development for Delaware County and our community that will ensure the long term use of this area for government purposes—certainly a unique and defining use that the historic guidelines do not specifically address as a land use group or unique building type. The building itself is also a major new courthouse whose design should appropriately reflect a major institutional use and specifically a courthouse for years to come. The significant amount of glass shown conceptually could be considered as meeting that balance between institutional use and historic area. Viewpoints, opinions, and directives are various and numerous and at times seem conflicting and all the while the proposed project timeline is quickly passing. Staff has observed the Project Architect is diligently attempting to achieve a compatible compromise amongst decision makers while maintaining the intellectual aspects of the design developed and presented. The HPC and Staff will need to be flexible in applying the Architectural Standards while ensuring compatible high quality design which blends with the historic surroundings. HPC may elect to approve a Certificate of Appropriateness as a result of the June 24 presentation or defer the decision until a later date pending comments generated at the June 24 meeting.

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### **STAFF RECOMMENDATION (2015-0411)**

**NEW CONSTRUCTION/SITE PLAN:** Staff recommends approval of a Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, which are zoned B-2 (Central Business) District and R-3 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay, with the condition that:

- 1) The new courthouse and related site is constructed per the plans presented. Any significant revisions to the approved plans would need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any future revisions.

**COMMISSION NOTES:**

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*MOTION:*      \_\_\_\_\_ *1<sup>st</sup>*      \_\_\_\_\_ *2<sup>nd</sup>*      *approved*      *denied*      *tabled* \_\_\_\_\_

*CONDITIONS/MISCELLANEOUS:*

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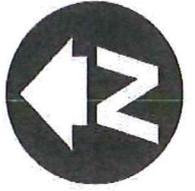
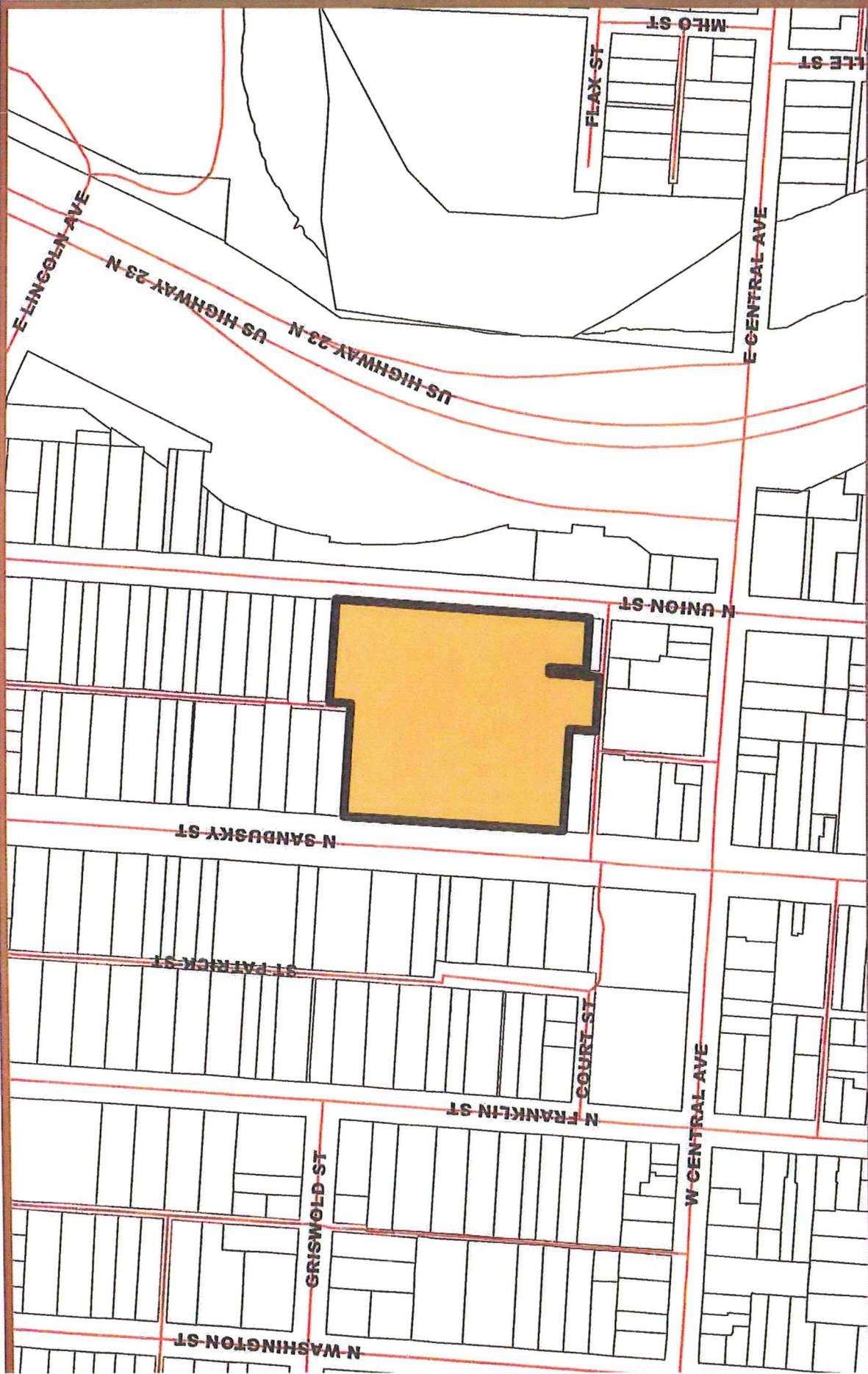
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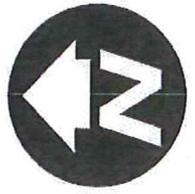
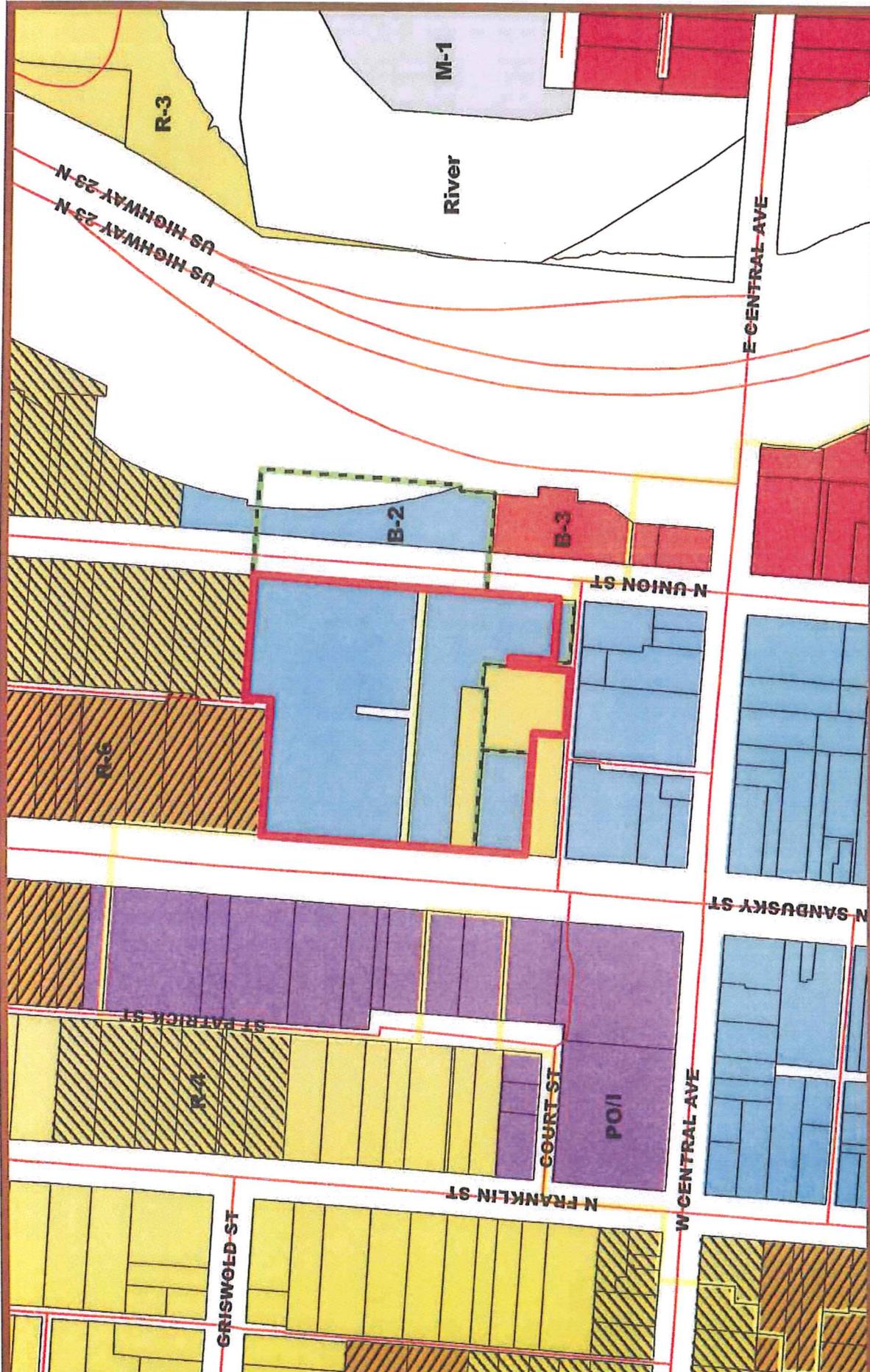
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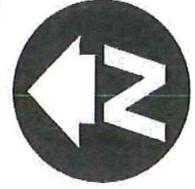
2015-0411  
Certificate of Appropriateness  
New County Courthouse Building  
Location Map





2015-0411  
 Certificate of Appropriateness  
 New County Courthouse Building  
 Zoning Map





2015-0411  
 Certificate of Appropriateness  
 New County Courthouse Building  
 Historic District Map





2015-0411  
Certificate of Appropriateness  
New County Courthouse Building  
Aerial (2013)



DELAWARE COUNTY JUDICIAL BUILDING

Schematic Design

City of Delaware  
Historic Preservation Commission

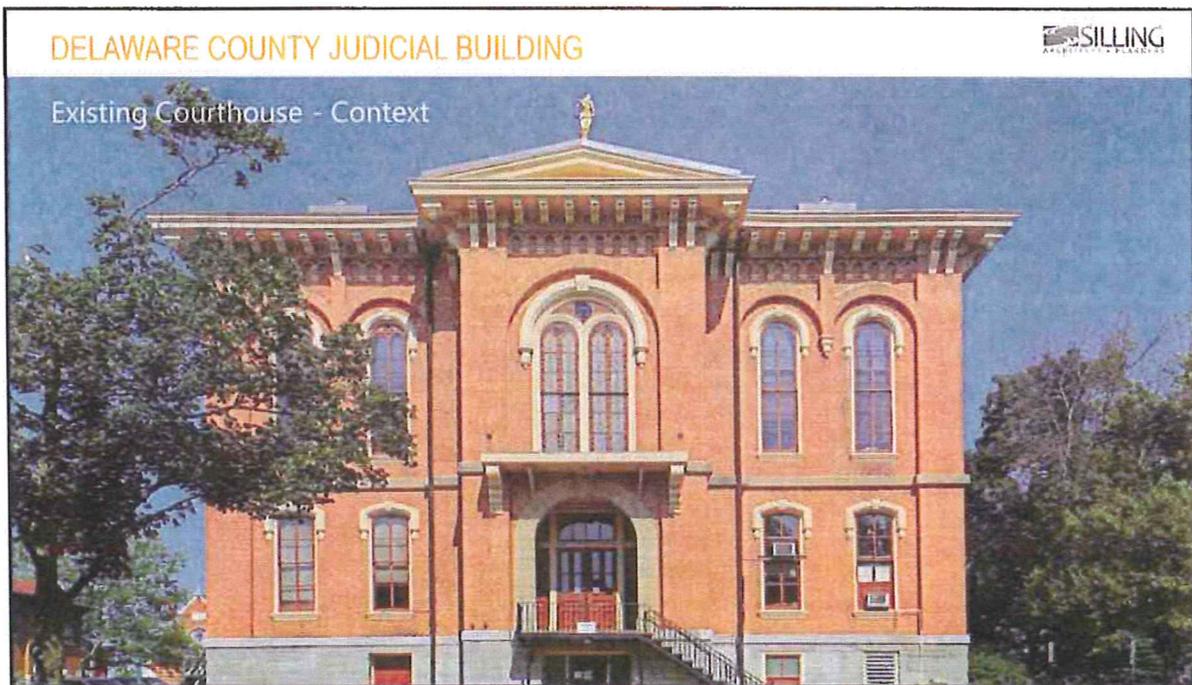
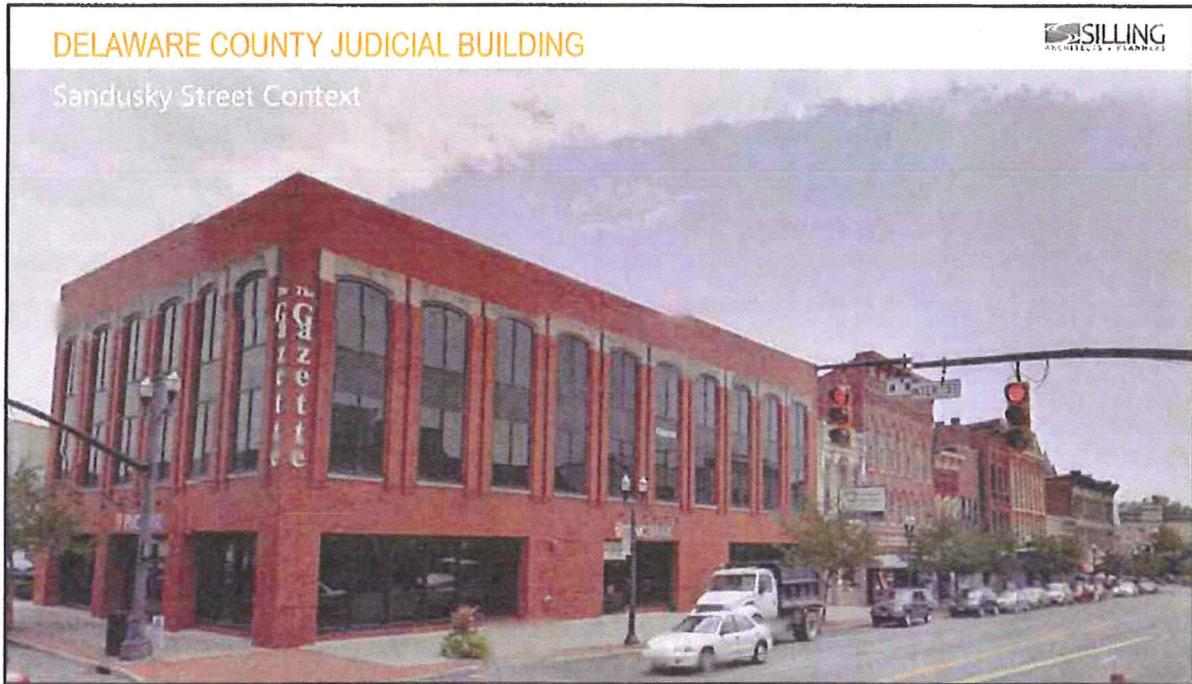
June 11, 2015 7 PM



