

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

September 30, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on July 29, 2015 as recorded and transcribed.
3. REGULAR BUSINESS
  - A. HPC 2015-1859: A request by James Manos for a Certificate of Appropriateness for the demolition of 14 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
4. OTHER BUSINESS
  - A. A request for comments regarding installation of a temporary sidewalk vestibule by 12 WEST Restaurant.
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: October 28, 2015
7. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
JULY 29, 2015**

ITEM 1. Roll Call

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

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

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

Chairman Koch introduced new Historic Preservation Commission member, James Kehoe.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on June 24, 2015, as recorded and transcribed.

**Motion:** Vice-Chairman Hatten moved to approve the motion summary of the Historic Preservation Commission meeting held on June 24, 2015, as recorded and transcribed, seconded by Mr. Coleman. Motion approved by a 7-0 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:

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

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

Jeremy Jones, Representative  
Silling Associates  
405 Capitol Street  
Charleston, West Virginia

Mr. Jones provided an update and presentation on the changes made to the different elevations and indicated that the trim and cast stone will match the Hayes Building. Mr. Jones discussed changes to the sun shades, the clock tower, and the removal of the glass etching of Lady Justice.

Mr. Nicley questioned if an appropriate material was determined for use to prevent eroding from the winter salt mix use at the entrance. Mr. Jones explained that the material was not established for the retaining wall at this time.

Vice-Chairman Hatten discussed access to the top parking lot from the south elevation and asked if the parking lot brick wall an fence pattern from the Sandusky Street elevation could extend to surround the lot or at least provide some visual buffering from the southern view corridor. Mr. Moore stated that they would review the request but that safety would be a factor in the decision as they have to ensure that the space is defensible and observable. Mr. Melvin discussed the potential to extend the brick wall longer. Mr. Nicley recommended that the gate to the parking lot have a darker color.

A discussion was held on the ability to allow the public to use the surface lot for parking after hours. Mr. Melvin discussed security needs and that the discussion has been held with the Commission. He indicated the County's willingness to continue those discussions while ensuring that the needs of the court are adequately addressed.

**PUBLIC PARTICIPATION:**

Ray Wollschleger, President  
Northwest Neighborhood Association  
29 Darlington Rd.  
Delaware, Ohio

Mr. Wollschleger voiced approval of the new drawings and had no concerns.

**Motion:** Mr. Nicley moved to accept the request for 2015-0411 for a Certificate of Appropriateness as presented on July 29, 2015 with the inclusion of all staff recommendations, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

- 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.

Ms. Guenther provided a presentation on the location and existing site of the garage at 69 North Franklin Street. Ms. Guenther explained that the garage has no historical factors and is considered to be a non-contributing outbuilding. Ms. Guenther reviewed the proposed demolition of the garage for the installation of a parking lot. Ms. Guenther provided staff recommendation for approval with the condition that the future parking lot meets all city recommendations.

Mr. Efland stated that the applicants are open to have the public use the lot after hours for parking as well as the adjacent church. An access easement from the church parking lot to this parcel is already in place.

APPLICANT:

Vic Whitney  
1680 Buttermilk Hill Rd.  
Delaware, Ohio 43015

D.J. Young  
15 W. Winter St.  
Delaware, Ohio 43015

Mr. Whitney explained that the law practice of Firestone, Brehm, Wolf, Whitney, & Young, LLP would like to tear down the existing garage to provide parking access to their staff. Mr. Whitney stated that they were aware of the city requirements for tree replacement for potential trees that would need to be removed in the process and that they would follow recommendations by the city arborist. Mr. Whitney indicated that they were agreeable to follow city regulations.

Mr. Coleman voiced no concern regarding the removal of the garage but that details after the removal such as, fencing and landscaping will need future approval.

Vice-Chairman Hatten voiced his concerns over the potential replacement plan of a parking lot in a residential sub-district and a concern that this will set a precedent for future surface parking lots.

Mr. Nicley stated that he will abstain from a vote on the matter due to a personal relationship with the applicant.

The Commission desired to distinguish this unique case and circumstance by ensuring that the applicant and church are legally bound together with respect to the property and access in question. Additionally, final parking lot plans will need to be developed and brought forward for HPC review prior to any construction.

**Motion:** Councilman Jones moved to approve 2015-1308 approving the demolition of a garage structure on property with condition of approval of future parking lot landscape plans, fencing plans to be reviewed with the applicant and church and that they work together to create legally binding cross access easements to and through the property, seconded by Ms. Riviera. Motion approved by a 4-2-1 (Nicley) vote.

