

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
October 28, 2015**

ITEM 1. Roll Call

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

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

Members Absent: Joe Coleman

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

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 30, 2015, as recorded and transcribed.

**Motion:** Vice-Chairman Hatten moved to approve the motion summary of the Historic Preservation Commission meeting held on September 30, 2015, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 5-0-1 (Jones) vote.

ITEM 3. REGULAR BUSINESS

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

Ms. Guenther reviewed the approval for demolition of 14 West William Street by the Historic Preservation Commission and provided photos of existing building. Ms. Guenther reviewed the demolition redevelopment plan and discussed staff concerns of the new building blending into the current historic area. Ms. Guenther reviewed the proposed detached building setbacks and reviewed staff conditions.

APPLICANT:

Jim Manos  
5973 Macewen Court  
Dublin Ohio 43017

Mr. Manos discussed the design of the new building is based on the front façade of the original building from historic photographs from 1890's. Mr. Manos discussed the possibility of having the historic sign that was stolen replicated and have the overhead pole the sign was attached to remain. Mr. Efland discussed zoning requirements for abandoned signs.

Mr. Manos discussed the decision to not have the proposed building attached to neighboring buildings. A discussion was held on the proposed patio location at the front sidewalk line versus behind the new building and the proposed brick kneewall at the sidewalk line.

Vice-Chairman Hatten discussed the need to determine liquor control regulations and if the patio will need to be gated or not.

Chairman Koch voiced a concern over the safety of the three feet corridor on each side of the building to the parking lot.

Mr. Manos discussed the desire to have a side corridor for a side entrance on the new building to allow for food deliveries to patrons.

PUBLIC PARTICIPATION:

David DiStefano  
12 West William Street  
Delaware, Ohio

Ron Criswell  
12 West William Street  
Delaware, Ohio 43015

Mr. DiStefano voiced no concerns regarding the development plan. Mr. Criswell discussed the economic benefit of having business activity in the area rather than a vacant lot.

Mr. Nicley discussed the potential to shift the building to one side to allow for a wider corridor and partial continuous streetwall. Mr. Manos was agreeable to potential suggestions and changes, but preferred a detached building.

Mr. Manos discussed potential materials to be used on the building façade.

A discussion was held on the unattached building concept. Vice-Chairman Hatten and Chairman Koch discussed the preference for a continuous streetscape.

**Motion:** Councilman Jones moved to approve HPC 2015-1859, along with all staff recommendations and conditions, seconded by Ms. Riviera. Motion failed with a 3-3 (Nicley, Hatten, Koch) vote.

Mr. Efland discussed the applicant's right to request an appeal to City Council and that this request must be completed within thirty days.

A discussion was held on changing the proposed plan to have an attached front brick kneewall at the sidewalk line with attached new building façade for a continuous streetscape appearance with the exception of a cut out in the rear of the building to allow for the requested side entrance. Mr. Manos was agreeable to the recommended changes.

**Motion:** Mr. Nicley moved to approve HPC 2015-1859 with the addition of all city staff recommendations and conditions, along with the inclusion of condition number six that will read "the building will have an extension of 3 feet to the west and 3 feet to the east of the property with the exception of a an approximate 10 foot cut out of corridor to the east elevation of the rear of the building", seconded by Vice-Chairman Hatten. Motion approved by a 6-0 vote.

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

Ms. Guenther reviewed the zoning map and aerial photographs. Ms. Guenther provided research information received from communities that allow vestibules, as well as feedback from state-level historic agencies. A discussion was held on the use of the vestibule in the public right of way on a one year temporary trial period and reevaluate then for future use.

Mr. Efland read into the record all staff recommendations and conditions. Mr. Efland discussed the condition that approves the vestibule, but allows for this approval to be revocable at any time.

**APPLICANTS:**

David DiStefano  
12 West William Street  
Delaware, Ohio

Ron Criswell  
12 West William Street  
Delaware, Ohio 43015

Mr. DiStefano voiced his understanding of all conditions and staff recommendations.

Mr. Criswell and Mr. DiStefano voiced their understanding and agreement that they will be using their finances to fund the vestibule and that staff has the ability to revoke the approval of the vestibule.

**Motion:** Mr. Nicley moved to approve HPC 2015-1768, along with all staff recommendations and conditions, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Koch voiced his concern over two vinyl sidewalk decals used in front of Amato's. Mr. Efland discussed the potential violation of misusing public property and will investigate the concern.

Chairman Koch voiced his concern over the railing design for the outside patio at The Hamburger Inn. Mr. Efland to discuss the design with the owner.

ITEM 5. NEXT REGULAR MEETING: November 18, 2015 (Meeting date changed due to holiday)

ITEM 6. ADJOURNMENT

**Motion:** Mr. Nicley moved to adjourn the meeting, seconded by Councilman Jones. The Historic Preservation Commission meeting adjourned at 9:23 p.m.

  
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Roger Koch, Chairman

  
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Elaine McCloskey, Clerk