DELAWARE COUNTY JUDICIAL BUILDING

Sandusky Street Context







**DELAWARE COUNTY JUDICIAL BUILDING**

**Floor Plans**

**Level 500**  
Circuit Court

**Level 400**  
Domestic Court

**Level 300**  
Offices

Upper Level Parking

Level 200 Mid Level Parking

Level 100 Lower Level Parking

**Level 500 Circuit Court**

Top of Roof +71'-0"

Top of Low Roof +67'-0"

Level 500 - Common Pleas Level +55'-0"

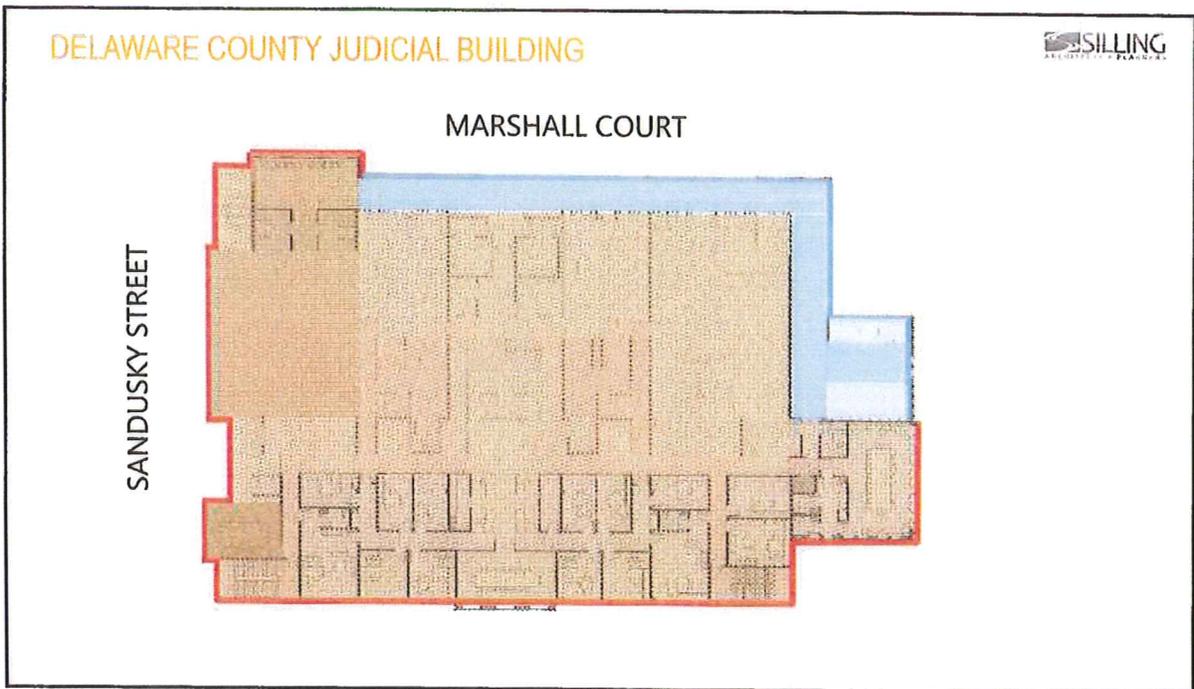
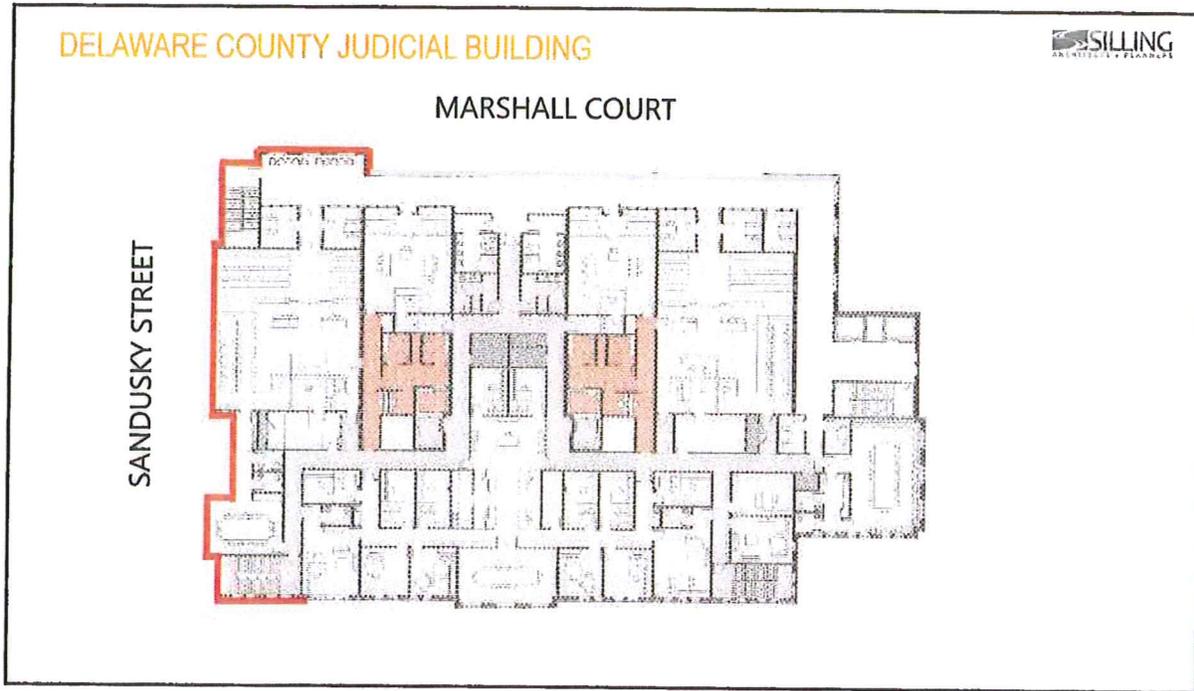
Level 400 - Domestic Court Level +39'-0"

Level 300 - Clerk and Probation +25'-0"

Hayes Staff Entry Level +14'-0"

Level 200 - Staff Parking Level +11'-0"

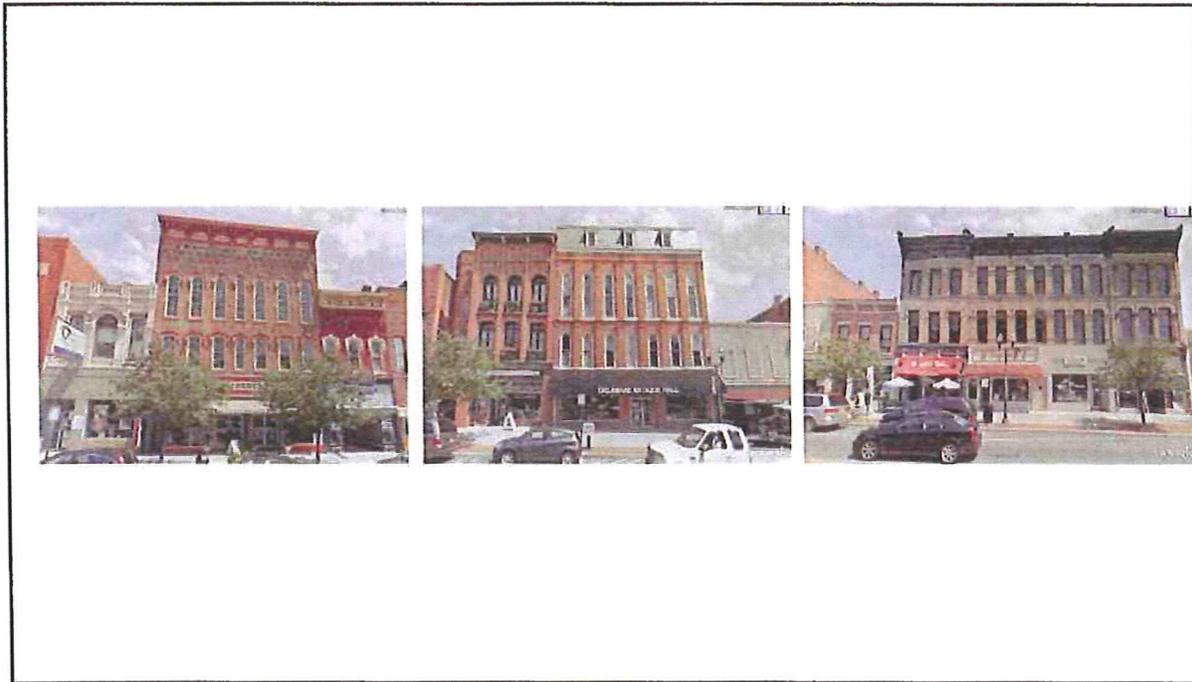
Level 100 - Entry Level +0'