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.

Ms. Guenther provided a presentation regarding the proposed front elevation plans for the MOhio Pizza Company at 23 North Sandusky Street. Ms. Guenther reviewed the applicant's plans to reuse the existing door, replacement of the casement and storefront windows, remove the upper awnings and install a retractable awning, and reinstall the transom windows.

**APPLICANT:**

Monroe Nelson  
6467 Taggart Rd.  
Delaware, Ohio 43015

Mr. Monroe discussed his plans to create a more open storefront and his plans to reconfigure the layout of the inside to provide more adequate seating. Mr. Monroe discussed the types of brick face veneers and plans for removal.

Chairman Koch discussed the signage code for the Historic District.

Mr. Efland discussed the façade grant procedure and process with Mr. Monroe.

**Motion:** Vice-Chairman Hatter moved to approve 2015-1399 with existing staff recommendations and additional condition that all final materials and colors choices be approved by staff and HPC Chairman, and if no agreement can be made to terms than the Applicant will come forward before the HPC Commission for final decision, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Koch voiced his concern regarding a sandwich board with no relation to downtown business on the southwest corner of Central and Sandusky. Mr. Efland indicated that staff was aware and that they had enforced that the sign be removed.

Chairman Koch voiced his concern over the signage at The Solar Saloon. Mr. Efland stated that staff was working on compliance with the owner.

Mr. Nicley requested information and an update on the West End Grill. Mr. Efland stated that they are in contact with the owner and that the owner is working with a tenant on a redevelopment plan.

ITEM 5. NEXT REGULAR MEETING: August 26, 2015

ITEM 6. ADJOURNMENT

**Motion:** Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 9:28 p.m.

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Roger Koch, Chairman

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Elaine McCloskey, Clerk



## HISTORIC PRESERVATION COMMISSION / STAFF REPORT

CASE NUMBER: 2015-1859

REQUEST: Certificate of Appropriateness

PROJECT: Demolition of 14 West William Street

MEETING DATE: September 30, 2015

### APPLICANT/OWNERS

James Manos  
5673 Macewen Court  
Dublin, OH 43017

### REQUEST

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

### LOCATION & DESCRIPTION

The project is located at 14 West William Street, between Sandusky and Franklin Streets, in the Transitional Sub-District of the Downtown Historic District Overlay. The properties immediately to the north and south lie within the Downtown Core Sub-district, while the properties immediately to the east and west lie within the Transitional Sub-District. The zoning of the property is B-2 (Central Business) District, as are the surrounding properties. The project site is considered a 'background building' in the federal National Register of Historic Places Sandusky Street Historic District. This means the building may be a late nineteenth or early twentieth century building whose façade has been covered with newer materials. The building maintains the scale, roofline, and uniform setback of the historic district, and may still have original architectural features, although currently covered.

