

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

Regular Meeting

November 18, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on October 28, 2015 as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2015-2316: A request by Zion United Church of Christ for a Certificate of Appropriateness for the installation of an illuminated cross at 51 West Central Avenue which is zoned R-4 (Medium Density Residential District) and located in the Residential Sub-District of the Downtown Historic District Overlay.
  - B. 2015-2345: A request by 12 WEST Restaurant for a Certificate of Appropriateness for restoration of the west elevation of 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.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. NEXT REGULAR MEETING: December 16, 2015 (Meeting date changed due to holiday)
6. ADJOURNMENT

**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

**APPLICANT/OWNERS**

Zion United Church of Christ  
51 West Central Avenue  
Delaware, OH 43015

**REQUEST**

**2015-2316:** A request by Zion United Church of Christ for a Certificate of Appropriateness for the installation of an illuminated cross at 51 West Central Avenue which is zoned R-4 (Medium Density Residential District) and located in the Residential Sub-District of the Downtown Historic District Overlay.

**LOCATION & DESCRIPTION**

The project is located at 51 West Central Avenue, on the southwest corner of North Franklin Street and West Central Avenue, in the Residential Sub-District of the Downtown Historic District Overlay. The properties immediately to the north and west of this corner parcel lie outside the Historic District, while the properties immediately to the east and south lie within the Residential Sub-District. The zoning of the property is R-4 (Medium Density Residential District), as are the surrounding properties to the north and west. The properties to the south are zoned R-6 (Multi-Family Residential District), while the properties to the east are zoned B-2 (Central Business District).

Zion United Church of Christ (Zion UCC) is considered a contributing building in the National Register Historic Northwest District. The three-story brick Tudor Revival style church was built between 1915 and 1917. In 2001, a brick addition to accommodate an elevator and rear ADA entrance was constructed on the west elevation facing the parking lot.

**Zion United Church of Christ – November 2015**

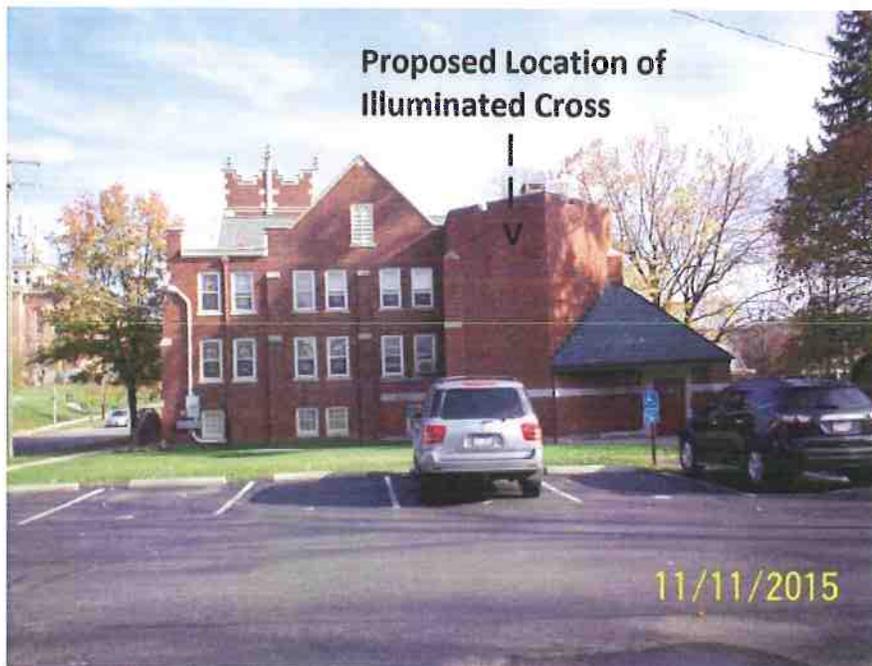


The church also owns the two parcels immediately to the west of the subject corner parcel; these parcels are outside the Historic District. The parcel immediately adjacent to the church is currently a vacant grass lawn area between the church building and the parking lot; the structure illustrated on the aerial map was demolished in 2013. The adjoining parcel is the church parking lot.



**BACKGROUND/PROPOSAL**

Zion UCC is proposing to mount a 12 foot tall by 5 foot wide aluminum cross on the angled wall of the 2001 elevator addition adjacent to the church's rear entrance which faces the parking lot on West Central Avenue. The square cross bars would be 4 inch by 4 inch and would be painted a light beige (SW 7526 Maison Blanche). The weight of the cross is approximately 100 lbs. The lighting is proposed to be a halo-glow internal illumination. The City has approved this type of signage in other developments and generally considers it to be an upgraded type of lighting. However, halo-glow illumination has not been used in the Historic District to Staff's knowledge to date. Halo-glow is considered a form of internal illumination. The cross would be "back-lit" by mounting "warm white" LED rope lights of the same configuration behind the aluminum cross. The cross and backlighting would be mounted to the brick wall with brackets and bolts. The backlighting has a short power cord which would be wired into a waterproof ground-fault circuit receptacle to be installed on the wall per the current electric code requirements. The backlighting would create a subdued white glow around the shape of the cross (thus halo-glow illumination). The Applicant has requested the lighting, which would be on a timer to turn on at dusk, be set to turn off nightly at 10:00 p.m.; however, the Applicant is agreeable to 9:00 p.m. as stated in the Standards. The Church would also like to turn on the lighting for special occasions, such as Christmas Eve services.



### **STAFF ANALYSIS**

City Staff is supportive of the proposed plan as presented; however, a number of elements would require a Variance to the Architectural Standards for this unique situation of a religious institutional use in the Residential Sub-district of the Historic District.

According to the Standards regarding "Signs Allowed in the Residential Sub-district," churches located within a residential district are allowed one wall or one freestanding directory or activity sign, in addition to an 8 square foot wall sign with the name of the facility. The total sign area is limited to 25 square feet. In computing the area of the sign, all faces on which symbols or letters are displayed are to be considered sign area. Staff notes that the church has one freestanding sign which sits on the corner of Franklin Street and Central Avenue in front of the church. In addition, a wall sign with the name of the church is located above the entrance doors on the Central Avenue elevation. Therefore, the addition of the 12 foot by 5 foot by 4 inch illuminated cross, (a symbol--which falls technically under the definition of signage) and measuring approximately 5 total square feet will require a Variance to the Standards.

The Standards also indicate that no neon or internally lighted signs shall be permitted in the Residential Sub-district. A provision is in place that non-conforming business signs may be illuminated, but only if shielded or indirect and meets Code. Staff's determination has consistently been that halo-glow illumination is a form of internal illumination. The lighting is placed directly behind the sign face. Instead of the light shining through the sign face, the sign face itself is opaque, forcing the light to shine around the sign face, thereby creating a glowing or halo effect. Therefore, a backlit sign will require a Variance to the Standards.