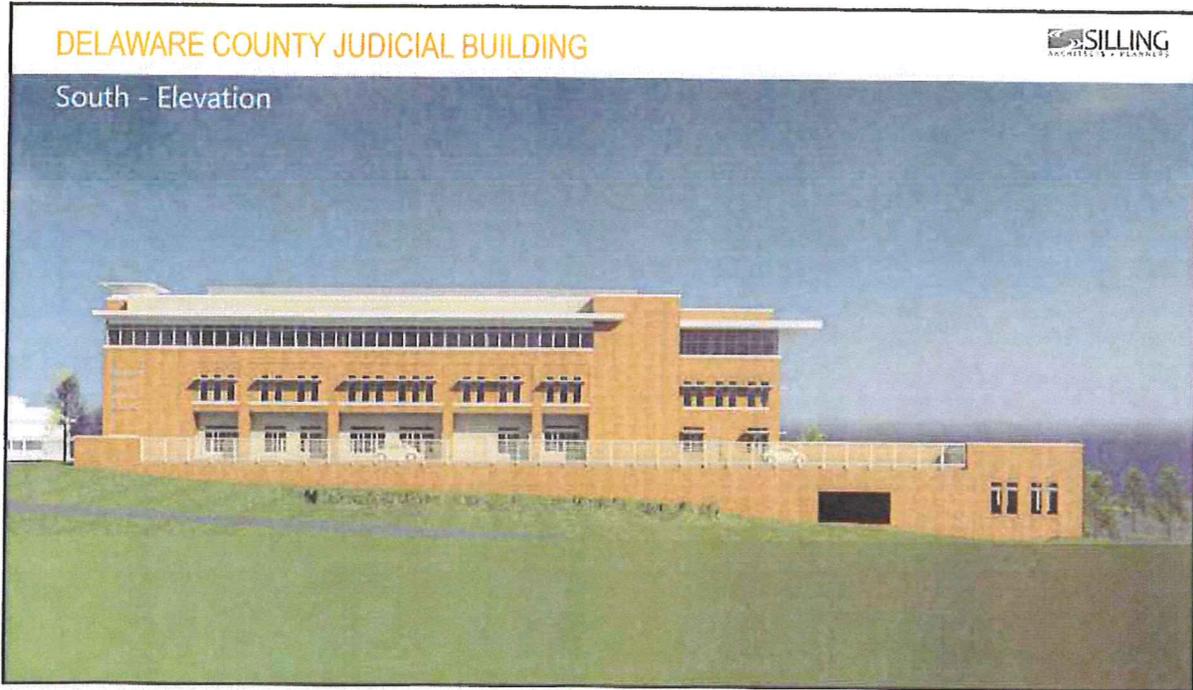


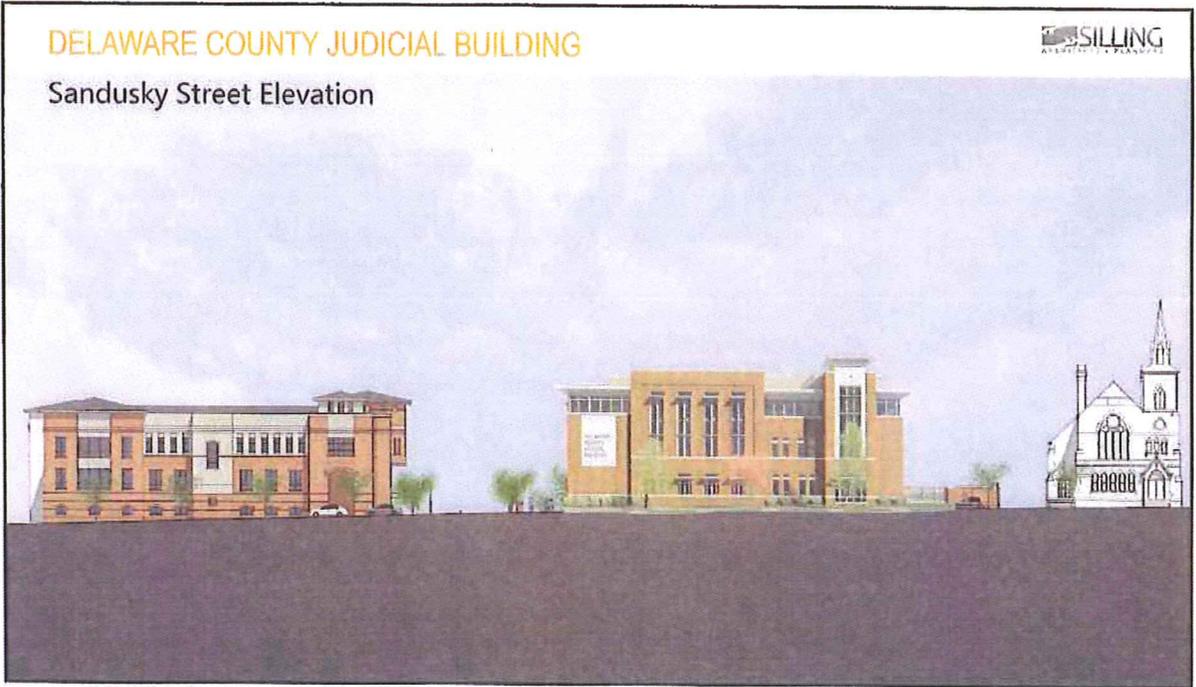
DELAWARE COUNTY JUDICIAL BUILDING

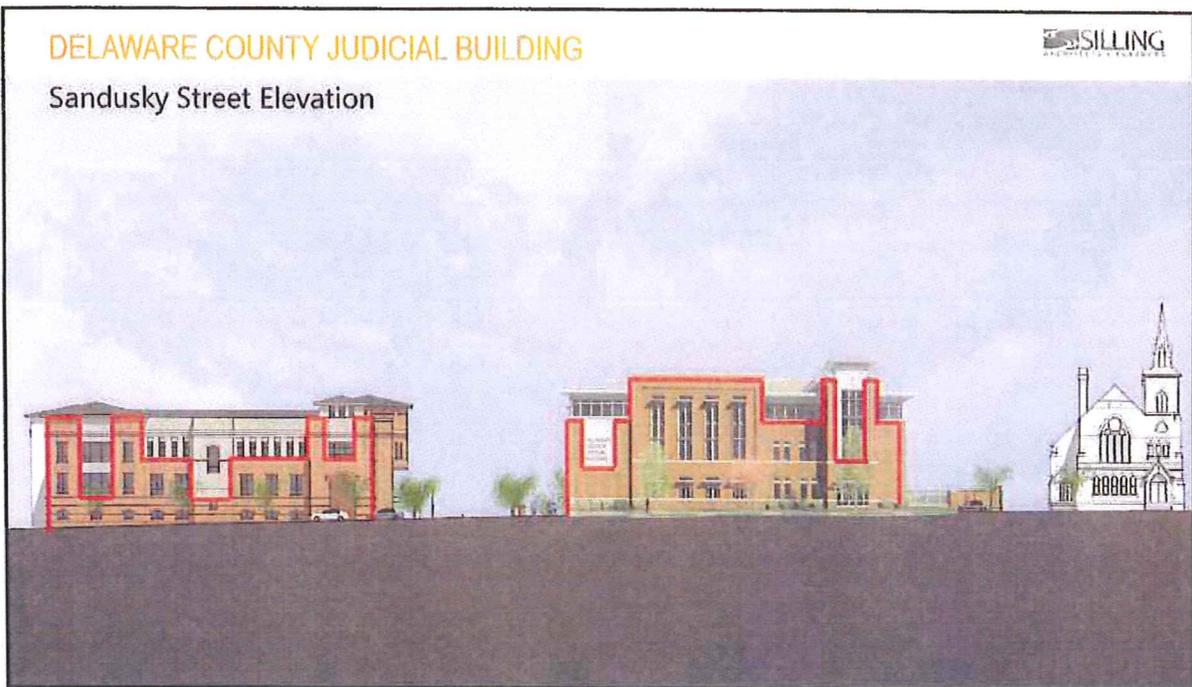
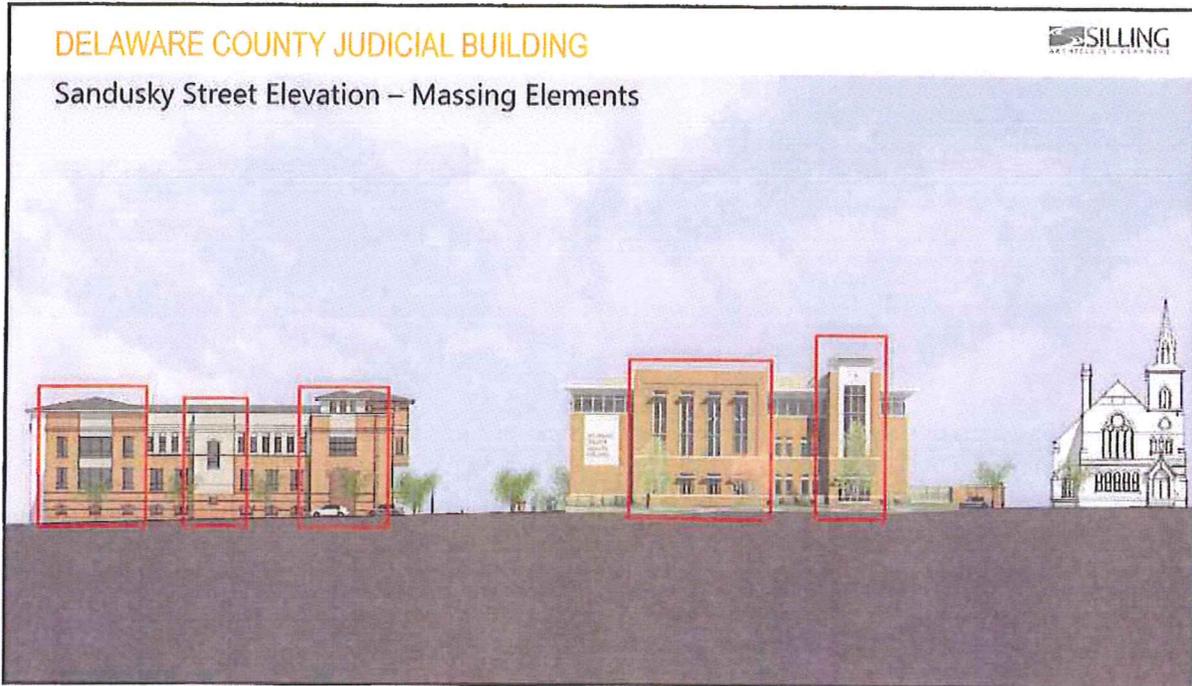


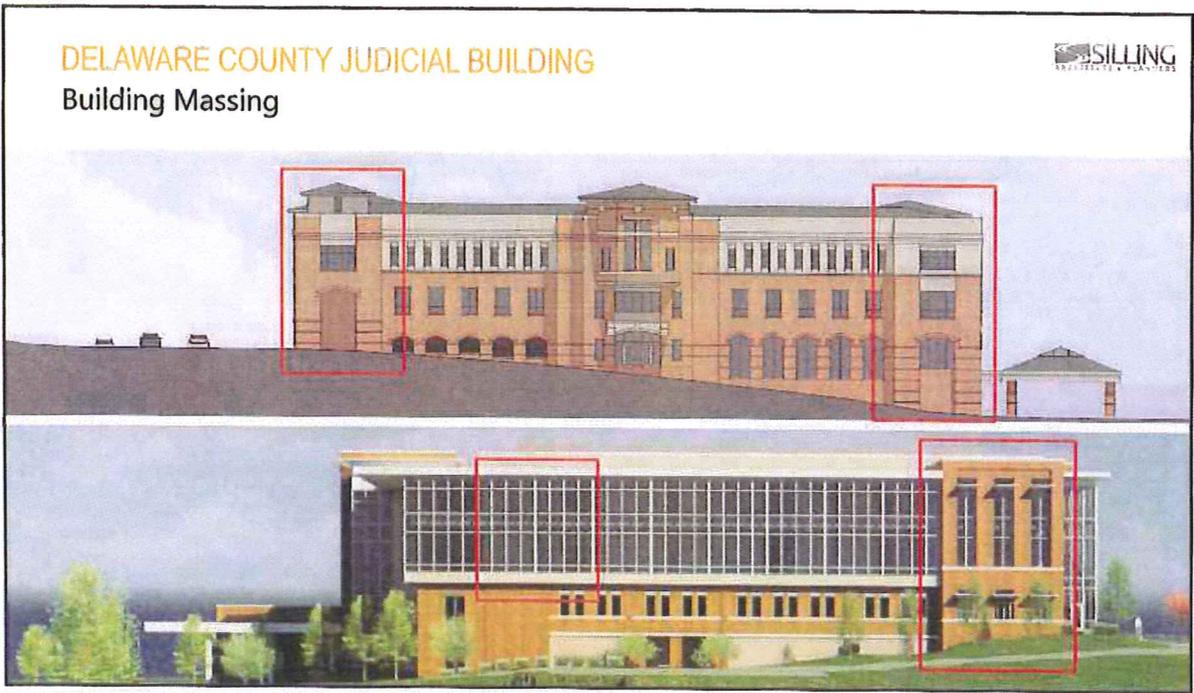
Sandusky Street – West – Elevation

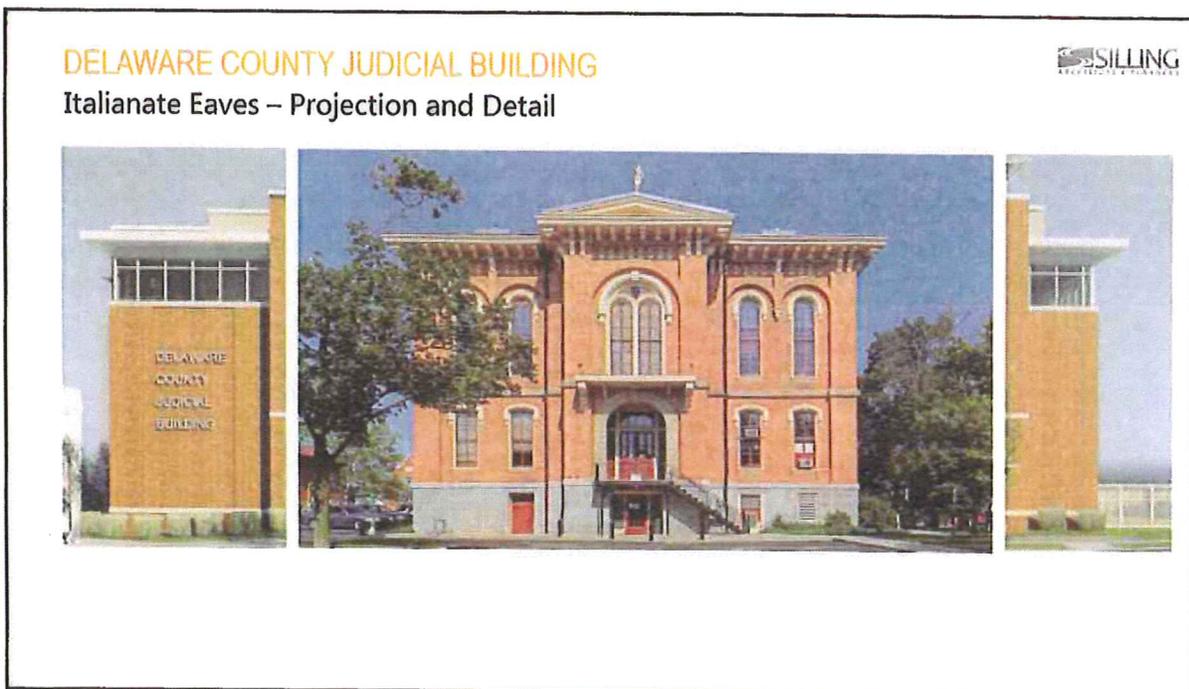
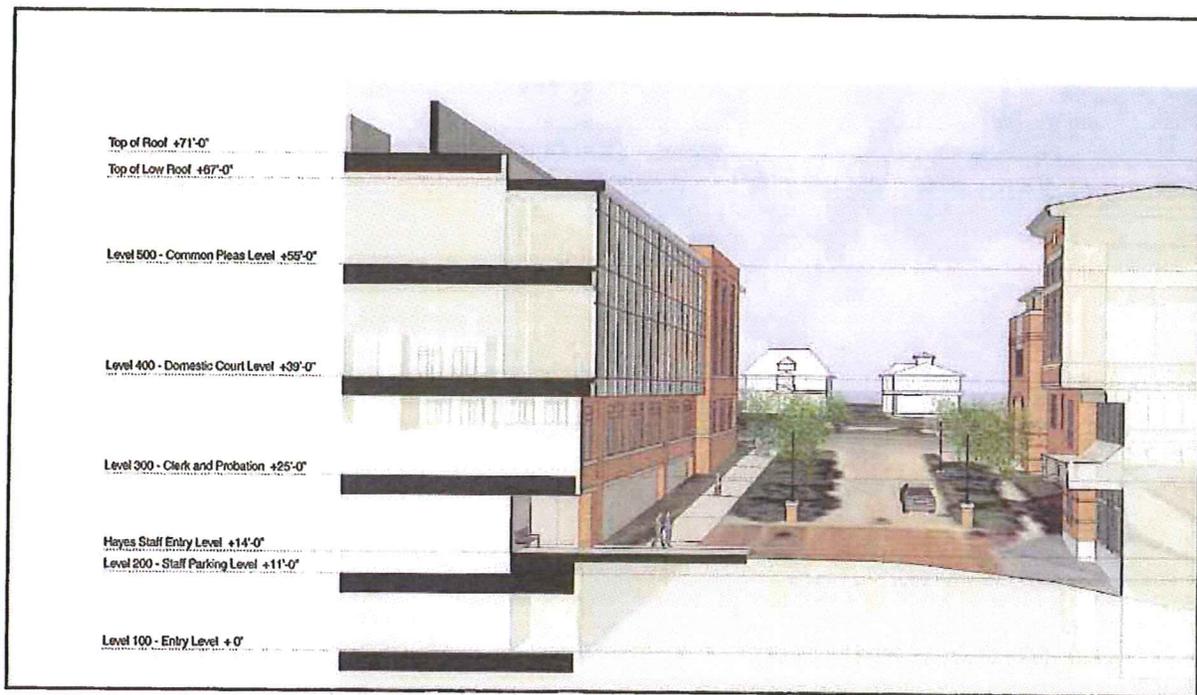