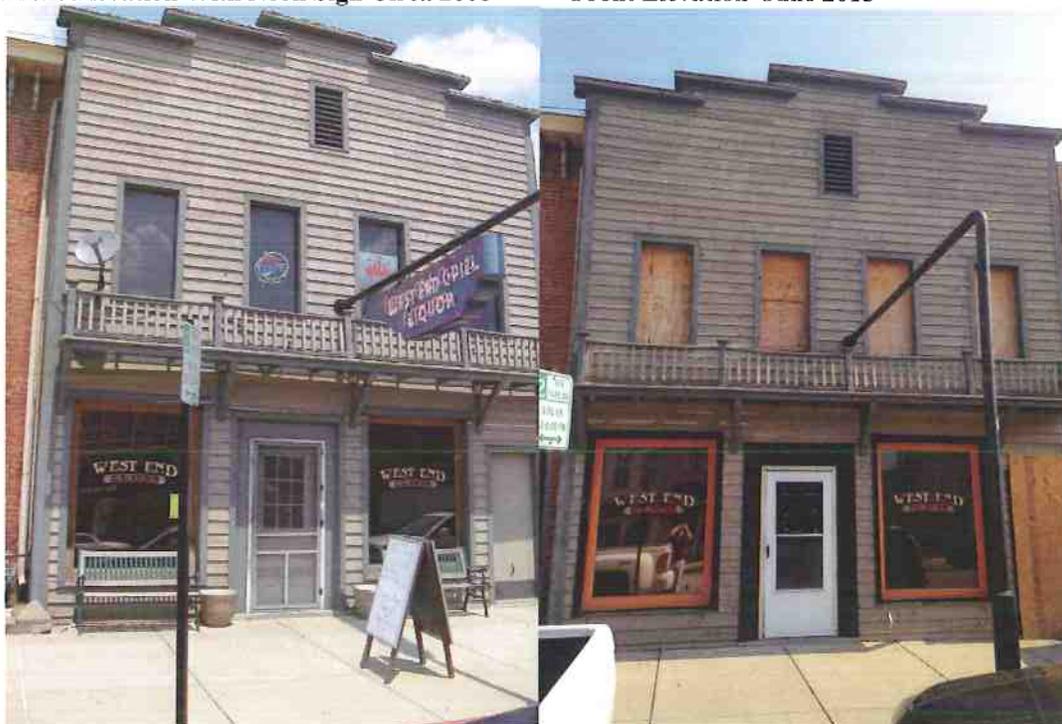
### BACKGROUND/PROPOSAL

It is speculated 14 West William Street was constructed in the late 1800s. Near that time period, it housed the C.A. Bargdill Grocery Store. The 1930 Business Directory lists this location as "Herbert Aigin - Cigars." Now commonly known as the former West End Grill (and once the men-only Stag Bar before that), this address has been a long-time fixture and gathering place in the City of Delaware Central Business District for over one hundred years. The West End Grill neon projecting sign is included in the Architectural Standards as a historically significant sign. (However, the sign is no longer in place.) The bar and grill vacated the building in 2013, and the building changed ownership to Manos Properties in March 2014 after going to auction. The front elevation is clad with grayish-green wood siding and an inaccessible spindled second floor decorative deck. The rear of the building is clad with a mixture of cement fiber, vinyl, and plywood siding. Numerous cascading additions project into the rear parking lot. The building is literally spliced in between 12 West William to its east and 18-20 West William to its west by conjoining roofing and gutter materials. This property was placed before the Historic Preservation Commission at its September 24, 2014 meeting for partial demolition and reconstruction of the rear two-thirds of the building (HPC 2014-1799 and HPC 2014-1864). At that time, HPC authorized the partial demolition with the condition that the Applicant notify adjoining property owners/business owners of demolition timeline and shall make any necessary repairs to adjacent buildings and/or sites as a result of the demolition process according to the State Building Code and Historic District Architectural Standards. The HPC also authorized reconstruction of the rear two-thirds and the renovation of the front facade of the building, with the conditions that: (1) The Applicant shall notify adjoining property owners/business owners of construction timeline, discuss and resolve storm water drainage issues, and make any necessary repairs to adjacent buildings or sites as a result of the construction process according to the State Building Code and Historic District Architectural Standards. (2) The Applicant shall adhere to Historic District Architectural Standards for new construction and renovation of this building (i.e., entrance doors, trim covering, paint and material colors, rear awning style and any lettering, rear light fixture style, etc.). Such items are to be incorporated into final construction drawings and discussed with and approved by Staff and HPC Chairman prior to construction. (3) Upon final design, the Applicant shall discuss with Staff the need to modify any existing second floor front window openings to meet code for fire egress to the second floor residential bedrooms. Appearance and scale must be maintained. Approval by Staff and the HPC Chairman shall be obtained if window opening adjustments are needed. (4) The current owner shall ensure new tenant or new owner shall agree to replicate former historic "West End Grill" neon sign in order to utilize the existing sign support pole, or the existing sign support pole shall be removed, and there will be a one year time period from approval date to replace the existing sign with a replica