In addition, the Standards state that no sign shall be illuminated after 9:00 p.m. in a Residential Sub-district. The illuminated cross is requested to be on a timer to turn off at 10:00 p.m. The Church also would like to turn on the lighting for special occasions, such as Christmas Eve services. It is also worthy to note that Zion UCC is the site of the new Warming Center which will welcome guests at this location until 10:00 p.m. in the winter months for overnight stays. Therefore, to accommodate these unique religious institutional circumstances occurring in a Residential Sub-district, a Variance to the Standards is needed.

The placement of the illuminated cross will be on the northwest face of the west elevation of the church. The sight-line of the illuminated cross will face the residential structures across the street from the church between North Franklin and North Washington Streets. This block is a mixture of rental properties, owner-occupied homes, and vacant properties. Another church, the First Church of Christ Science at 67 West Central Avenue, sits directly to the west across Zion UCC's parking lot. The size of the cross at 12 feet high and 5 feet wide appears to be in scale with the three-story church structure, and the illumination is anticipated to be a subdued glow. The Applicant and Staff are not anticipating negative impacts on the surrounding neighborhood in this regard.

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### **STAFF RECOMMENDATION (HPC 2015-2316 – CERTIFICATE OF APPROPRIATENESS)**

Staff recommends approval of a request by Zion United Church of Christ for a Certificate of Appropriateness for the installation of an illuminated cross at 51 West Central Avenue which is zoned R-4 (Medium Density Residential) District and located in the Residential Sub-District of the Downtown Historic District Overlay, with the following conditions that:

- 1) The following Variances to the Architectural Standards be made if the Historic Preservation Commission so chooses to approve this request: (a) the number of signs and square footage of sign area allowed; (b) the hour to terminate illumination; and (c) installation of this specific type of halo-glow internal illumination lighting for this sign use only.
- 2) The Applicant shall be required to request a Variance to the Architectural Standards for any additional signage desired for the site.
- 3) The proposed additional beige aluminum sign shall be installed to current building code standards on the west elevation of the church building and shall be in the shape of cross, internally illuminated with white halo-glow lighting, with the dimensions of 12 feet by 5 feet by 4 inches, with a sign area of approximately 5 square feet.

**CASE NUMBER:** 2015-2316 Illuminated Cross for Zion United Church of Christ

**MEETING DATE:** November 18, 2015

**PAGE:** 4 of 4

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4) The proposal additional sign shall not be illuminated past 10:00 p.m., except for special religious institution occasions.

5) The Variances so granted shall apply only to religious institutional uses on this site.

**COMMISSION NOTES:**

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

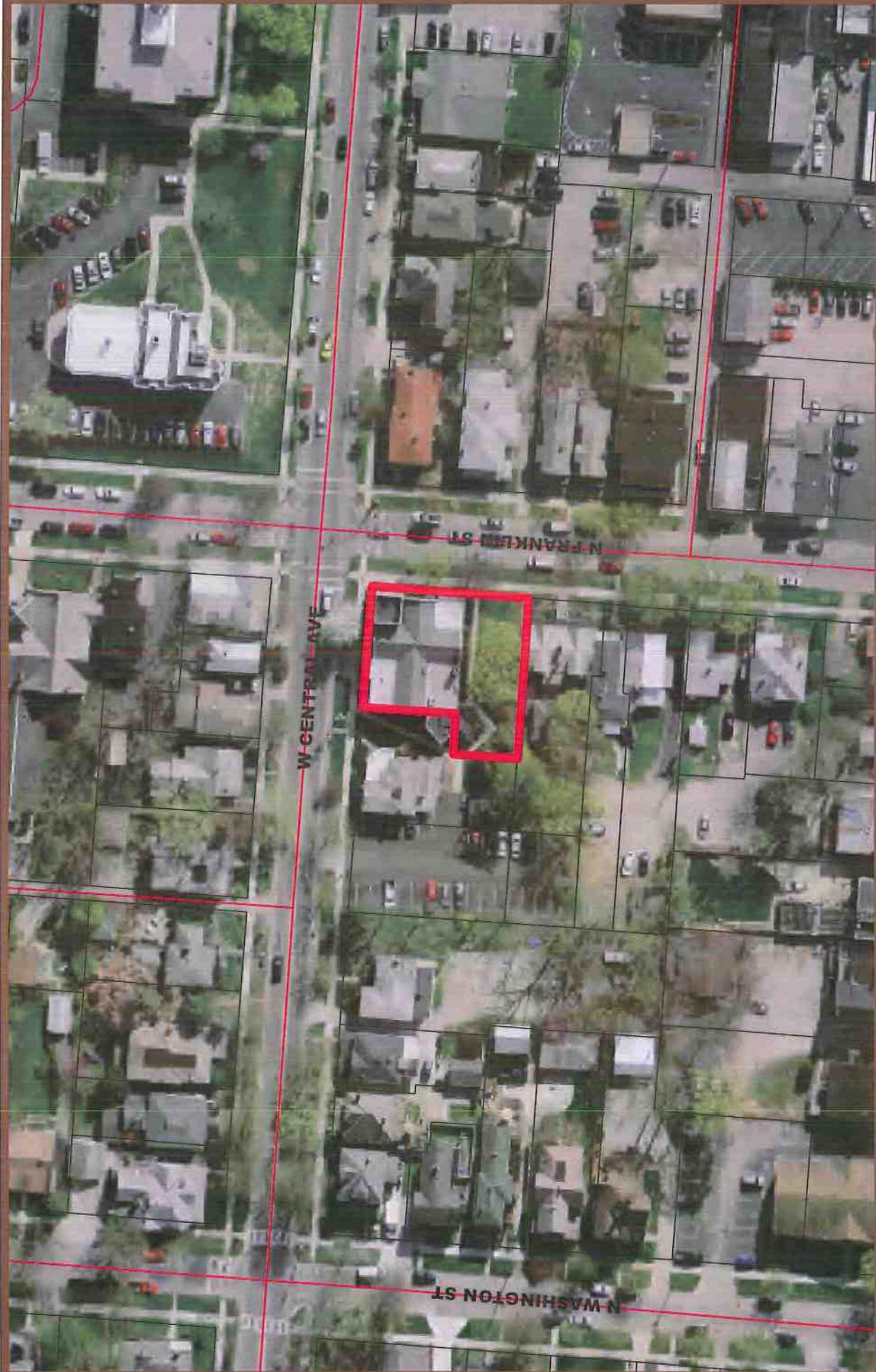
*CONDITIONS/MISCELLANEOUS:*

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2015-2316  
Certificate of Appropriateness  
51 W. Central Avenue - Zion United Church of Christ  
Aerial (2013)





2015-2316  
Certificate of Appropriateness  
51 W. Central Avenue - Zion United Church of Christ  
Location Map





2015-2316  
 Certificate of Appropriateness  
 51 W. Central Avenue - Zion United Church of Christ  
 Zoning Map