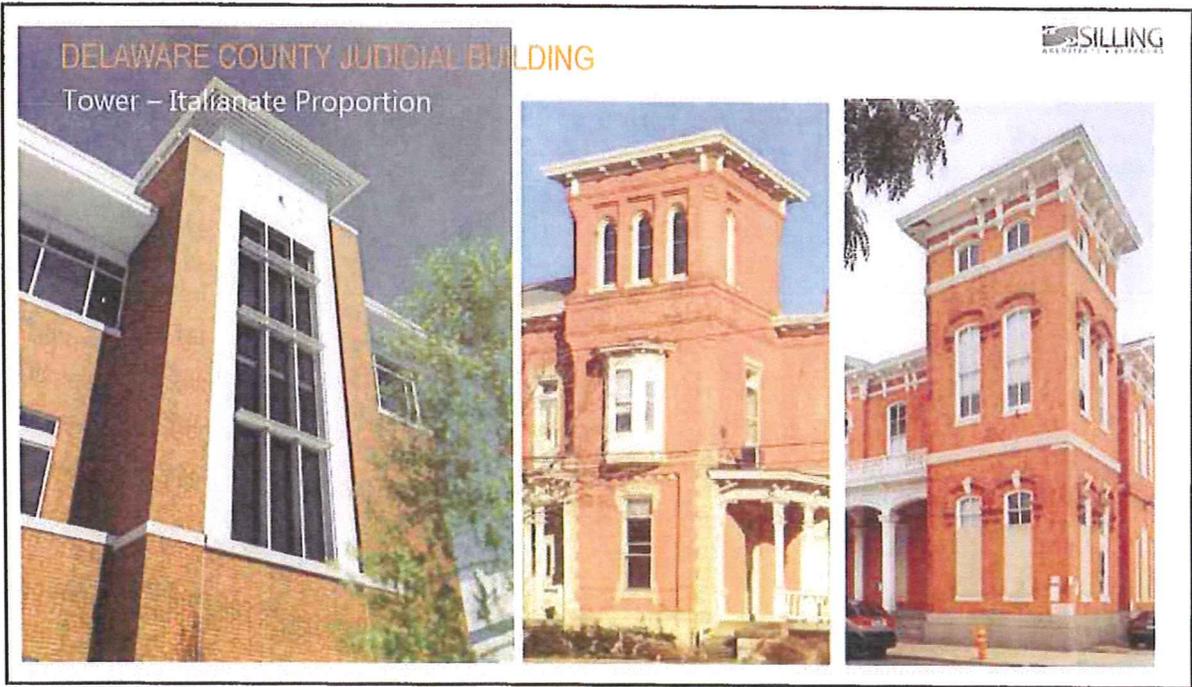
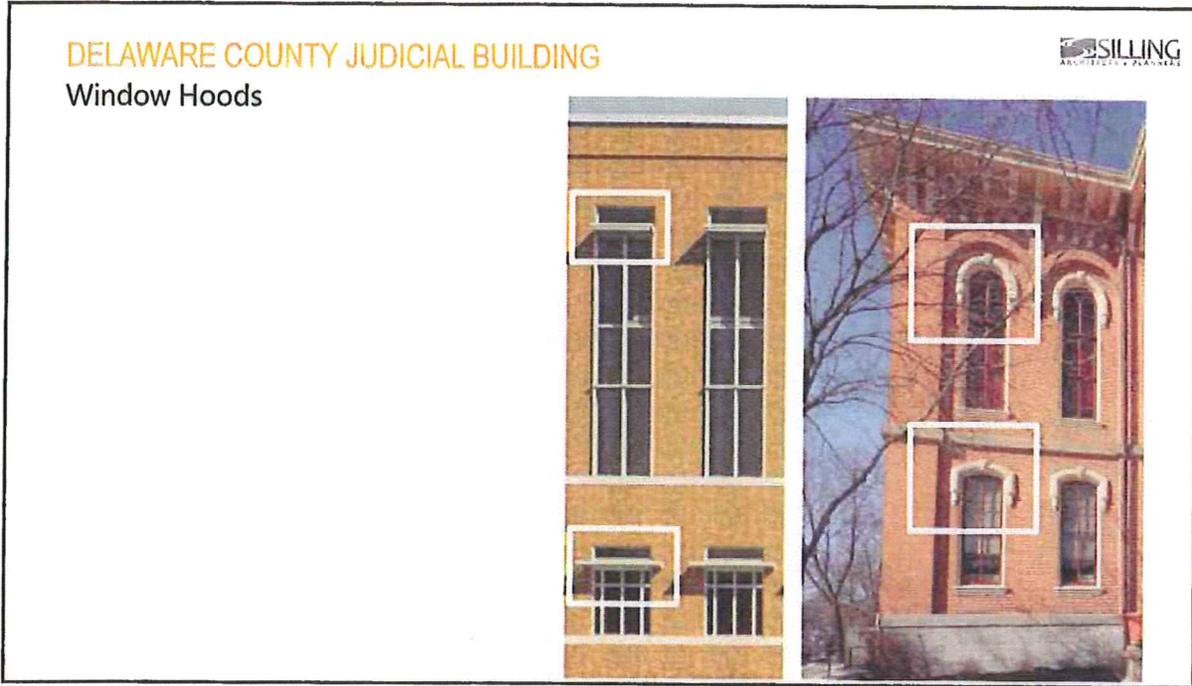






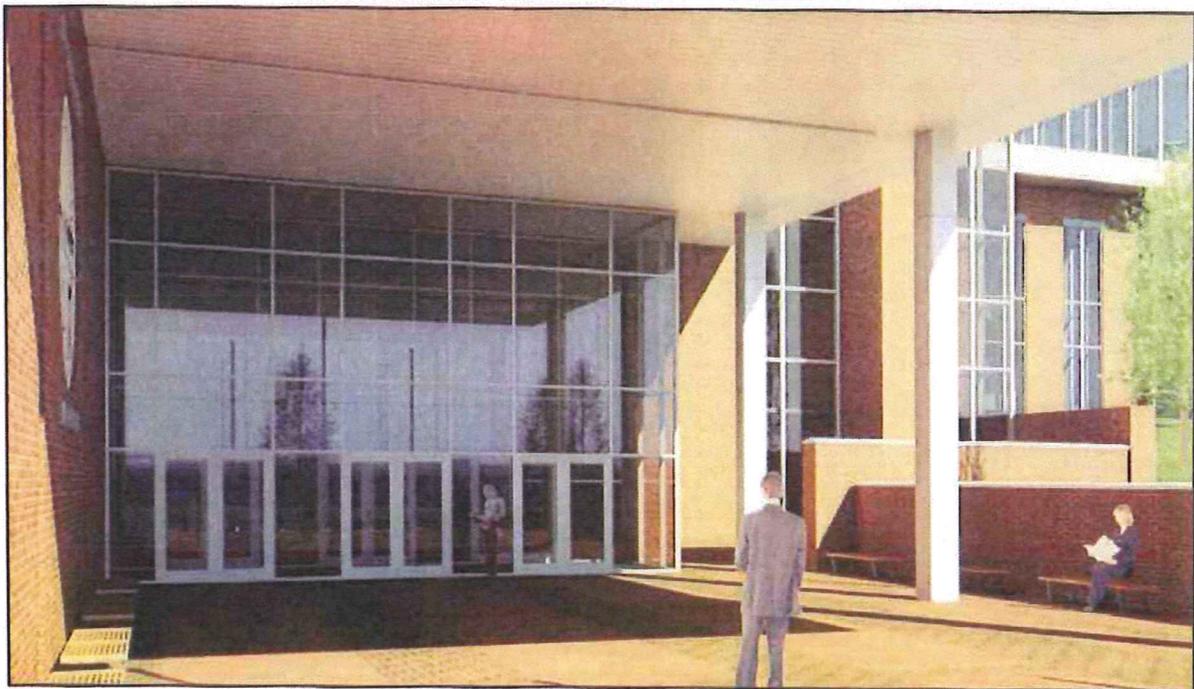
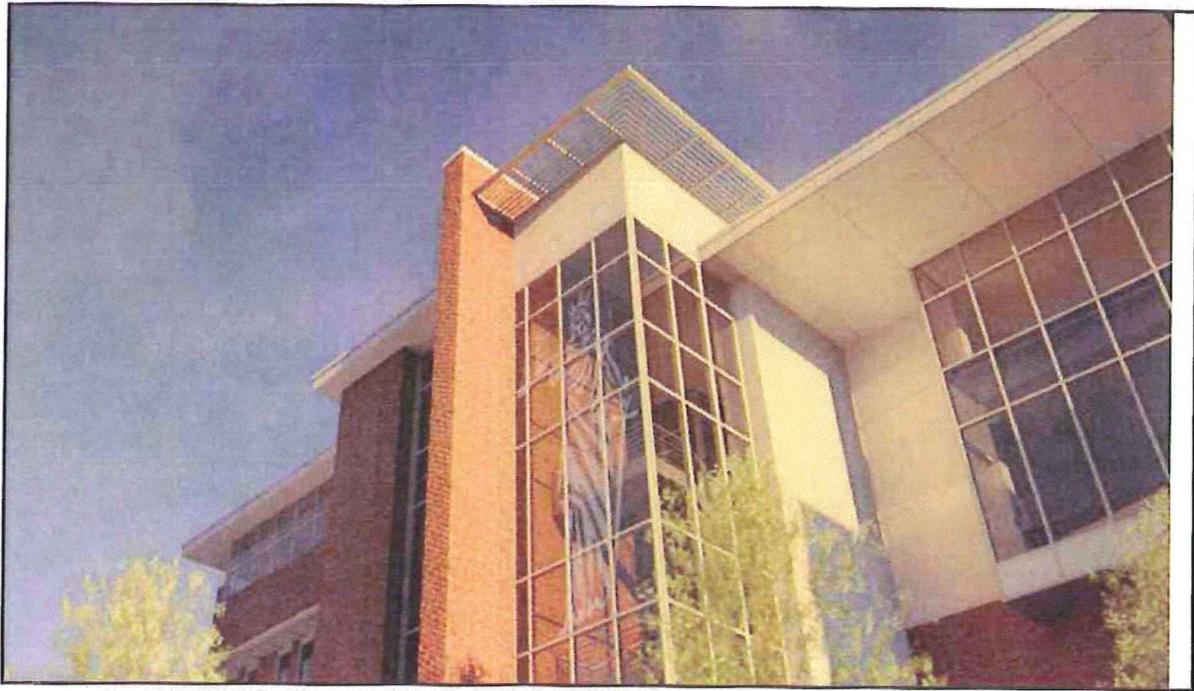


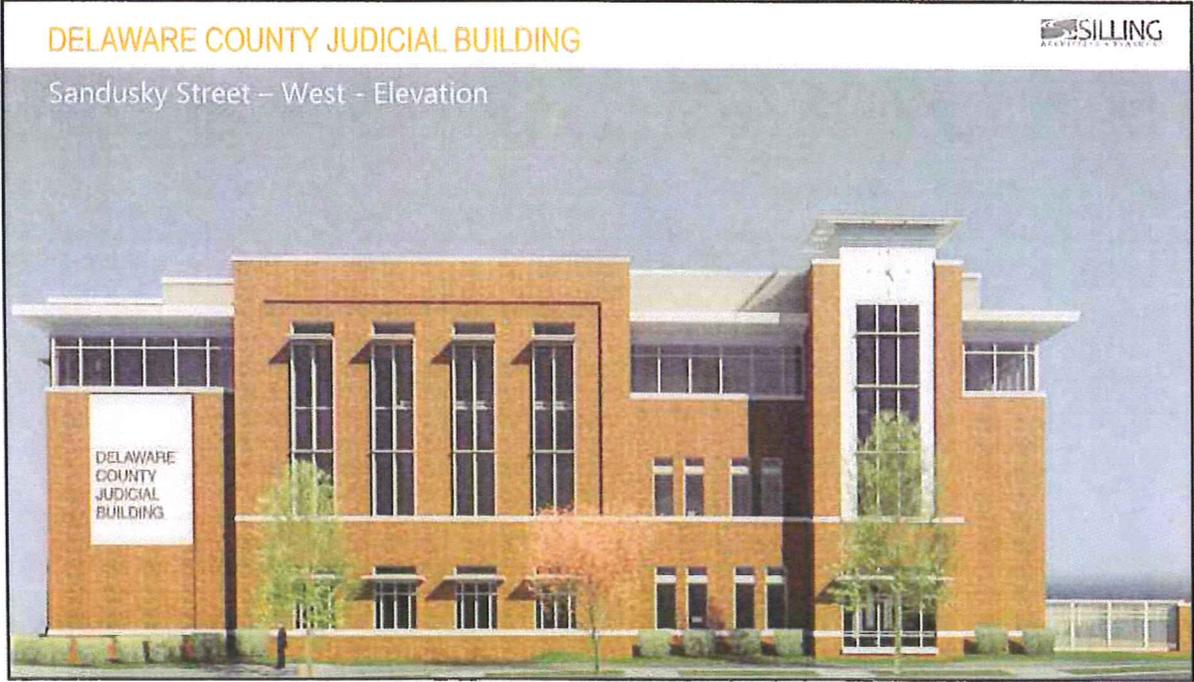




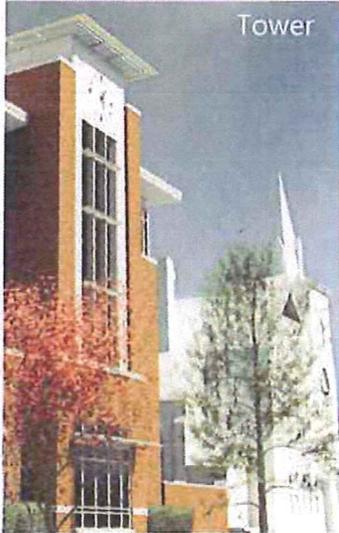








DELAWARE COUNTY JUDICIAL BUILDING



Tower



**APPLICANT/OWNERS**

DJ Young  
15 West Winter Street  
Delaware, OH 43015

**REQUEST**

2015-1308: A request by DJ Young for a Certificate of Appropriateness for the demolition of the rear vacant garage and installation of parking lot at 69 North Franklin 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 69 North Franklin Street just south of West Central Avenue in the Residential Sub-District of the Downtown Historic District Overlay. The properties immediately to the north, south and east all lie within the Downtown Historic District Overlay while the property to the west does not. The zoning of the property is R-6 (Multi-Family Residential District), as are the properties to south and west. The zoning to the north is R-4 (Medium Density Residential District) and the properties to the east are zoned B-2 (Central Business District).

**BACKGROUND**

Approximately two years ago the multifamily apartment building on the subject property was destroyed by fire and was demolished by the current property owners except for the detached garage located in the rear of the property. The two car garage is constructed of wood with a pitched roof and serviced the apartment building

**69 North Franklin Street (prior to the fire)**



**69 North Franklin Street –(existing garage)**



**PROPOSAL**

The applicant proposes to raze the two car garage and construct a parking lot that would serve there law firm Firestone, Brehm, Wolf, Whitney and Young located at 15 West Winter Street. The asphalt parking lot would connect with the existing parking lot at the Zion UCC United Church located just north of the subject property. The proposed parking lot would have a curb cut on North Franklin Street that would allow access to the property from Central Avenue (through the church parking lot) and North Franklin Street. The applicant intends to install wrought iron fencing with shrubbery or brick walls at either side of the curb cut on North Franklin Street that would extend to the north and south property lines respectively to provide an appropriate buffer to the surrounding neighborhood.