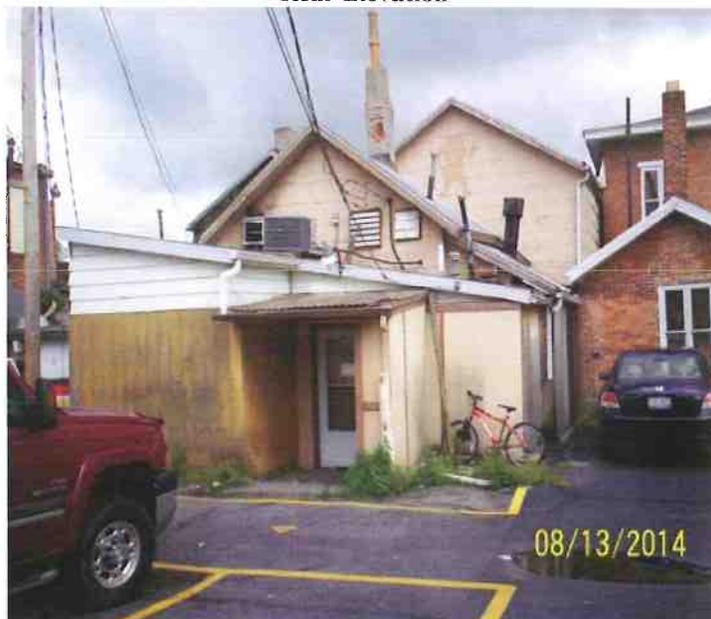
or the existing pole shall be removed. In December 2014, the building sustained additional damage from a second floor fire at the adjacent restaurant at 12 West William Street, adding to its severely deteriorated state from age and obsolescence. Despite promptly seeking investors/businesses to rehabilitate and occupy the building after purchase, the Applicant has not yet been successful in moving forward with the project presented to HPC in September 2014. A number of parties have shown interest, and have communicated with City Staff, but subsequently decided not to close the transaction (the most recent being in late August 2015). Staff understands that this is due to prohibitive costs to demolish and reconstruct a new building on this narrow parcel. Because of continuing deteriorating conditions, in late August 2015, the City of Delaware declared the building a public nuisance and ordered the Applicant to demolish the building by November 18, 2015 due to its state of deterioration, lack of structural integrity, hazard to the public, and economic unfeasibility for rehabilitation (see letter included with this Staff Report).

**Front Elevation With Neon Sign Circa 2008**

**Front Elevation June 2015**



**Rear Elevation**



**Interior Photographs June 2015**



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**Interior Photographs June 2015**



**CASE NUMBER:** 2015-1859 Demolition of 14 West William Street

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**Interior Photographs June 2015**



## **STAFF ANALYSIS**

**Demolition:** The Applicant is presenting a proposal for total demolition of the property known as 14 West William Street in order to comply with the demolition order and to be able to utilize the property in some fashion that is economically viable. This includes the two-story main building and all one-story rear additions. Upon thorough investigation and inspection by the Applicant with the City of Delaware Chief Building Official, the Applicant finds that the entire structure is in a state of severe deterioration from lack of sustained maintenance, moisture issues, and fire/smoke damage. As described at the September 2014 HPC meeting, the rear of the main two-story building has apparently slowly settled over the years due to rotting floor joists resulting in an obvious downward slant. As mentioned, despite promptly seeking investors/businesses to rehabilitate and occupy the building after purchase, the Applicant has not yet been successful in moving forward with the project presented to HPC in September 2014. According to the potential investors/businesses, the cost of demolition (approximately \$70,000), added to the cost of reconstruction (approximately \$250,000 +/-) within the existing limited 23 foot wide by 105 foot long (2,415 square foot) parcel footprint, appears to be economically impractical. Additionally, the subject building will need to be physically separated from the buildings to its west and to its east. After demolition, the west elevation of 12 West William Street and the east elevation of 18 West William Street will be exposed to the elements after being sheltered by 14 West William Street for well over one hundred years. The structural integrity of these exposed elevations will need to be assessed. Proper drainage facilities (i.e., gutters and downspouts, etc.) and proper repairs and measures to the exposed elevations, performed to all applicable codes, in order to provide for a sound and weathertight shell for the adjacent buildings need to be put in place as part of this project.

Considering the deteriorated state of numerous interior and exterior structural elements and the obsolescence and absence of adequate electrical, plumbing, and HVAC systems (the condition of which have been inherited by the current owner and exacerbated by the recent fire), the City of Delaware condemned the building in August 2015 and recommends that the demolition of the building, at this point, is the more cost effective alternative for the building. Unfortunately, at this date, the building appears to have passed the point of no return. 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 finds that the proposed project meets both conditions.

Also pursuant to City of Delaware Zoning Code Section 1190.07-Demolition, Staff wishes to remind the HPC that it has the option to delay the determination of the application for demolition for a period of 180 days upon a finding that the structure is of such importance that alternatives to demolition may be feasible and should be actively pursued by both the Applicant and the HPC. In the event that action on an application is delayed as provided in the Codified Ordinance, the HPC may take such steps as it deems necessary to preserve the structure concerned, including mothballing, in accordance with the purposes of this Zoning Ordinance. Such steps may include but shall not be limited to: (1) Consultation with civic groups, public agencies and interested residents; (2) Recommendations for acquisition of property by public or private bodies or agencies; (3) Exploration of the possibility of moving one or more structures or other features; and (4) Under no circumstances can the HPC commit the use of public funds.