**Legend**

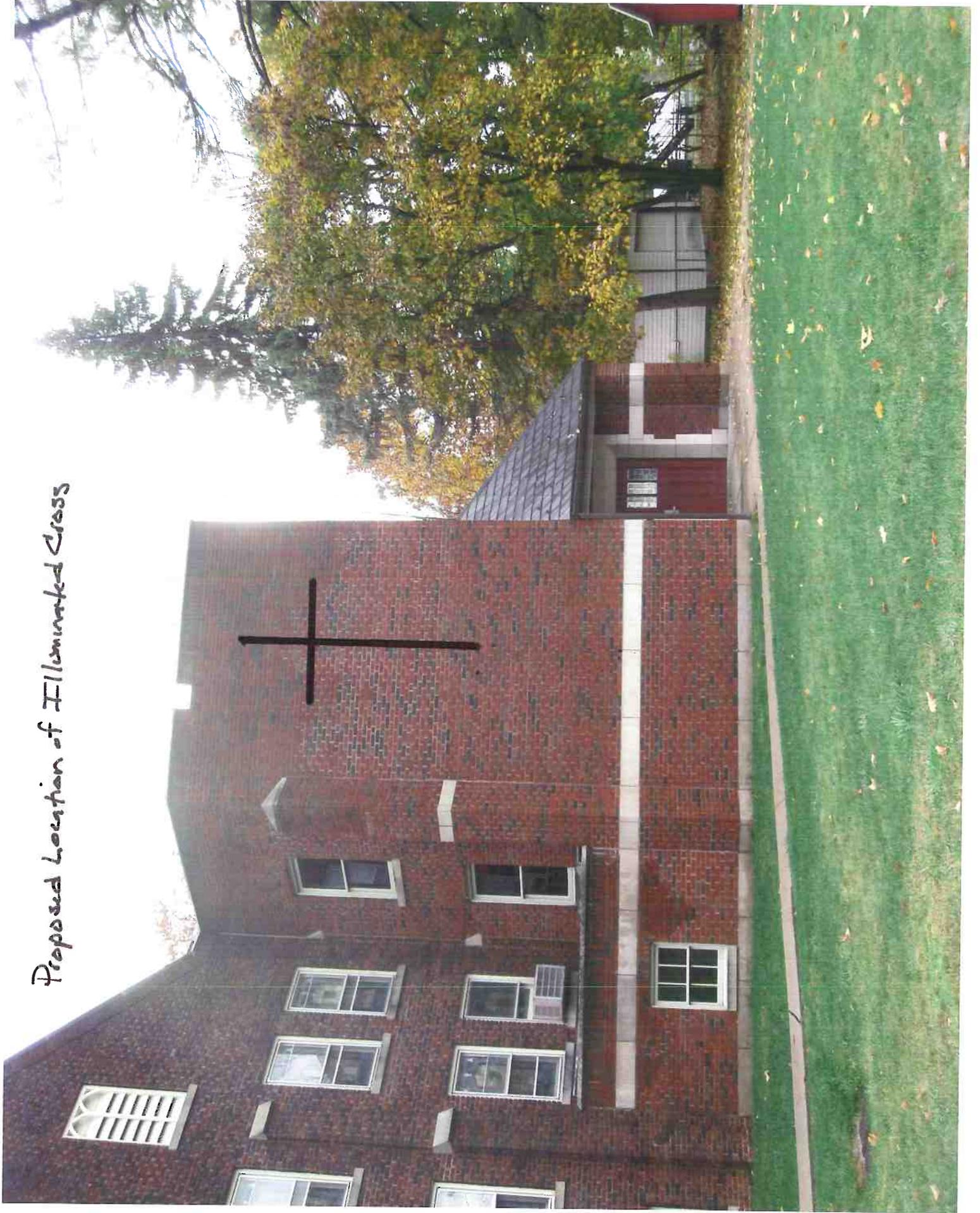
-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



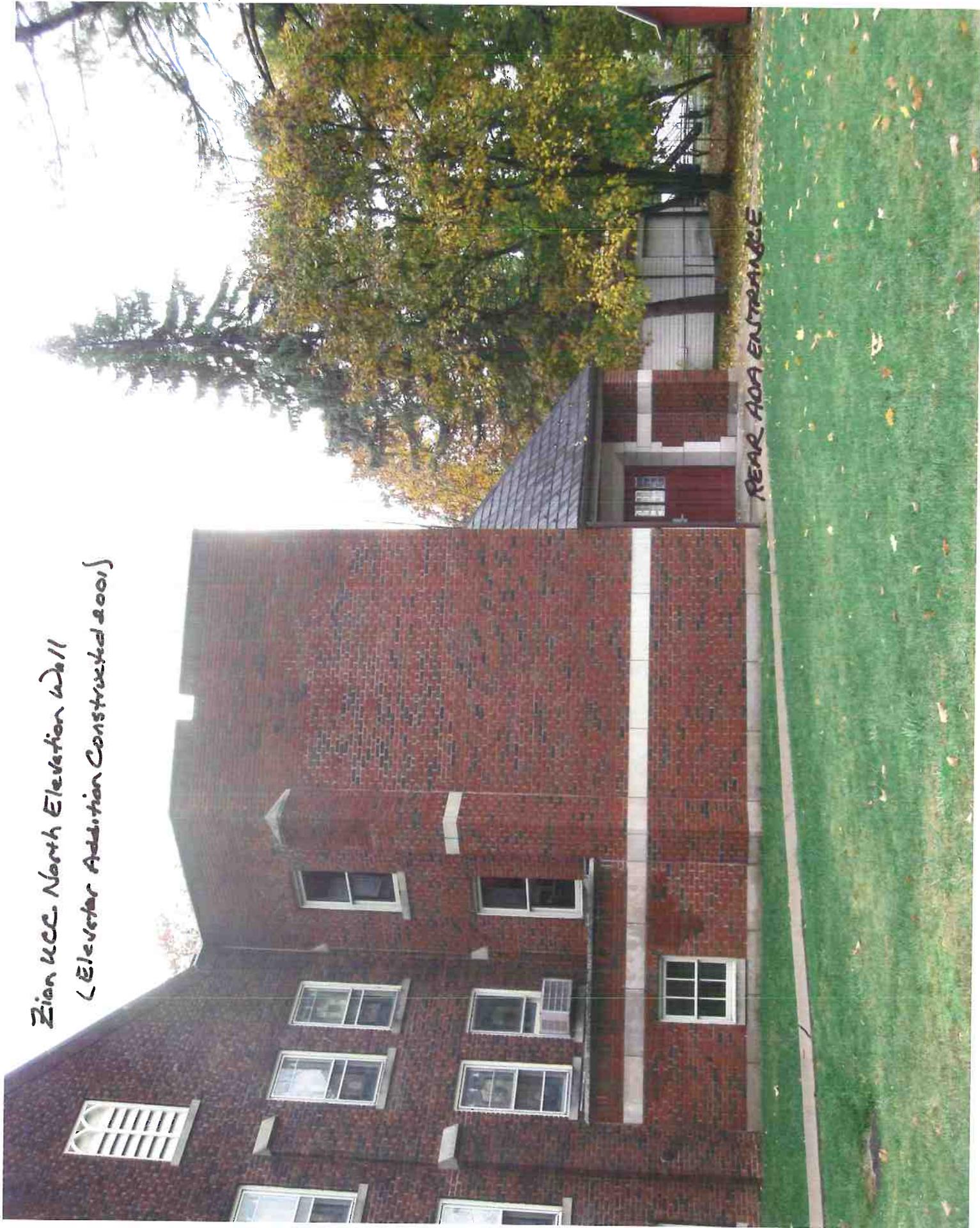
2015-2316  
 Certificate of Appropriateness  
 51 W. Central Avenue - Zion United Church of Christ  
 Historic District Map