Until July 1, 2015 and for several decades before, the law firm had utilized the parking lot behind the rental houses at 70-72 North Franklin Street for parking. However, a change of ownership of that property last month has resulted in the termination of that long existing parking agreement. Without the approval of this proposal, an additional 7-8 vehicles would be displaced onto the public streets in downtown Delaware. Also, the proposed parking lot could provide parking to Zion UCC Church United Church of Christ for their Sunday worship services.

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**STAFF ANALYSIS**

Pursuant to the 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 finds that the proposed project meets both Conditions (1) and (2) to demolish a structure within the historic district. Therefore staff is supportive of the project for the following reasons: 1. The garage demolition does achieve compliance with both of the conditions for HPC to grant demolition of the structure; 2. The garage was an ancillary use to the apartment building that was demolished because of the fire; 3. The proposed parking lot would provide off-street parking to an established law firm in downtown Delaware; 4. The parking lot could provide parking to the existing church just north of the subject property that was seeking additional parking in the past.

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**STAFF RECOMMENDATION (HPC 2015-1308 – CERTIFICATE OF APPROPRIATENESS)**

Staff recommends approval of a request by DJ Young for a Certificate of Appropriateness for the demolition of the rear vacant garage and installation of parking lot at 69 North Franklin Street which is zoned R-6 (Multi-Family Residential District) and located in the Residential Sub-District of the Downtown Historic District Overlay, with the following condition:



FIRESTONE  
BREHM  
WOLF  
WHITNEY &  
YOUNG LLP

ATTORNEYS AT LAW

15 WEST WINTER ST  
DELAWARE, OH 43015  
PH (740) 363-1213  
FAX (740) 369-0875

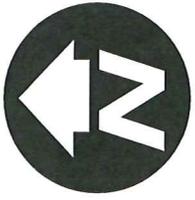
VIC.C. WHITNEY  
VWHITNEY@FBYLAW.COM

### Work Description

Approximately two years ago the multifamily apartment building previously situated on this property was destroyed by fire and demolished by the current owners. We intend to demolish the remaining detached garage that remains on the property and construct an asphalt parking lot. The work will include a curb-cut at Franklin Street to allow access to the property from both Central Avenue and Franklin Street (the property already benefits from an existing ingress/egress easement providing access to Central Avenue through the parking lot owned by the neighboring Zion UCC United Church of Christ). To maintain the aesthetic of the surrounding neighborhood, we intend to install wrought iron fencing with shrubbery or brick walls at either side of the curb-cut on Franklin Street, extending to the property line both north and south, and immediately beyond the sidewalk as you enter the property.

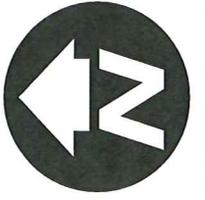
The parking lot will service the law offices of Firestone, Brehm, Wolf, Whitney & Young LLP located immediately around the corner at 15 W. Winter Street. The lot may also service the Zion UCC United Church of Christ for their Sunday worship services. 15 W. Winter Street has housed this law firm on a continuous basis since at least the 1960s. Unfortunately, Mr. Firestone passed several years ago, so we are unable to verify the exact date that the firm moved from its prior location on Central Avenue in Delaware. Until July 1, 2015, and for the several decades prior, the firm had utilized the lot behind the rental houses on 70-72 N. Franklin Street for parking. A change in ownership of that property last month has resulted in the termination of that long existing parking lease agreement. Without the additional parking that this instant proposal provides, an additional seven to eight vehicles will be displaced onto the street in downtown Delaware each workday, contributing additional burden onto an already overburdened street parking system.

We will look forward to discussing further details with your Board and answering any additional questions you may have at the hearing on this matter.

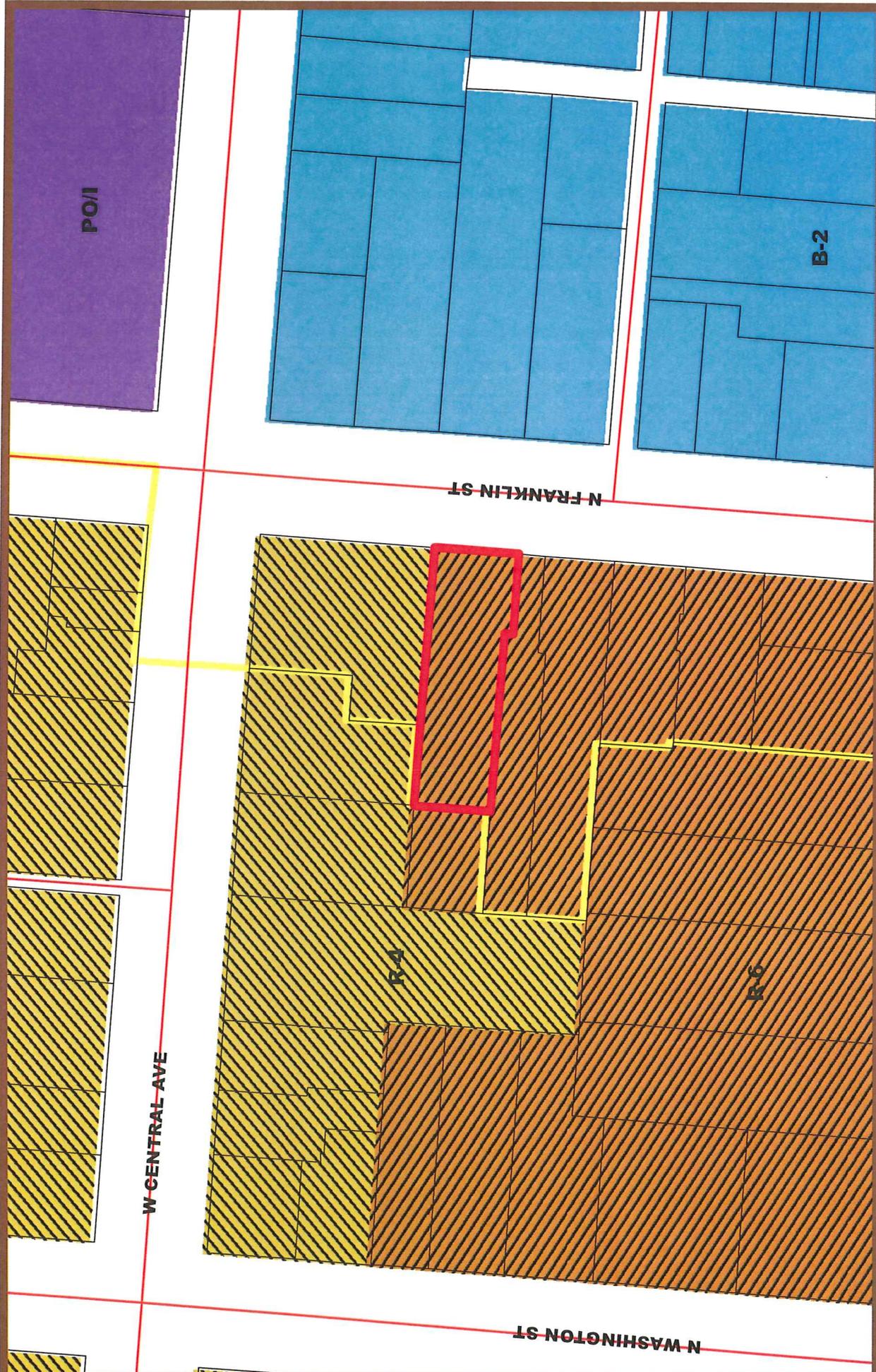


2015-1308  
Garage Demolition  
69 N. Franklin Street  
Location Map





2015-1308  
Garage Demolition  
69 N. Franklin Street  
Zoning Map





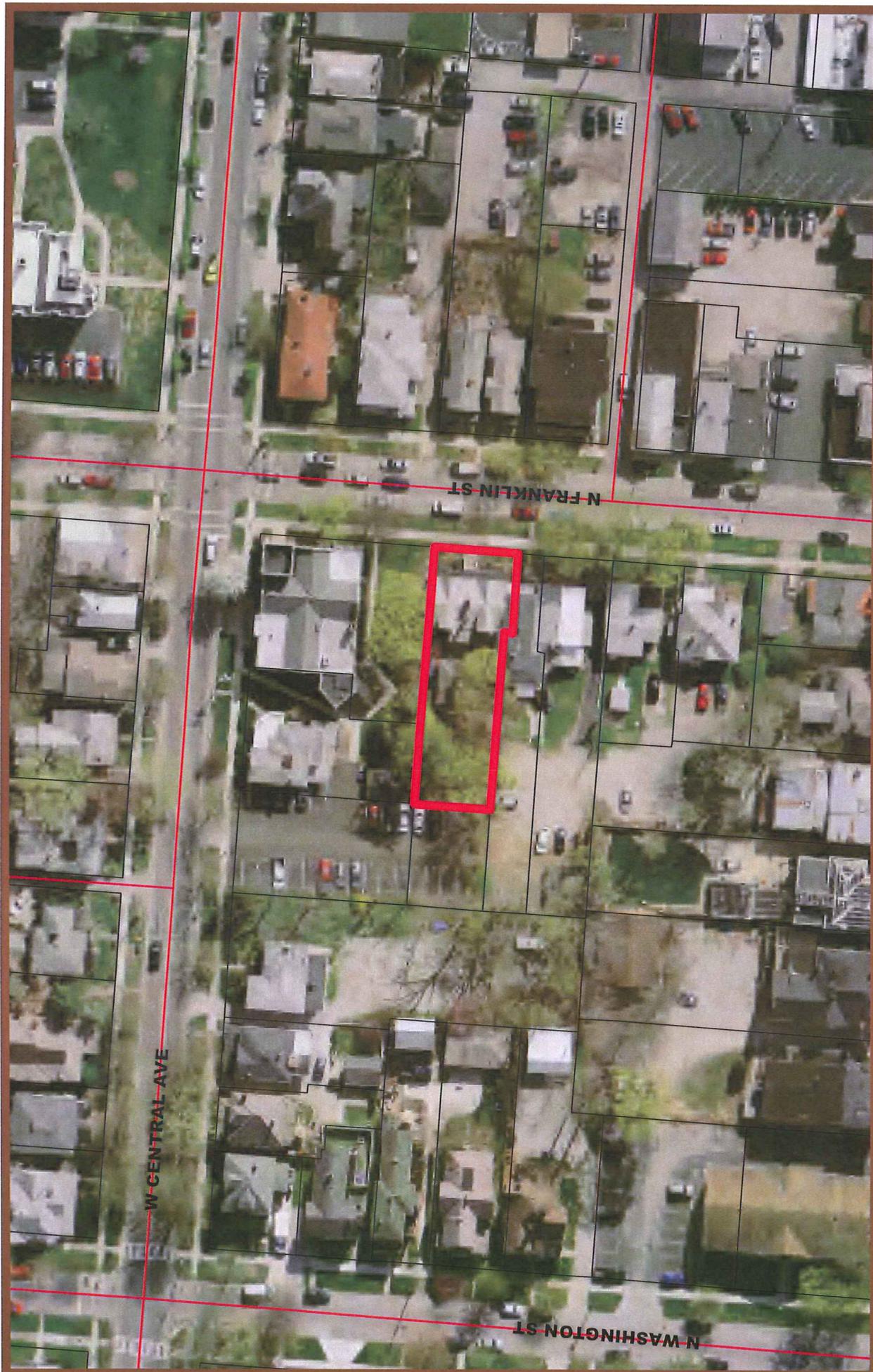
**Legend**

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



2015-1308  
 Garage Demolition  
 69 N. Franklin Street  
 Zoning Map

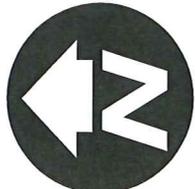
EST. 1808  
 CITY OF  
**DELAWARE**  
 OHIO



W CENTRAL AVE

N FRANKLIN ST

N WASHINGTON ST



2015-1308  
Garage Demolition  
69 N. Franklin Street  
Aerial (2013)









CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:  
2015-  
HPC 1308

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 609 N. FRANKLIN STREET

Parcel Number(s) 51943223024000

Applicant Name/Contact Person Vicki Whitney & DJ Young Phone 740-363-1213

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

Address 15 W. Winter Street, Delaware, Ohio 43015

Fax 740-369-0875 Email vwhitney@fbylaw.com

djyoung@fbylaw.com

Property Owner Matt & Scarlett O'Brien Phone 972-464-8466

Address P.O. Box 262292 Plano, Tx 75026

Fax \_\_\_\_\_ Email pooln piglet9999@hotmail.com

Project Type

Signs or Graphics  New Construction  Exterior Building/Site Alterations  
 Demolition Permit(s)  Other (specify): Asphalt parking lot

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

JUL - 6 2015

**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~~ <sup>one set</sup> 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:** 4<sup>th</sup> 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.

 DJ Yang  
by DCW

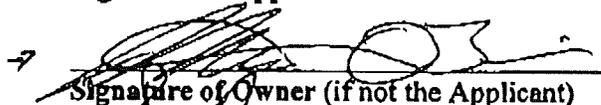
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7/6/15

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Signature of Applicant

Date



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7-6-15  
7/6/15

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Signature of Owner (if not the Applicant)

Date

Application Fee \$50.00 Fees Received \$ \_\_\_\_\_ Received by \_\_\_\_\_ Date \_\_\_\_\_

**APPLICANT/OWNER**

MOhio Pizza Company  
6467 Taggart Road  
Delaware, Ohio 43015

**REQUEST**

2015-1399: A request by MOhio Pizza Company for approval of a Certificate of Appropriateness for front façade renovations at 23 North Sandusky Street which is currently zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District.

**PROPERTY LOCATION & DESCRIPTION**

The property is located on the west side of North Sandusky Street between William Street and Winter Street. The zoning is B-2 (Central Business District) and it is located within the Downtown Core Sub District of the Downtown Historic District Overlay. The surrounding properties are zoned B-2 (Central Business District) and located in the Downtown Historic District Overlay.

