

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

ITEM 1. Roll Call

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

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

Members Absent: Councilman Chris Jones

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

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

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

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

ITEM 3. REGULAR BUSINESS

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

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

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

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

APPLICANT:

Jim Manos
5973 Macewen Court
Dublin Ohio 43017

Patrick Manley
3820 N. High Street
Columbus, Ohio 43214

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

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

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

PUBLIC PARTICIPATION:

Jan Fleischmann
125 N. Liberty Street
Delaware, Ohio 43015

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

Ron Criswell
12 West William Street
Delaware, Ohio 43015

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

Jack Kahaian
18 West William Street
Delaware, Ohio 43015

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

Tim Kern
363 South Kellner Rd
Columbus, Ohio 43209

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

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

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

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

ITEM 4. Other Business

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

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

APPLICANT:

Ron Criswell
12 West William Street
Delaware, Ohio 43015

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

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

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

PUBLIC PARTICIPATION:

Monroe Nelson
6467 Taggart Rd.
Delaware, Ohio 43015

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

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

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

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

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

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

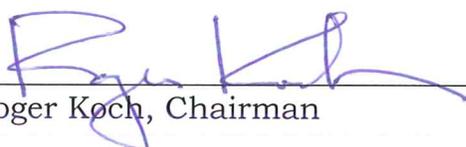
Ms. Riviera voiced her concern over the awning for Toujours. Ms. Guenther stated that information for the Downtown Facade Grant was provided to the owner.

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

ITEM 6. NEXT REGULAR MEETING: October 28, 2015

ITEM 7. ADJOURNMENT

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



Roger Koch, Chairman



Elaine McCloskey, Clerk