However, Staff wishes to bring to the attention of the HPC that Item (b) of Section 1190.09-Exclusions of the Historic District Overlay chapter of the City Zoning Code, that "Nothing in this chapter shall be construed to prevent the authorized municipal officers from abating public nuisances." In August 2015, this building was declared a public nuisance by the City of Delaware. In addition, Section 1190.11-Conformance with Existing Laws of the Historic District Overlay chapter of the City Zoning Code, indicates that (a) This section shall not be construed to repeal the provisions of any existing laws and ordinances establishing housing, building and zoning requirements for the City generally or any other section of this chapter, except such as may directly conflict

herewith; and (b) The Director of Planning and Community Development shall have the authority to enforce the provisions of Sections 1127.07 (Inspection of Property), 1127.09 (Notice of Violation) and 1127.10 (Revocation of Certificates) where alterations, construction, demolition, rehabilitation or any other exterior modifications are being undertaken in a recognized historic district in the absence of an approved certificate of appropriateness.

Thus, Staff is supportive of this demolition COA Application due to the building's current condition, concern for public health and safety, and the potential negative impacts on the immediate adjacent buildings. Staff is also concerned for the future of the site and does not desire to see a vacant lot in perpetuity. The support is not, therefore, without some reservation and concern surrounding the impact of the demolition on the historic fabric of the commercial historic district. Staff recognizes that it is likely compelled to issue a demolition permit at this point, however, given the condemnation order and state of the structure. This particular city block contains a continuous streetwall of structures all constructed in the late 1800s, and the demolition of 14 West William Street would leave an obvious and literal hole in that streetscape. At its July 2015 meeting, the HPC recently expressed hesitation at willful demolition (which is not the same in this case) of a non-historic structure to construct a parking lot and the possible precedent the case might set (HPC 2015-1308). This building, although deteriorated with no apparent architecturally significant features, has been an important part of the local central business district history. It is desired that the Applicant have a redevelopment plan in place to fill the resulting gap in this section of the West William Street streetscape and that it be executed within a reasonable timeframe after building demolition.

To that end, the Applicant has presented a redevelopment concept for consideration (see attached letter from Manley Architecture Group and sketches). As there appears to be no reasonable alternative to demolition, or an immediate opportunity for the construction of an infill building by the Applicant or other investors/businesses, the Applicant is proposing to construct a small parking lot available to the public for use with an architecturally appropriate building façade along the sidewalk, similar in the appearance of the current building façade. The obvious response of "a parking lot" may not appear to be the most optimal use of this space in the entire context of safeguarding the historic heritage of our community, but it may well be the only viable, economic option which could be designed to re-create the streetscape as much as possible. In the short term, at this point in time, the proposed demolition is practical, would appear to make the site more functional for future uses, and will reverse the decline of the entire area for the public health and safety. However, in the long term, the demolition site needs to be re-purposed into a use that will blend with and be sensitive to the commercial and residential uses of this area and with the fabric of the Historic District as a whole.

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

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

- 1) The Applicant shall notify adjoining property owners/business owners of demolition timeline and shall make any necessary repairs to adjacent buildings and/or sites as a result of the demolition process according to the State Building Code and Historic District Architectural Standards.
- 2) The Applicant shall discuss and resolve storm water drainage and parking issues, and make any necessary repairs to adjacent buildings or sites as a result of the demolition process according to the State Building Code and Historic District Architectural Standards.
- 3) The Applicant shall adhere to Historic District Overlay standards for demolition and present a site redevelopment plan to City Staff and the HPC to obtain the appropriate reviews and approvals within six (6) months, or by the March 23, 2016 HPC meeting at the latest.