Proposed Location of Illuminated Cross

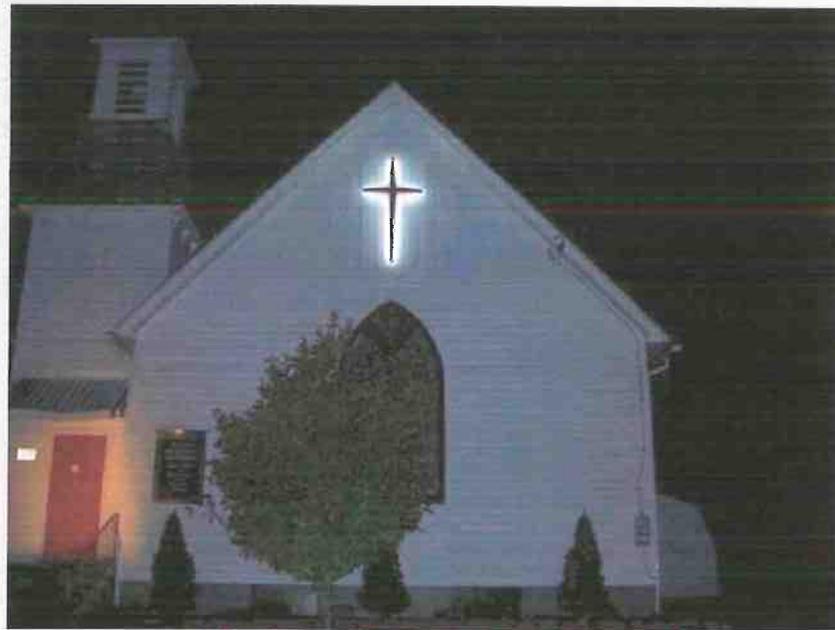


Zion UCC North Elevation Wall  
(Elevator Addition Constructed 2001)



REAR AOA ENTRANCE

EXAMPLE OF APPEARANCE



**Order your Church Cross today!**  
**Fill out contact form, so we may send your free catalog.**  
[click here](#)

**American Steeples & Baptistries, Inc.**

14382 Highway 431 South, Send Mail to: P. O. Box 186, Wedowee, AL 36278  
Call Toll-Free 866-445-4481, Local (256) 357-4148, FAX (256) 357-0170

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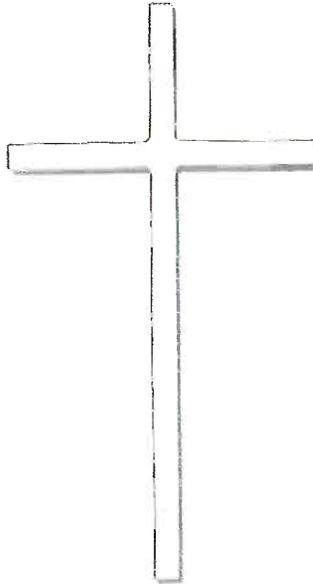
Always Quality, Always Integrity,  
with Always Guaranteed Value.

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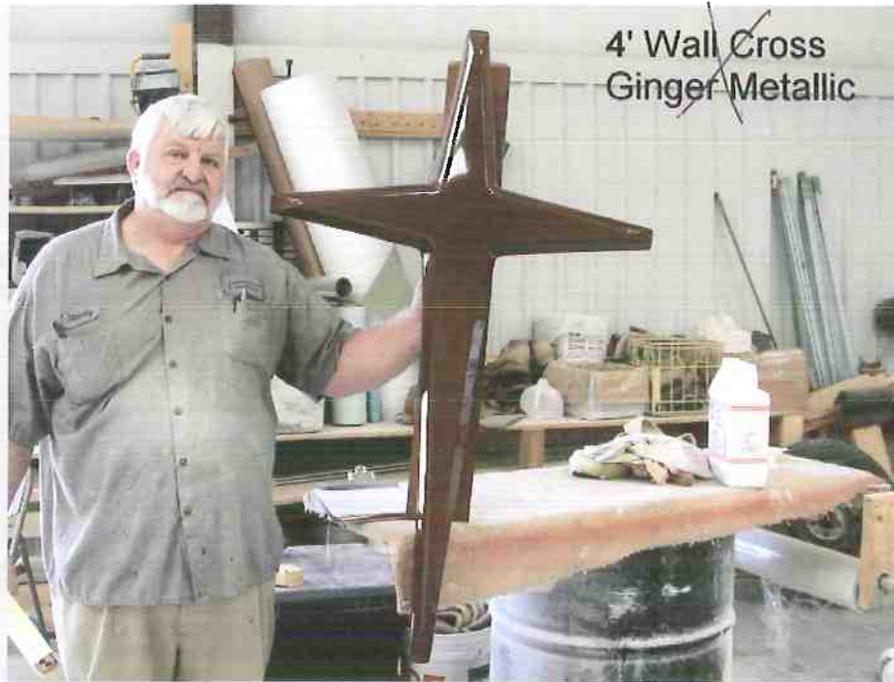


Aluminum Crosses

<u>Size</u>	<u>Dimensions</u>	<u>Celtic (with circle)</u>
4' X 2'6"	2" X 2" Square	<u>Size</u> <u>Dimensions</u>
5' X 2'6"	2" X 2" Square	4' X 2'6"    2" X 2" Square
6' X 3'	2" X 2" Square	5' X 2'6"    2" X 2" Square
8' X 4'	2" X 4" Square	6' X 3'      2" X 2" Square
8' X 4'	4" X 4" Square	
10' X 4'6"	4" X 4" Square	
12' X 5'	4" X 2" Square	
→ 12' X 5'	4" X 4" Square	<b>APPROX. WEIGHT</b>
14' X 8'	4" X 4" Square	<b>100 LBS</b>