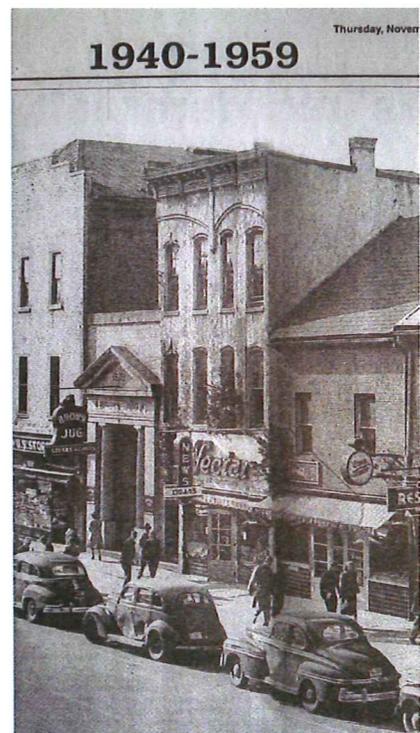
**BACKGROUND**

The subject building was the home of “The Nectar Candyland” until 2008 when it closed and then was converted to the Delaware Dog restaurant in 2012 when it received COA approval for signage, a new front and rear awning, a new rear window and rear door replacement. Since the Delaware Dog closed earlier this year, the subject new owner is requesting to convert the tenant space to a pizza restaurant and is proposing several front façade renovations.

**PROPOSAL**

Over the years, the Historic Preservation Commission has been consistent by requiring the owner/applicant to generally use photographs or other evidence to begin the design process of the building at a particular time in history. The following pictures represent the building when it was Nectar and most recently Delaware Dog.

Nectar



Delaware Dog



Proposed Front Facade (MOhio Pizza Company)



The owner is proposing several front façade improvements which include: 1. Remove the existing 3/4 inch brick venner on the front façade and restore the façade back to the original brick. The applicant indicated he would have an example of the brick color at the meeting; 2. Move the door from the center of the tenant space to the south side of the elevation approximately 5 feet (next to the door that accesses the second floor) for a side door entrance

(off-center). This would be consistent with other side door entrances (off-center) in the downtown. The existing door would be utilized if feasible. The relocation of the door would apparently allow for better interior circulation for the proposed pizza restaurant; 3. The existing storefront window would be removed and replaced with a new bay of windows with wood trim and mullions with a transom with mullions above the new bay of windows; 4. Below the new bay of windows would be an approximately 19 inch high tile panel low wall to be consistent with other buildings in the downtown; 5. Replace the second and third floor windows to match the existing or install the appropriate time period windows; 6. Remove the existing awning and install a new black retractible awning (similar to the Hamburger Inn awning) to provide protection from the weather. The applicant indicated he would have an example of the size and style of the awning at the meeting. The design guidelines requires the awning to be made of fabric; 7. Replace the existing projecting sign with a new sign slightly smaller sign and add two banner signs. The applicant indicated he would have an example of the proposed signage at the meeting.

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**STAFF RECOMMENDATION (2015-1399 – CERTIFICATE OF APPROPRIATENESS)**

Staff recommends approval of a request by MOhio Pizza Company for approval of a Certificate of Appropriateness for front façade renovations at 23 North Sandusky Street which is currently zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District with the following conditions that:

1. The new door opening and new window opening shall remain the same or nearly the same size as the existing door and windows.
2. The new first, second and third floor window(s) shall be wood or aluminum clad wood.
3. The awning shall be made of fabric and there shall be not be any graphics and/or lettering on the side skirts of the awning except for the address of the building.
4. The proposed signage shall achieve compliance with minimum zoning requirements.

**COMMISSION NOTES:**

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*MOTION:*    \_\_\_\_\_ *1<sup>st</sup>*    \_\_\_\_\_ *2<sup>nd</sup>*    *approved*    *denied*    *tabled* \_\_\_\_\_

*CONDITIONS/MISCELLANEOUS:*

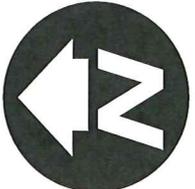
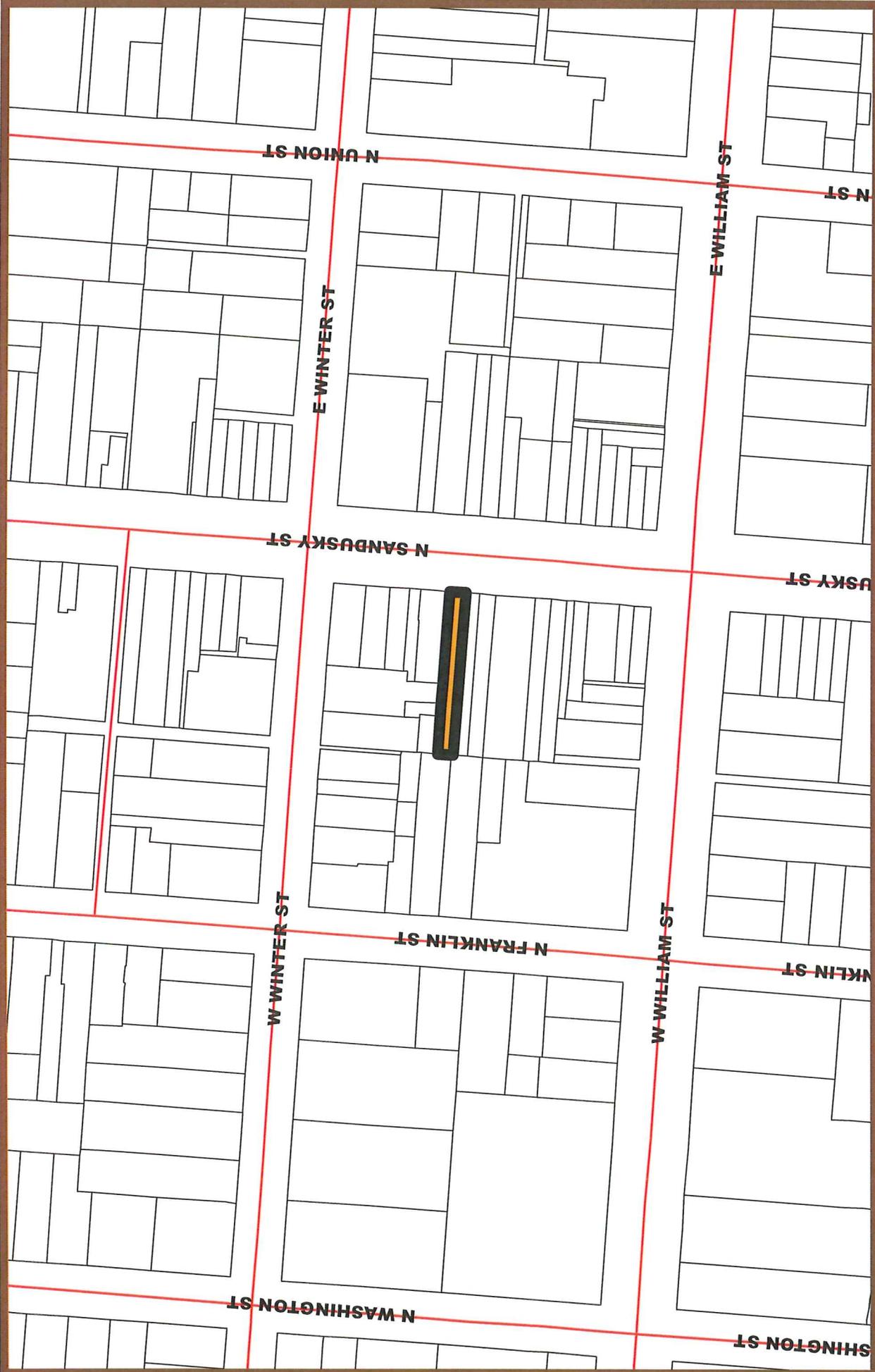
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**FILE:**  
**ORIGINAL:**    07/22/15  
**REVISED:**

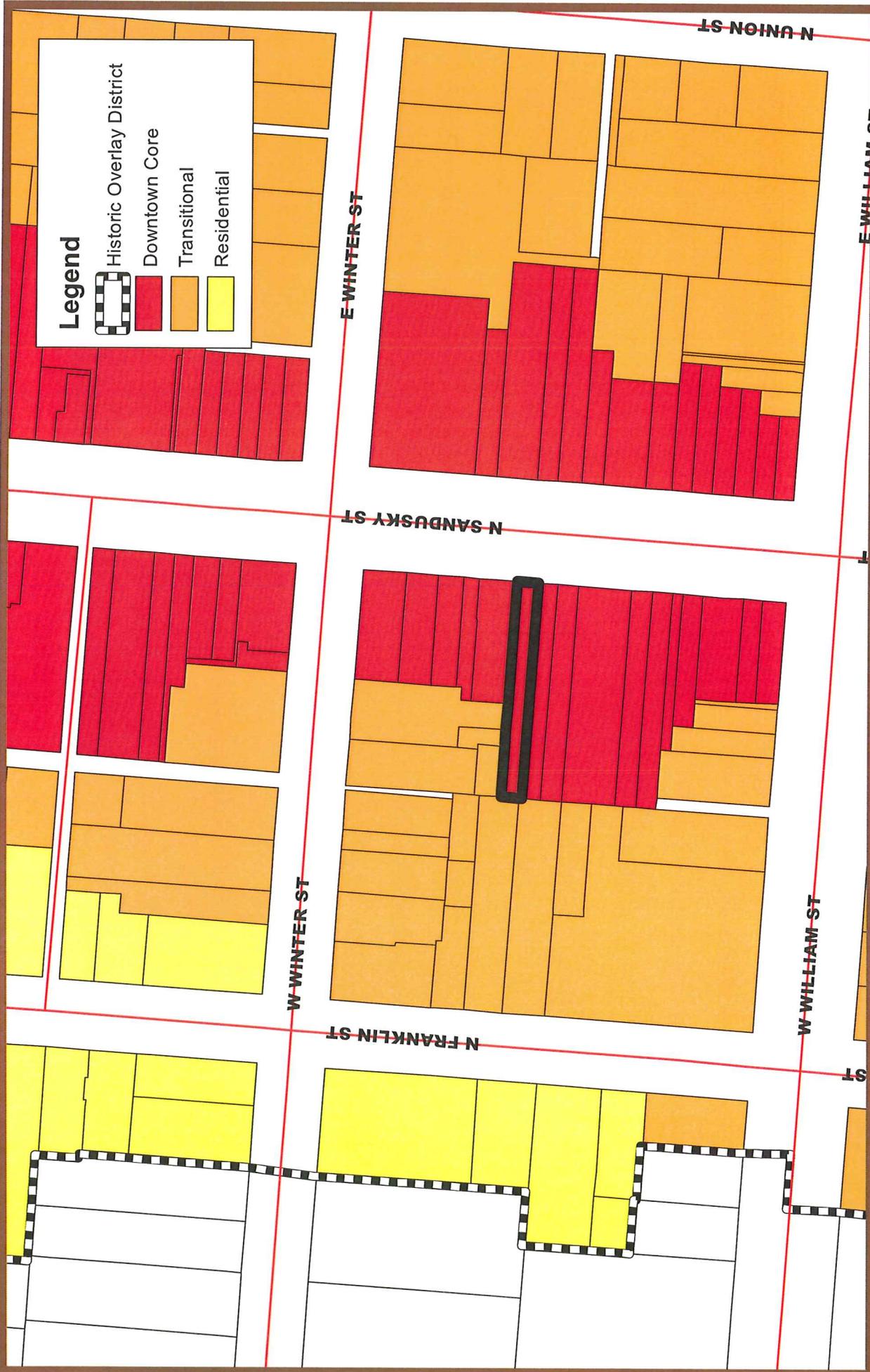


2015-1399  
 Certificate of Appropriateness  
 23 N. Sandusky Street  
 Location Map



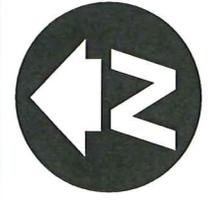


2015-1399  
 Certificate of Appropriateness  
 23 N. Sandusky Street  
 Zoning Map



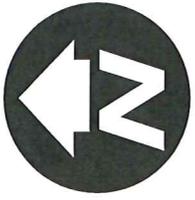
**Legend**

- Historic Overlay District (dashed black line)
- Downtown Core (red)
- Transitional (orange)
- Residential (yellow)



2015-1399  
 Certificate of Appropriateness  
 23 N. Sandusky Street  
 Historic District Map

EST 1808  
 CITY OF  
**DELAWARE**  
 OHIO



2015-1399  
Certificate of Appropriateness  
23 N. Sandusky Street  
Aerial (2013)



Mohio Pizza co./23 Sandusky LLC  
6467 Taggart Rd  
Delaware, Oh 43015  
614-496-8422

To Lance A. Schultz  
Planning & Zoning Administrator  
1 South Sandusky St.  
Delaware, Oh. 43015