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**COMMISSION NOTES:**

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

*CONDITIONS/MISCELLANEOUS:*

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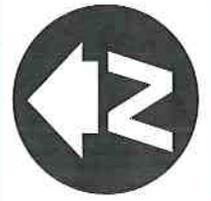
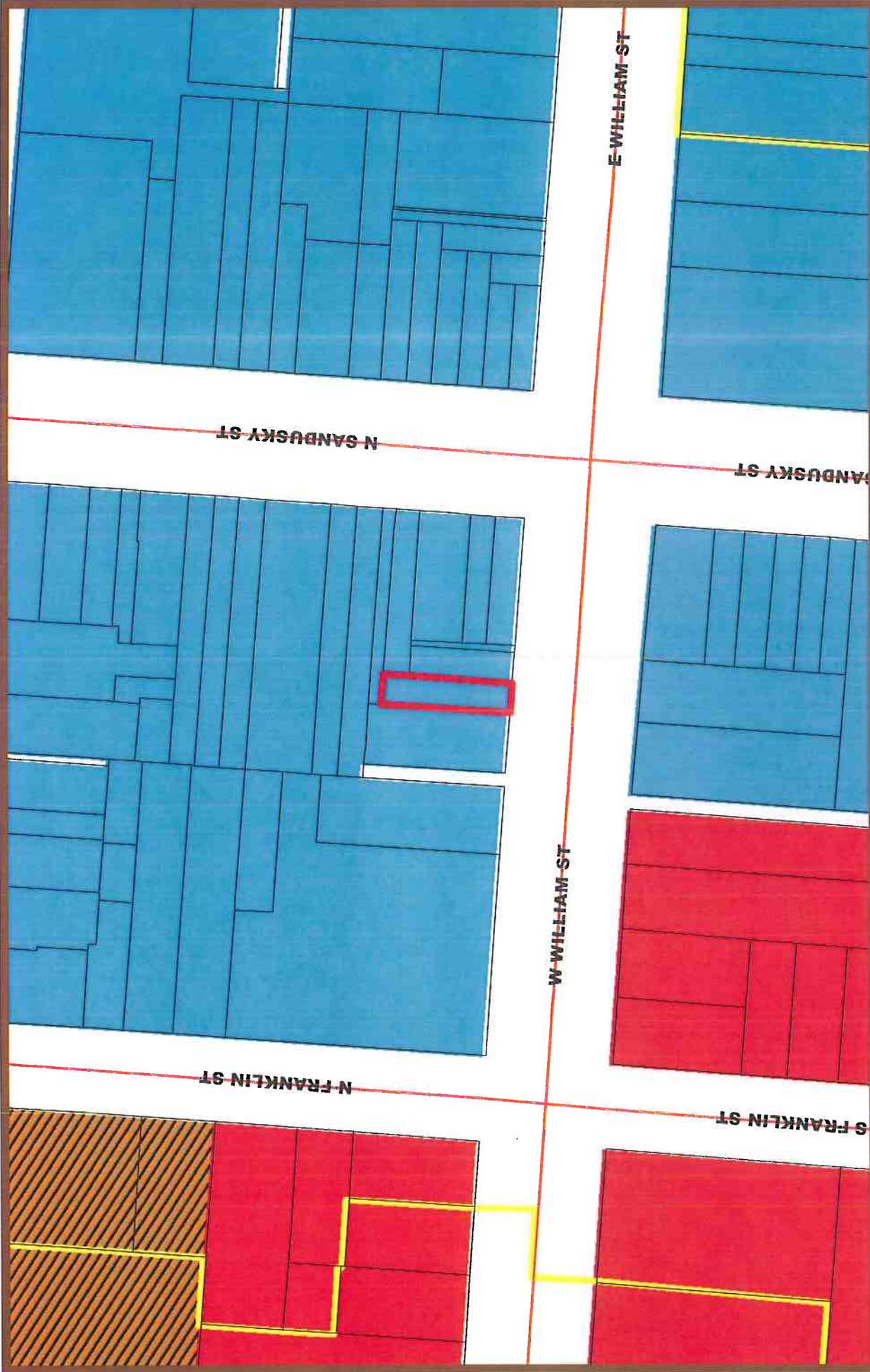
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2015-1859  
 Certificate of Appropriateness for Demolition  
 14 West William Street  
 Location Map