Proposed Color of  
Cross →





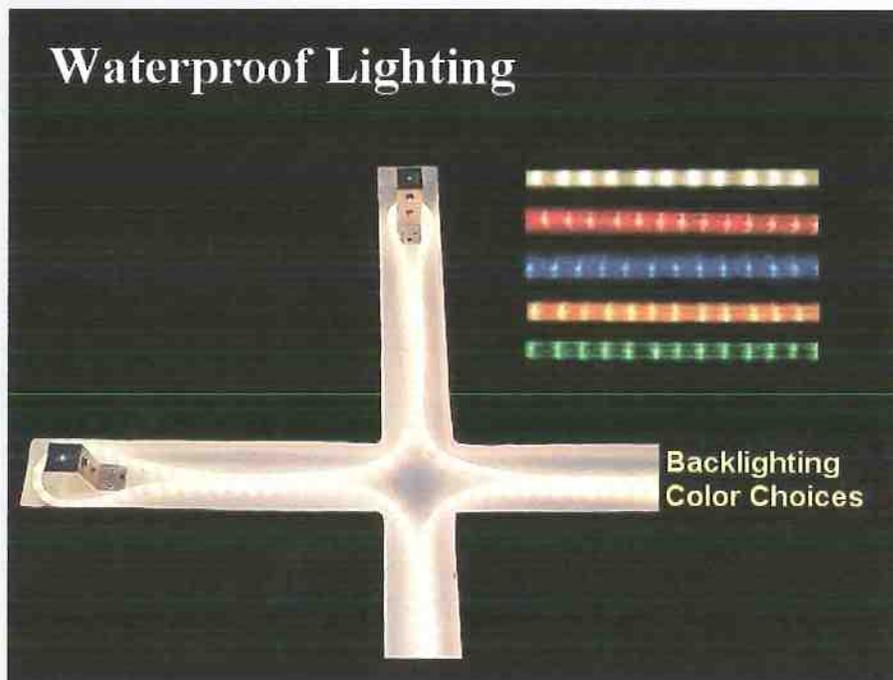
**Back-lighting For Wall Mounted Crosses**

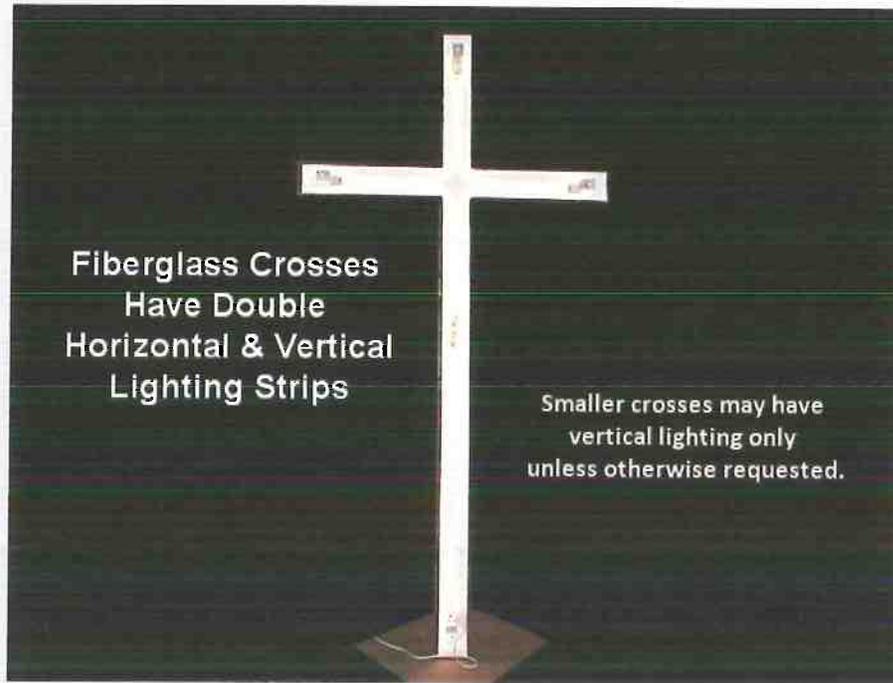
**American Steeples is pleased to announce a New Way to back-light wall crosses.  
 1/2" LED 2-wire 120 Volt Rope Lighting:**

These new LED rope lights will shine brightly for a whopping 11+ years of continuous use. Made using UV-protected crystal clear PVC, this rope light boasts super bright, 50,000-hour LEDs that are vertically embedded every 1" to create a greater angle of illumination than our competitors that is spectacularly brilliant.

LED rope light is more costly up front, but in the long run easily pays for itself, because it consumes 90% less energy (only 0.8 watts per foot) and burns cooler than incandescent rope light.

Standard color is warm white, but amber (light orange), green, red, or blue are available for a nominal up-charge.

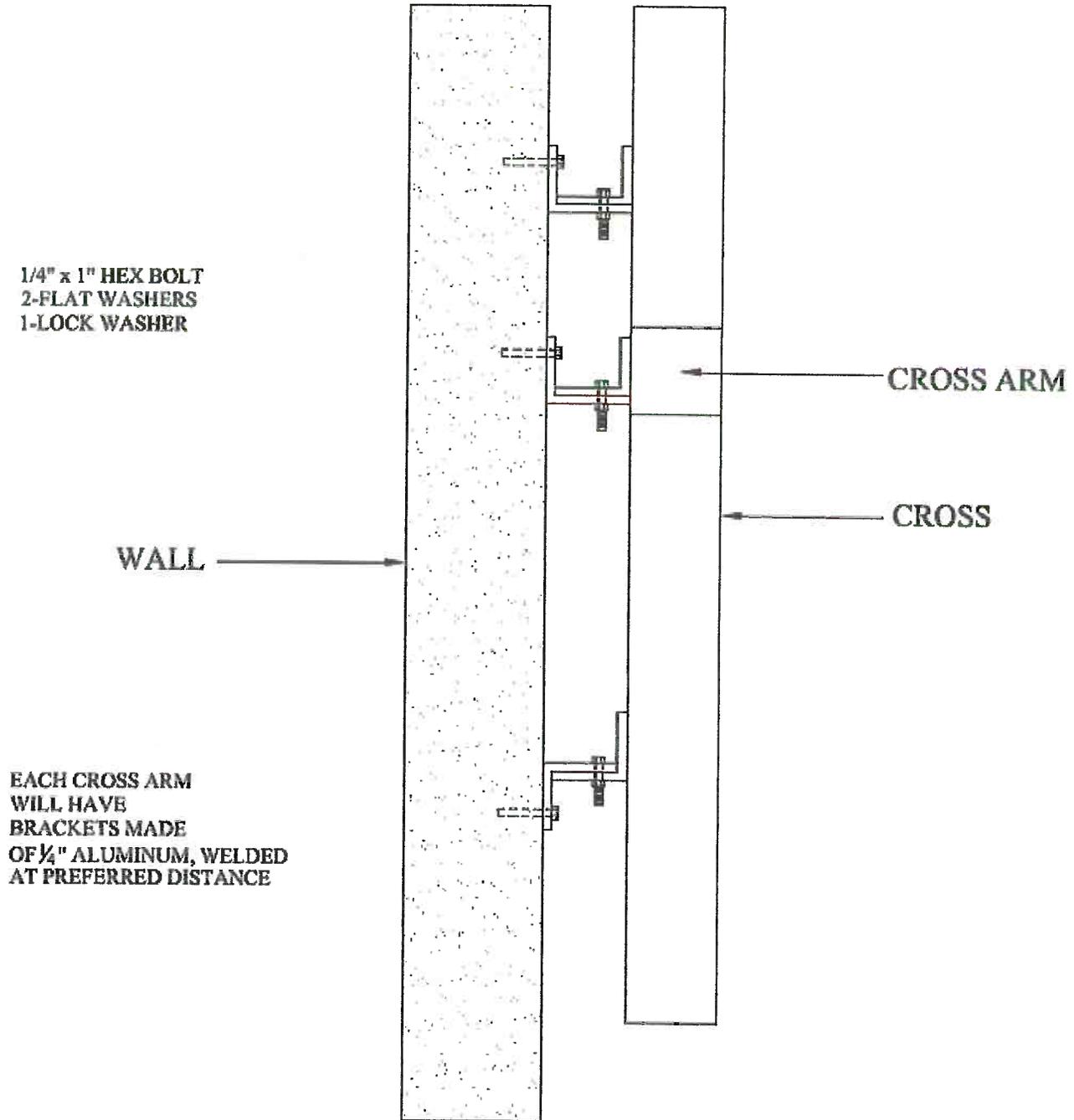




Fiberglass Crosses  
Have Double  
Horizontal & Vertical  
Lighting Strips

Smaller crosses may have  
vertical lighting only  
unless otherwise requested.