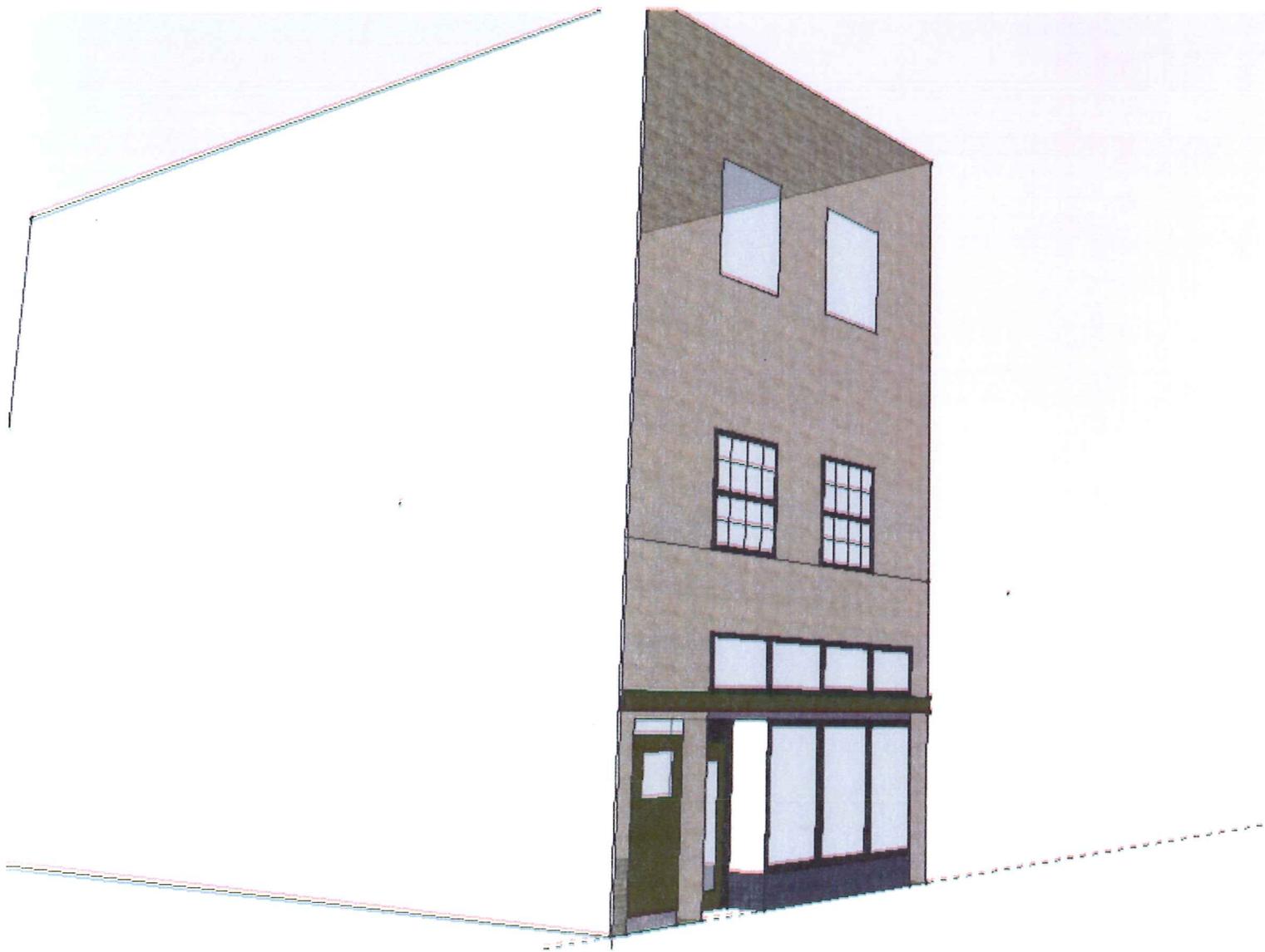
Proposal for 23 Sandusky

1. Move front door approximately 5 feet south to create a side front entrance allowing for better usage of the space, using existing door.
2. Replace entrance façade to bring back to original style entrance using 19" framed tiled low wall with glass framed to 8" original height. Similar to DPS Antiques.
3. Add transome windows above entrance to capture more natural light
4. Remove all awnings and replace entrance awning with retractable version.
5. Restore remaining brick façade by removing 3/4" brick veneer and cleaning off residue
6. Replace 2<sup>nd</sup> and 3<sup>rd</sup> floor windows to match existing or proper period.
7. Replace signage with new sign, slightly smaller and add 2 banners, photos to be supplied at meeting

I will get with a designer and have drawings made and show more of the color that will be used and have that prepared for the meeting.

Thanks

Moe

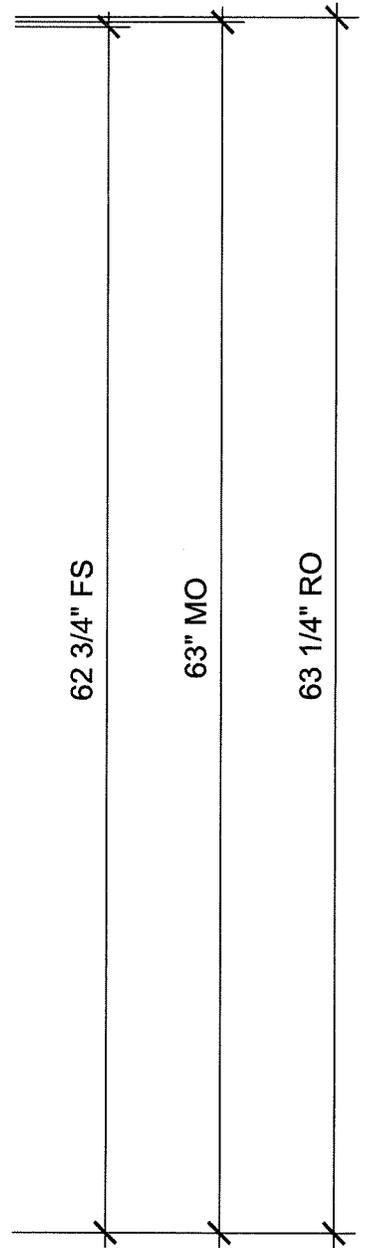
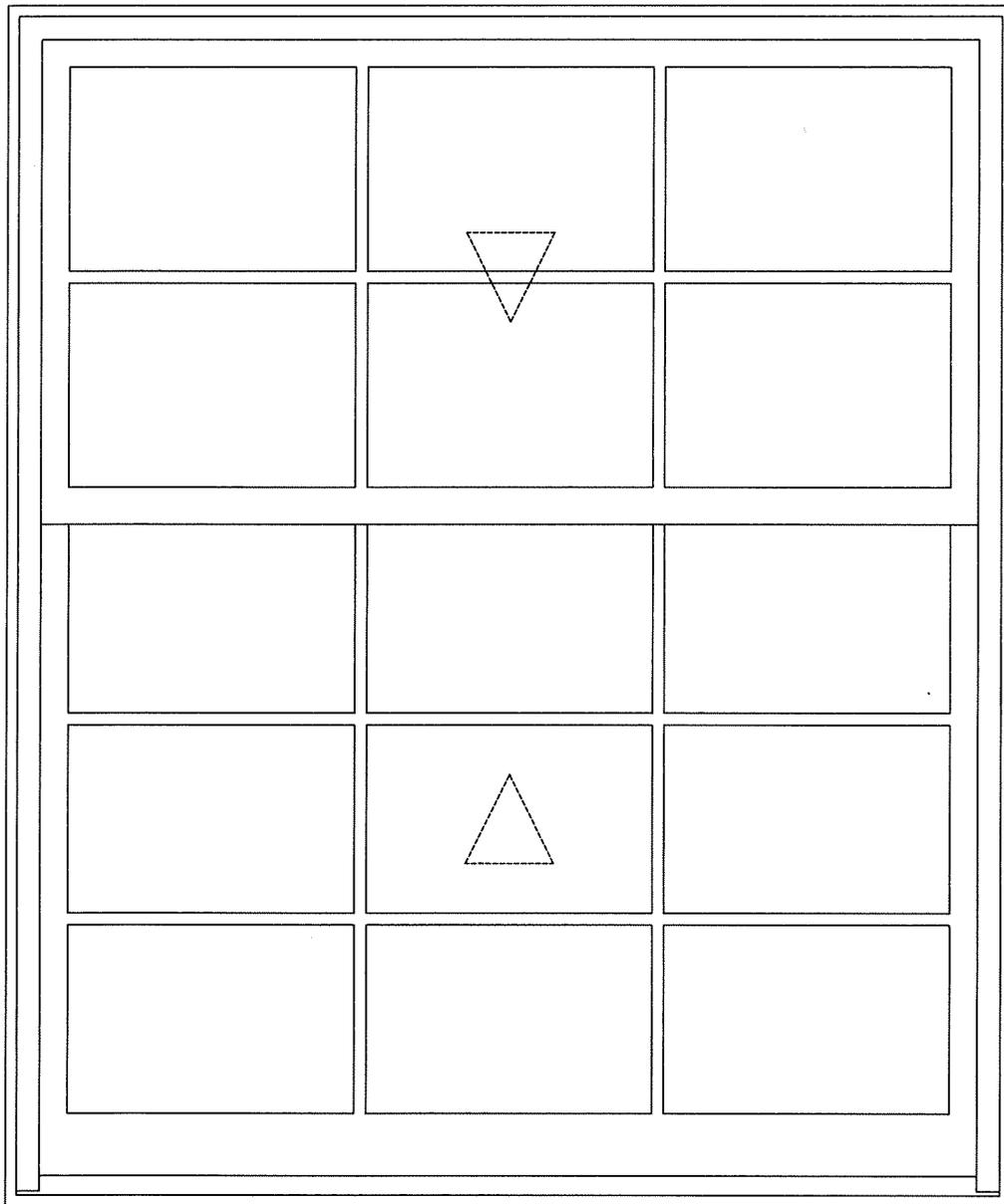
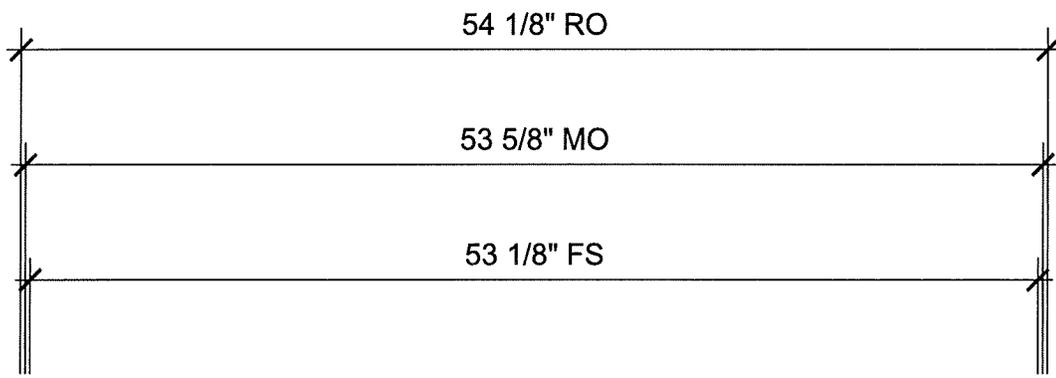