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



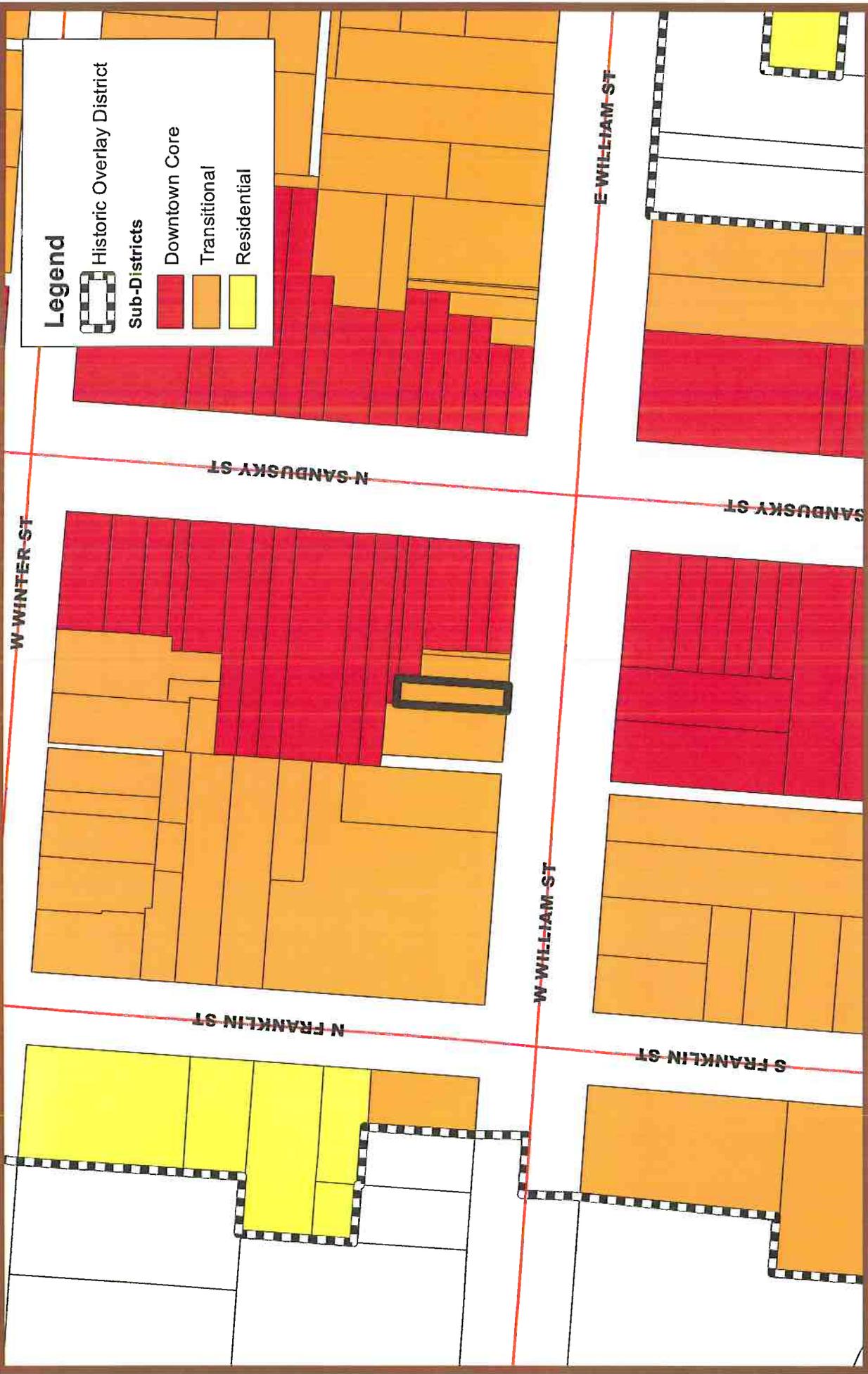


2015-1859  
Certificate of Appropriateness for Demolition  
14 West William Street  
Sub-District Map



**Legend**

- Historic Overlay District
- Sub-Districts
  - Downtown Core
  - Transitional
  - Residential





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





CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:  
2015-  
HPC 1859

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 14 West William St.

Parcel Number(s) 519 432 250 2200

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

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

Address \_\_\_\_\_

Fax NA Email JMANOS6@ATT.NET

Property Owner James Manos Phone 614 562-2421

Address 5973 Maceneen Ct. Dublin, Oh 43017

Fax NA Email JMANOS6@ATT.NET

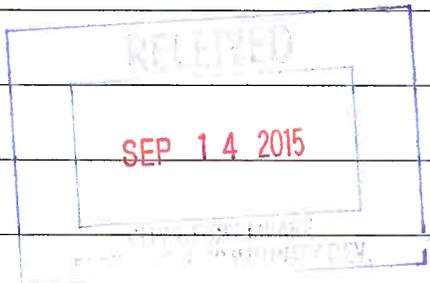
Project Type

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

Work Description (please type or print legibly)

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

Building to be Demo to hauled away.