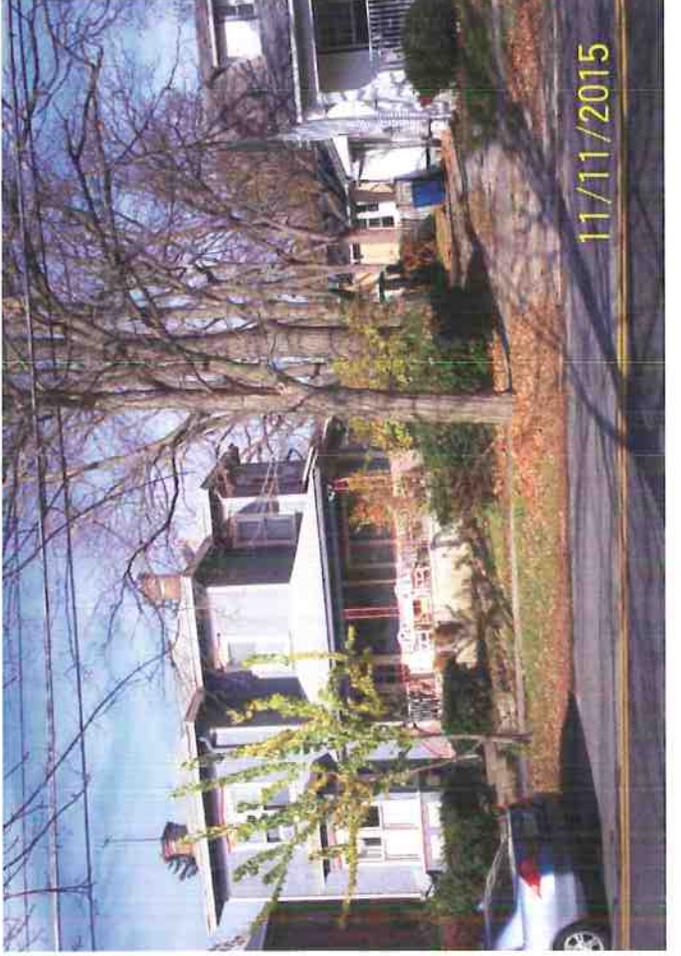
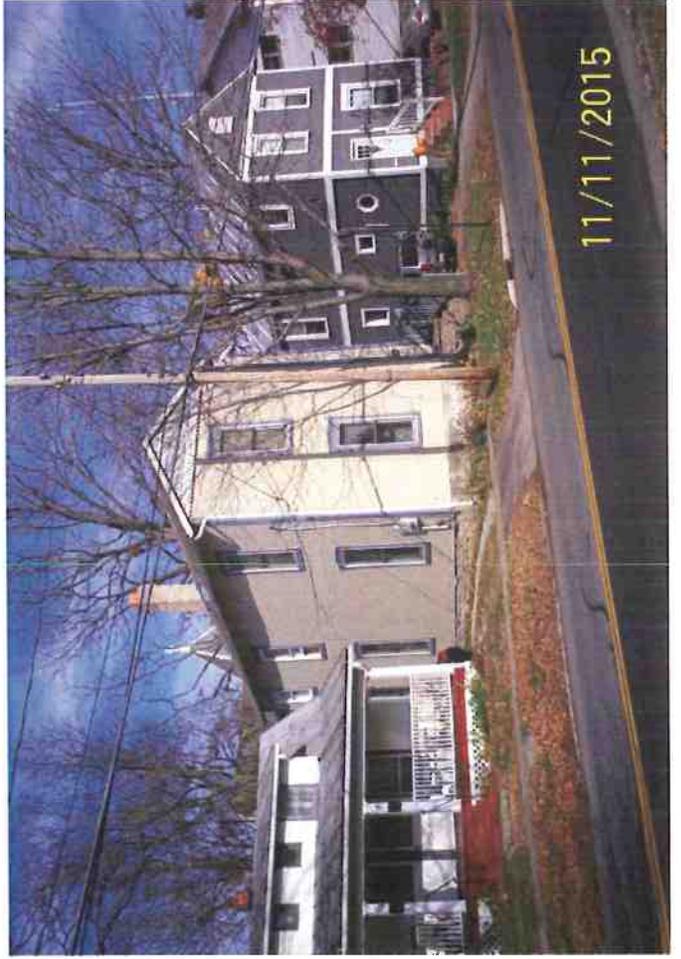
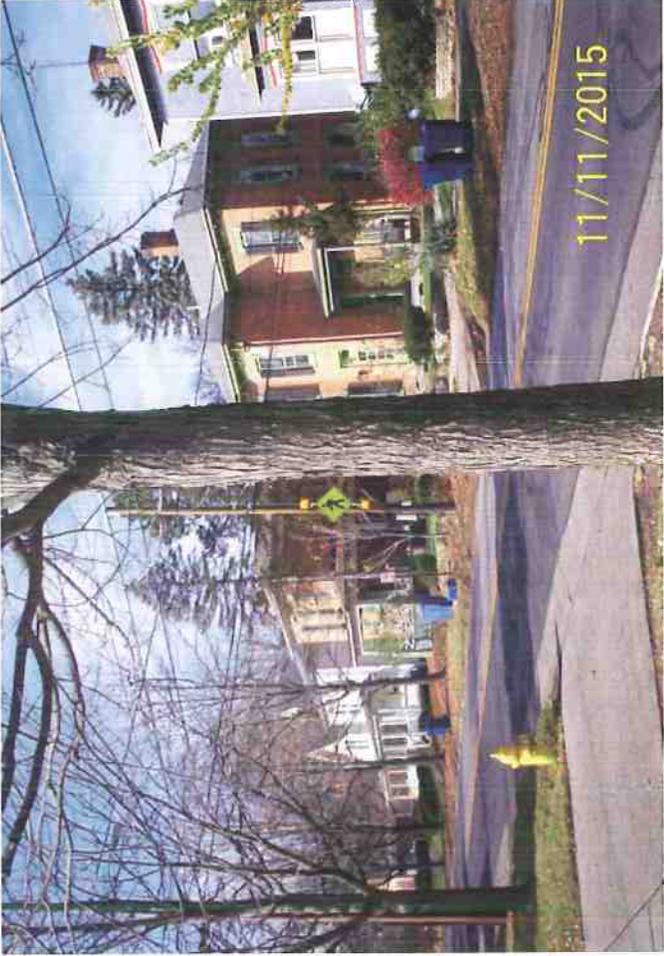
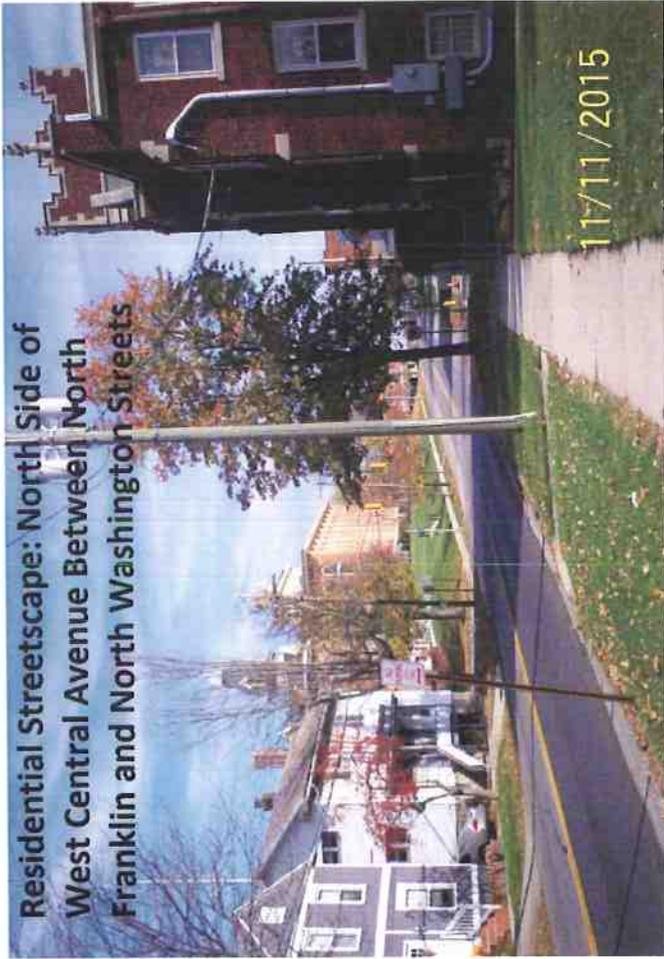
BACKLIGHTING HAS PLUG-IN  
POWER SOURCE. A WP RECEPTACLE  
WILL BE PROVIDED FOR POWER