↓ same as 2nd Floor ↓

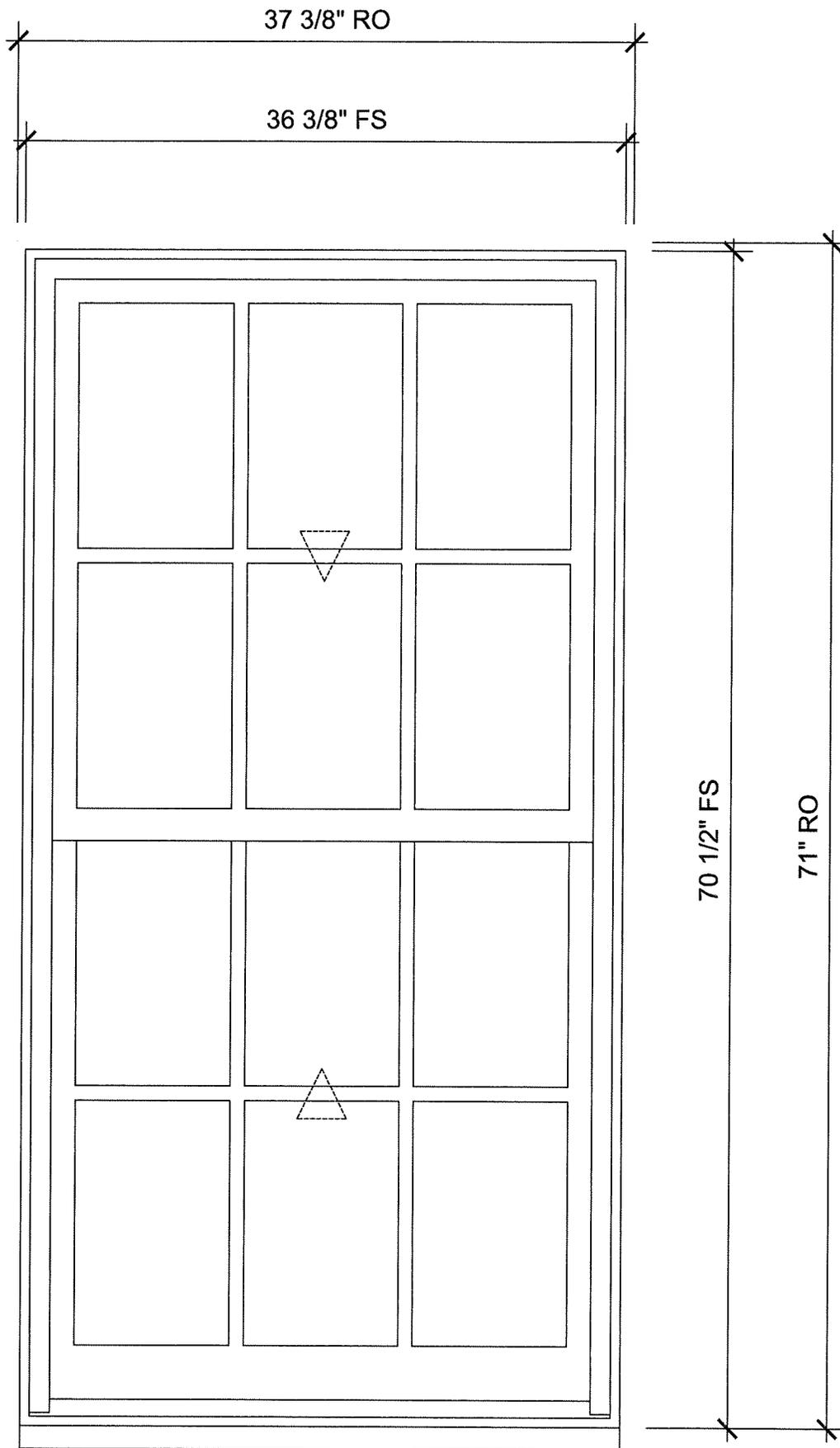




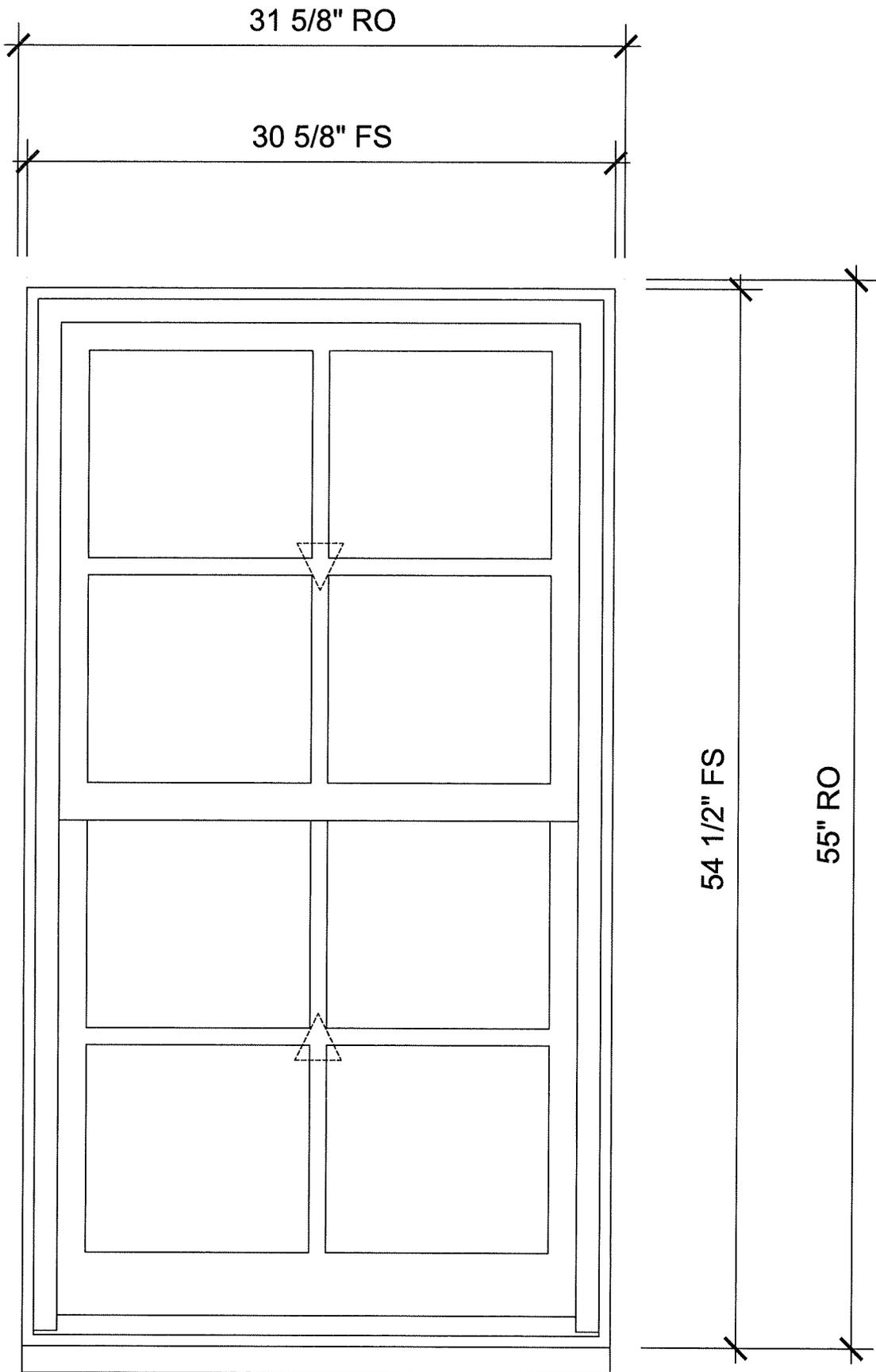




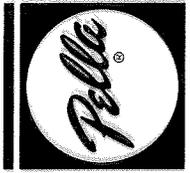
2ND FLOOR



**INTERIOR WINDOW NORTH**



**INTERIOR WINDOW SOUTH**



# Proposal - Detailed

Pella Window and Door Showroom of Columbus  
 1920 Schrock Rd  
 Columbus, OH 43229  
**Phone:** (614) 890-2000 **Fax:** (614) 898-1300

**Sales Rep Name:** Meyer, Carol  
**Sales Rep Phone:** 614-890-2000  
**Sales Rep E-Mail:** carol\_meyer@gunton.com  
**Sales Rep Fax:** (614) 898-1300

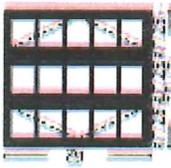
Customer Information	Project/Delivery Address	Order Information
276 - Carol Meyer 1920 Schrock Rd Columbus, OH 43229-1563 <b>Primary Phone:</b> (614) 898-1313 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> <b>Customer Number:</b> 1006723408 <b>Customer Account:</b> 1002171792	<b>Brew Dog</b> 23 n Sandusky St  <b>Lot #</b> Delaware, OH 43015 <b>County:</b> Delawanw <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> Brew Dog  <b>Order Number:</b> 276 <b>Quote Number:</b> 6903174 <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> <b>Tax Code:</b> OHINSTALL <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 6/29/2015 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: Add \$ 1,140.00 installed for the optional window for the back wall.

All permits for project and sidewalk usage permit not included. No interior trim, interior stain or paint included per our conversation on site. All openings will be measured by our project manager prior to ordering. Window lead time from final field measure is 4 weeks.

Line #	Location:	Attributes	Qty
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10



PK #  
716

Viewed From Exterior

Rough Opening: 52 - 1/2" X 62 - 3/4"

**ProLine, 3-Wide Casement, 51.75 X 62, Black**

**1: Non-Standard Size Non-Standard Size Left Casement**

Frame Size: 17 1/4 X 62  
 General Information: Clad, 5", 3 11/16", No Certification  
 Exterior Color / Finish: Standard Enduraclad, Black  
 Interior Color / Finish: Unfinished Interior  
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Fold-Away Crank, Champagne, No Limited Opening Hardware  
 Screen: Full Screen, Champagne, InView™  
 Grille: SDL w/Spacer, 7/8", Traditional (1W5H)  
 Vertical Mull 1: FactoryMull, Standard Joining Mullion

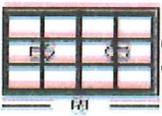
**2: Non-Standard Size Non-Standard Size Fixed Sash Set**

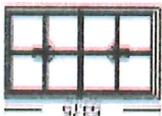
Frame Size: 17 1/4 X 62  
 General Information: Clad, 5", 3 11/16", No Certification  
 Exterior Color / Finish: Standard Enduraclad, Black  
 Interior Color / Finish: Unfinished Interior  
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Grille: SDL w/Spacer, 7/8", Traditional (1W5H)

**3: Non-Standard Size Non-Standard Size Right Casement**

Frame Size: 17 1/4 X 62  
 General Information: Clad, 5", 3 11/16", No Certification  
 Exterior Color / Finish: Standard Enduraclad, Black  
 Interior Color / Finish: Unfinished Interior  
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Fold-Away Crank, Champagne, No Limited Opening Hardware  
 Screen: Full Screen, Champagne, InView™  
 Grille: SDL w/Spacer, 7/8", Traditional (1W5H)  
 Vertical Mull 1: FactoryMull, Standard Joining Mullion  
 Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 228", Glazing Pressure = 70.

Customer Notes: Deduct \$ 1, 918.00 to use Doublehangs for these 4 openings in lieu of casements quoted.

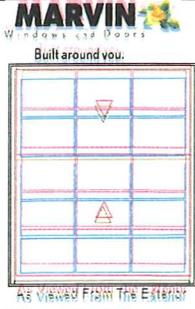
Line #	Location:	Attributes	Qty
15		<p><b>ProLine, Double Hung, 34.5 X 69, Black</b></p>  <p>PK # 716</p> <p>Viewed From Exterior</p> <p><b>Rough Opening: 35 - 1/4" X 69 - 3/4"</b></p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 34 1/2 X 69  <b>General Information:</b> Clad, 5", 3 11/16", No Certification  <b>Exterior Color / Finish:</b> Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift  <b>Screen:</b> Full Screen, Black, InView™  <b>Grille:</b> SDL w/Spacer, 7/8", Traditional (3W2H / 3W2H)  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 207", Glazing Pressure = 70.</p>	1

Line #	Location:	Attributes	Qty
20		<p><b>ProLine, Double Hung, 28.75 X 53.75, Black</b></p>  <p>PK # 716</p> <p>Viewed From Exterior</p> <p><b>Rough Opening: 29 - 1/2" X 54 - 1/2"</b></p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 28 3/4 X 53 3/4  <b>General Information:</b> Clad, 5", 3 11/16", No Certification  <b>Exterior Color / Finish:</b> Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift  <b>Screen:</b> Full Screen, Black, InView™  <b>Grille:</b> SDL w/Spacer, 7/8", Traditional (2W2H / 2W2H)  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 165", Glazing Pressure = 105.</p>	1

**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 2nd Floor	Net Price:		1,689.41
Qty: 2		Ext. Net Price:	USD	3,378.82



Entered As: MO  
 FS 53 1/8" X 62 3/4"  
 RO 54 1/8" X 63 1/4"

Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior 98.05  
 Clad Ultimate Double Hung - Next Generation 1,120.41  
 Masonry Opening 53 5/8" X 63"  
 Rough Opening 54 1/8" X 63 1/4"  
 Cottage 2.1:5.0  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 G.S. 47 7/8" X 23 13/64"  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 5/8" SDL - With Spacer Bar - Stainless 199.44  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Painted Interior Finish - White Pine Int  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 G.S. 47 7/8" X 32 3/64"  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 5/8" SDL - With Spacer Bar - Stainless 199.44  
 Rectangular - Special Cut 3W3H  
 Stone White Clad Ext - Painted Interior Finish - White Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weatherstrip Package  
 White Exterior Weatherstrip Package  
 Polished Chrome Non-Tilt Sash Lock 72.07  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Stone White Surround  
 4 9/16" Jamb  
 Loose Installation Brackets  
 \*\*\*Note: This CUDH-NG window requires performance brackets and will receive non-tilt hardware. Sash removal will require the use of a sash removal tool, Part #10500756.

Initials required

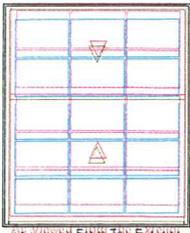
Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #2	Mark Unit: 3rd Floor	Net Price:		1,689.41
Qty: 2		Ext. Net Price:	USD	3,378.82



Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior 98.05  
 Clad Ultimate Double Hung - Next Generation 1,120.41  
 Masonry Opening 53 1/4" X 62 1/2"  
 Rough Opening 53 3/4" X 62 3/4"  
 Cottage 2.1:5.0  
 Top Sash  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 G.S. 47 1/2" X 23"  
 IG  
 Low E2 w/Argon



AS VIEWED FROM THE EXTERIOR  
 Entered As: MO  
 FS 52 3/4" X 62 1/4"  
 RO 53 3/4" X 62 3/4"

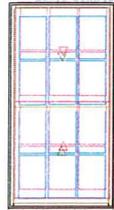
- Stainless Perimeter and Spacer Bar
- 5/8" SDL - With Spacer Bar - Stainless 199.44
- Rectangular - Special Cut 3W2H
- Stone White Clad Ext - Painted Interior Finish - White Pine Int
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- G.S. 47 1/2" X 31 3/4"
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 5/8" SDL - With Spacer Bar - Stainless 199.44
- Rectangular - Special Cut 3W3H
- Stone White Clad Ext - Painted Interior Finish - White Pine Int
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- Polished Chrome Non-Tilt Sash Lock 72.07
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 4 9/16" Jambs
- Loose Installation Brackets
- \*\*\*Note: This CUDH-NG window requires performance brackets and will receive non-tilt hardware. Sash removal will require the use of a sash removal tool, Part #10500756.

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #3	Mark Unit: Interior window North	Net Price:	1,600.58
Qty: 1		Ext. Net Price:	1,600.58
		USD	



AS VIEWED FROM THE EXTERIOR  
 Entered As: FS  
 FS 36 3/8" X 70 1/2"  
 RO 37 3/8" X 71"

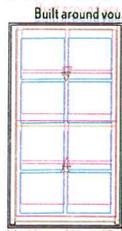
- Pebble Gray Clad Exterior
- Painted Interior Finish - White - Pine Interior 98.05
- Clad Ultimate Double Hung - Next Generation 946.10
- Frame Size 36 3/8" X 70 1/2"
- Rough Opening 37 3/8" X 71"
- Top Sash
- Pebble Gray Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless 181.01
- Rectangular - Special Cut 3W2H
- Pebble Gray Clad Ext - Painted Interior Finish - White Pine Int
- Ogee Interior Glazing Profile
- Bottom Sash
- Pebble Gray Clad Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless 181.01
- Rectangular - Special Cut 3W2H
- Pebble Gray Clad Ext - Painted Interior Finish - White Pine Int
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- Beige Exterior Weatherstrip Package
- Satin Chrome Sash Lock 57.82
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Pebble Gray Surround
- 5 5/8" Jambs 50.28
- Pebble Gray A217 Simulated Thick Subsill 86.31
- Applied End Cap/Subsill Lineal Cap Option
- Nailing Fin

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #4	Mark Unit: Interior window South	Net Price:		1,307.28
Qty: 1		Ext. Net Price:	USD	1,307.28



Entered As: FS  
 FS 30 5/8" X 54 1/2"  
 RO 31 5/8" X 55"

Pebble Gray Clad Exterior	
Painted Interior Finish - White - Pine Interior	98.05
Clad Ultimate Double Hung - Next Generation	711.46
Frame Size 30 5/8" X 54 1/2"	
Rough Opening 31 5/8" X 55"	
Top Sash	
Pebble Gray Clad Sash Exterior	
Painted Interior Finish - White - Pine Sash Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	158.38
Rectangular - Special Cut 2W2H	
Pebble Gray Clad Ext - Painted Interior Finish - White Pine Int	
Ogee Interior Glazing Profile	
Bottom Sash	
Pebble Gray Clad Sash Exterior	
Painted Interior Finish - White - Pine Sash Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	158.38
Rectangular - Special Cut 2W2H	
Pebble Gray Clad Ext - Painted Interior Finish - White Pine Int	
Ogee Interior Glazing Profile	
White Interior Weatherstrip Package	
Beige Exterior Weatherstrip Package	
Satin Chrome Sash Lock	57.82
Aluminum Screen	
Charcoal Fiberglass Mesh	
Pebble Gray Surround	
5 5/8" Jamb	50.28
Pebble Gray A217 Simulated Thick Subsill	72.91
Applied End Cap/Subsill Lineal Cap Option	
Nailing Fin	

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #5	Mark Unit: All units	Net Price:		4,240.00
Qty: 1		Ext. Net Price:	USD	4,240.00

Labor                      Labor, equipment and misc materials                      4240.00

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

*Wood Fired Pizza*

Stinger  
NOT

Prayer Colors

+ will change to a more  
Solid Look

*Wood Fired Pizza*





CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

HPC \_\_\_\_\_

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

MOHIO PIZZA CO.

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 23 N. SANDSKY DEL. OH 43015

Parcel Number(s) \_\_\_\_\_

Applicant Name/Contact Person MONROE NELSON / Allison Pranke Phone 614-496-8422

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

Address 6467 TRIGGART RD DEL. OH 43015

Fax \_\_\_\_\_ Email MOHIO65@hotmail.com

MOHIO65

Property Owner Allison Pranke / Monroe Nelson Phone 614 496-8422

Address 6467 TRIGGART RD DEL. OH 43015

Fax \_\_\_\_\_ Email \_\_\_\_\_

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.

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**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:** 4<sup>th</sup> 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

\_\_\_\_\_  
Date 7/20/15

\_\_\_\_\_  
Signature of Owner (if not the Applicant)

\_\_\_\_\_  
Date

Application Fee \$50.00    Fees Received \$ \_\_\_\_\_    Received by \_\_\_\_\_    Date \_\_\_\_\_