**Materials to submit with application** (as needed):

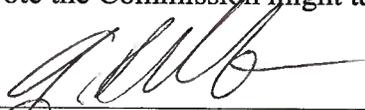
- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing the view from front, sides, and rear;
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications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

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

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

**Meeting Date/Time:** 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**

9-8-15  
\_\_\_\_\_  
**Date**

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

\_\_\_\_\_  
**Date**

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



CITY OF DELAWARE

**COPY**

Tuesday, August 18, 2015

Manos Properties-34 S. Sandusky St. LLC.  
5973 Macewen Ct.  
Dublin, Ohio 43017

Re: Violations of 1303.01 of the adopted 2000 International Property Maintenance Property Maintenance Code Violations at 14 W. William St.

Dear Mr. James Manos:

The city inspected the above referenced property after the fire next door a 12 W. William St. During that inspection we found the building's frame work to be structurally unsound, deteriorated, and uninhabitable, most recently the rear masonry chimney collapsed.

PM-110.1: The code official shall order the owner of any premises upon which is located any structure, which in the Code Official's judgment is so old, dilapidated and has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and as such it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option.

***The building is found to be so dilapidated, structurally unsound, and out of repair that it is in the code official's opinion it is unreasonable to repair and must be razed by November 18, 2015.***

PM- 110.3- Failure to comply: If the owner of a premises fails to comply with a demolition order within the time prescribed, the Code Official shall cause the structure to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

PM 108.1: General; when a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

***The structure is found to be unsafe and inhabitable due to its structural integrity, lack of heat, ventilation, electric, water, sanitary facilities, and is therefore condemned for public use.***

PM-108.1.1: Unsafe structure; an unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants off the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure



CITY OF DELAWARE

contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

***The structure is found to be unsafe and uninhabitable, because such structure contains unsafe equipment is so damaged, decayed, dilapidated, structurally unsafe, and has faulty construction, that partial collapse is possible.***

PM-111.1: Any person affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provision of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

***The structure must be brought into compliance by November 18, 2015 or razed by the same date.***

Should you have questions, I may be reached at 740-203-1651.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jerry Warner".

Jerry Warner, C.B.O.  
Chief Building Official and Code Enforcement Officer



### 14 West William Street Parcel Dimensions

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be construed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at [delcogis@co.delaware.oh.us](mailto:delcogis@co.delaware.oh.us).

Prepared by: Delaware County Auditor's GIS Office  
Printed on 9/10/2015



Delaware County Auditor  
 George Kaltsa





Manley Architecture Group | MAG

Architecture

September 23, 2015

Mr. David F. Efland, AICP  
Director of Planning & Community Development  
1 S. Sandusky St.  
Delaware, Ohio 43015

Re: 14 West William St. Demolition

Dear David,

Please accept this letter as my professional opinion regarding the viability of re-building on the property located at 14 West William St.

As you are aware, the existing structure is under orders for demolition due to a fire, that is my understanding originated in an adjacent structure. It is not feasible to repair the structure and replacement is not an option at this time as described below.

Rents in the area typically range from \$9 to \$10 per square foot. This is a low figure, but not unusual in older buildings. New construction costs for two story buildings may range anywhere from \$120 to \$148 per square foot, with small buildings and those in historic districts tending to gravitate to the high end of the cost spectrum. Even at the low end, the break even point would be in the vicinity of \$17 to \$20 per square foot. All of this assumes that there is a market for new tenants. I realize these are broad numbers, however, it is clear that re-building at this time is not a practical consideration. Depending upon a number of factors, I would not rule out a new building at some point in the future.

In summary, due to the condition of the existing structure, there is no reasonable alternative to demolition, nor is there an economically viable option for replacement with a new structure at this time. It is my opinion that this is a legitimate economic hardship for the owner, and that demolition should be allowed to proceed.

The owner would like to propose an alternative to construct a small parking lot with an architecturally appropriate building facade along the sidewalk. This would provide a few needed public parking spaces and provide the appearance of an infill building that would simply be a missing tooth if the property is allowed to remain vacant.

Attached are two rough options for the parking lot as well as a rough, photoshopped photos to give staff an idea as to the direction we are headed with the proposal. I would like to provide you with a more detailed front elevation proposal prior to the Planning Commission Meeting on September 30<sup>th</sup>.

Thank you for your assistance. Please call me should you have any questions. Cel: 614-496-9096 or Email: [patm@manleyarchitects.us](mailto:patm@manleyarchitects.us).

Sincerely,

Patrick W. Manley, RA, ALA

3820 North High Street Columbus, Ohio 43214 Ph: (614) 545-1147

Member of the Association of Licensed Architects

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