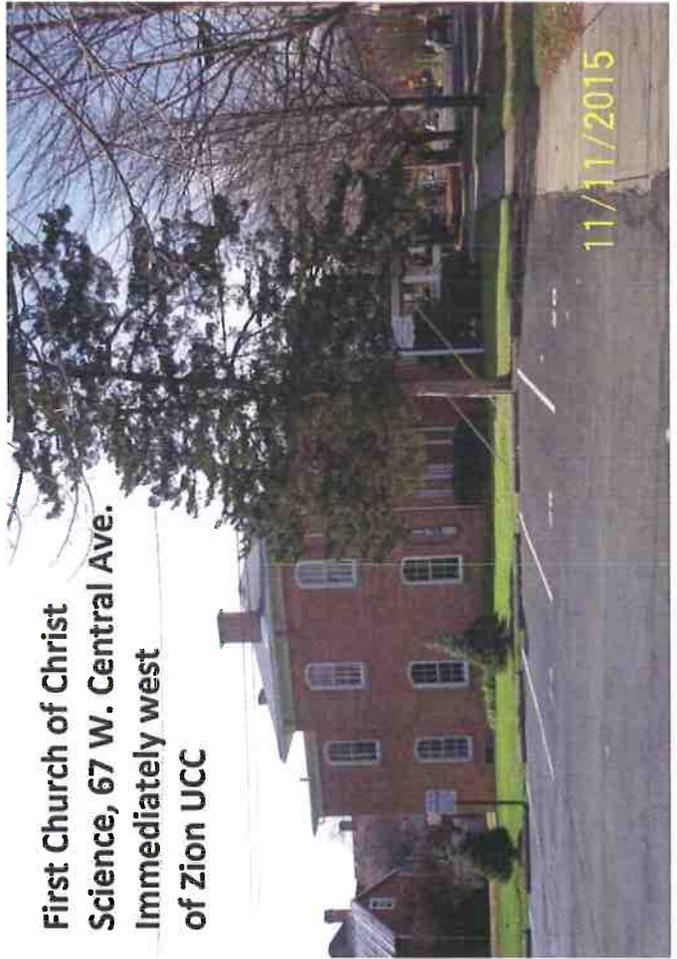
## WALL MOUNT

WEIGHT OF CROSS APPROX. 100 LBS

**Residential Streetscape: North Side of  
West Central Avenue Between North  
Franklin and North Washington Streets**



**First Church of Christ  
Science, 67 W. Central Ave.  
Immediately west  
of Zion UCC**





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2015-
HPC 2316

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict [ ] Downtown Core [x] Residential [ ] Transitional

Address 51 W CENTRAL AVE

Parcel Number(s) 519-432-23-001-000

Applicant Name/Contact Person PETER JOHNSTON Phone 740-363-0400

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

Address 26 WOODLAND AVE

Fax Email pjohnston26@gmail.com

Property Owner TRUSTEES OF ZION UCC Phone 740-362-6691

Address 51 W CENTRAL AVE

Fax Email

Project Type

- [x] Signs or Graphics [ ] New Construction [x] 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.

INSTALLATION OF 12' x 5' ALUMINUM x 4" WIDE
BACKLIGHTED CROSS ON NORTH WALL
OF ELEVATOR ADDITION CONSTRUCTED
IN 2001.

**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.

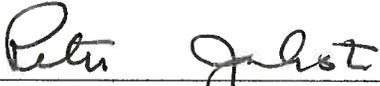
One (1) copy of

**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

11 / 4 / 15  
\_\_\_\_\_

Date

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

\_\_\_\_\_  
Date

**Application Fee** \$50.00    **Fees Received** \$ 50.00    **Received by** dlj    **Date** 11/10/15

**APPLICANT/OWNERS**

12 WEST Restaurant  
12 West William Street  
Delaware, OH 43015

**REQUEST**

**2015-2345:** A request by 12 WEST Restaurant for a Certificate of Appropriateness for restoration of the west elevation of 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.

**LOCATION & DESCRIPTION**

The project is located at 12 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. It is considered a ‘background building’ in the National Register Sandusky Street Historic District due to the stucco application to the façade, which was apparently applied along with the buildings to its east in the late 1950s-early 1960s and covers any pre-existing historical architectural features.

**BACKGROUND/PROPOSAL**

The Delaware County Auditor’s Office records the year constructed as 1920, but the building at 12 West William Street has more than likely been in place since the early 1900s and used for commercial facilities. In recent years, the property has been used for a series of restaurants. The building is currently occupied by 12 WEST.

**12 WEST – October 2015**



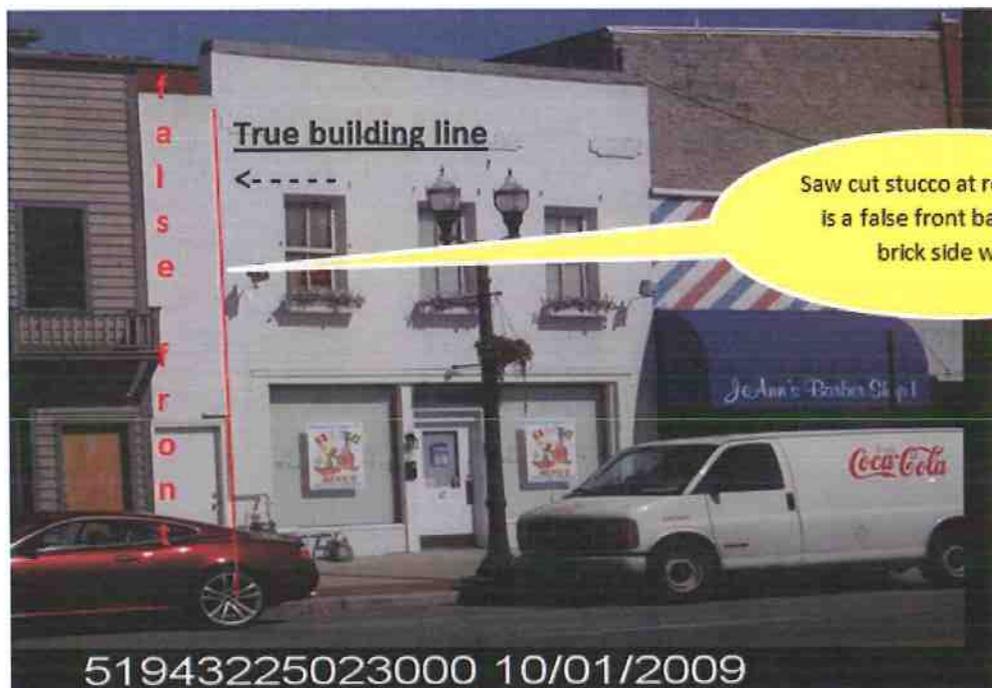
As a result of the progressing demolition of the adjacent building at 14 West William Street, the west elevation of 12 West William Street will be unentombed after approximately 100 years. The deconstruction of 14 West William is anticipated to be completed in early December 2015, thereby leaving the entire west elevation of 12

West William exposed to the elements. A thriving restaurant, the Applicant is presenting a proposed restoration plan for the west elevation of 12 West William to preserve the structural integrity of this building.

**Deconstruction of 14 West William Street In Progress – November 2015**



First, based on structural evidence observed by the City Chief Building Official and the project engineer, it is apparent that 12 West William was built prior to 14 West William. An exterior stair once existed on the west elevation of 12 West William. This stairway was enclosed and a false front created with wood framing and a stucco application to span the gap between the two buildings. An entry door was installed at sidewalk level to access the stairs to the second floor.



After the demolition of 14 West William, there will be nothing in place to support that portion of the front wall. The false front will collapse since it is anchored into 14 West William. Thus, as a safety concern, Staff has authorized the demolition contractor to saw and completely remove the stucco and wood framing of the false storefront portion approximately 19 feet back to the second story landing. This would expose the original brick exterior wall of 12 West William. The Applicant would like to clean and restore the brick wall, which will be visible from the newly created patio at 14 West William. The Applicant also would construct a short brick kneewall at the sidewalk line, which would join with the short brick kneewall at the sidewalk line of the new patio for continuity.

**Inside the 2<sup>nd</sup> Stair Enclosure on West Elevation  
Interior of the False Front Looking Up to 12 West William Overhangs**

**Facing William Street**

**Facing Rear of Property**

False Front  
v

12 WEST Overhangs

12 WEST Overhangs



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^  
East Wall of 14 West William

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^  
East Wall of 14 West William

Brick West Elevation  
Wall of 12 WEST

The removal of 14 West William will necessitate pouring a new foundation and re-building the wall of the second floor stair enclosure along the remainder of the length of the building at 12 West William. The stair to the second floor will be re-configured and will remain in the existing enclosed area. The new wall is proposed to be 8" block masonry (and fire-rated per code). The majority of this new wall will be covered by the newly constructed building at 14 West William. The new building at 14 West William has a setback of 23 feet and 19 feet of the original brick elevation of 12 West William will be re-exposed. In between the 19 feet of unentombed brick wall and the new building at the 23 foot setback, approximately 3 to 4 feet of the re-built second floor stair enclosure will be exposed. This wall area will be covered with a hardi-plank material and painted to match the same colors as the front façade of 12 West William. (This would also leave a portion of the concrete block wall exposed at the back (or rear) of the building.)

Other maintenance-type repairs also will be made to make the entire west elevation secure and weathertight where the two buildings were joined together. This would include repairs to and/or replacement of the existing roofing, soffits, porch addition wall coverings, and gutters and downspouts. Any re-painted surfaces would be painted to match the colors of the front façade of the building.

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**STAFF ANALYSIS**

City Staff is supportive of the proposed plan presented by the Applicant, who has been cooperative and sensitive to the Architectural Standards of the Historic District. City Staff has been working closely with the Applicant and project engineer to ensure that the structural integrity of 12 West William is maintained during and after the demolition of the adjoining 14 West William Street. This process is complicated by the fact that the buildings have been physically tied together. All proposed work appears to meet the Standards, as well as pertinent building codes and regulations.

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**STAFF RECOMMENDATION (HPC 2015-2345 – CERTIFICATE OF APPROPRIATENESS)**

Staff recommends approval of a Certificate of Appropriateness for 12 WEST Restaurant for restoration of the west elevation of 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, with the following conditions that:

- 1) The west elevation restoration shall be constructed per the plans presented. Any significant revisions to the approved plans would need, at a minimum, administrative approval by the Historic Preservation Commission or appearance at another Historic Preservation Commission meeting, depending on the magnitude of any future revisions.
- 2) The Applicant shall adhere to Historic District Architectural Standards and zoning and building code requirements for this restoration project.
- 3) The Applicant shall obtain any required building permits and right-of-way permits to undertake the proposed restoration.
- 4) The northwest portion of the west wall face at the back of the property which is proposed to be sided in metal shall be sided in hardi-plank or equivalent to match the proposed siding at the front of the west elevation of the building.

**COMMISSION NOTES:**

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**CASE NUMBER:** 2015-2345 12 West William Street West Elevation Restoration

**MEETING DATE:** November 18, 2015

**PAGE:** 5 of 6

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

*CONDITIONS/MISCELLANEOUS:*

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**FILE:**                    PLANNING/HPC CASES/2015 CASES/2015-1768\_12 W WILLIAM SIDEWALK VESTIBULE  
**ORIGINAL:**            11/13/2015

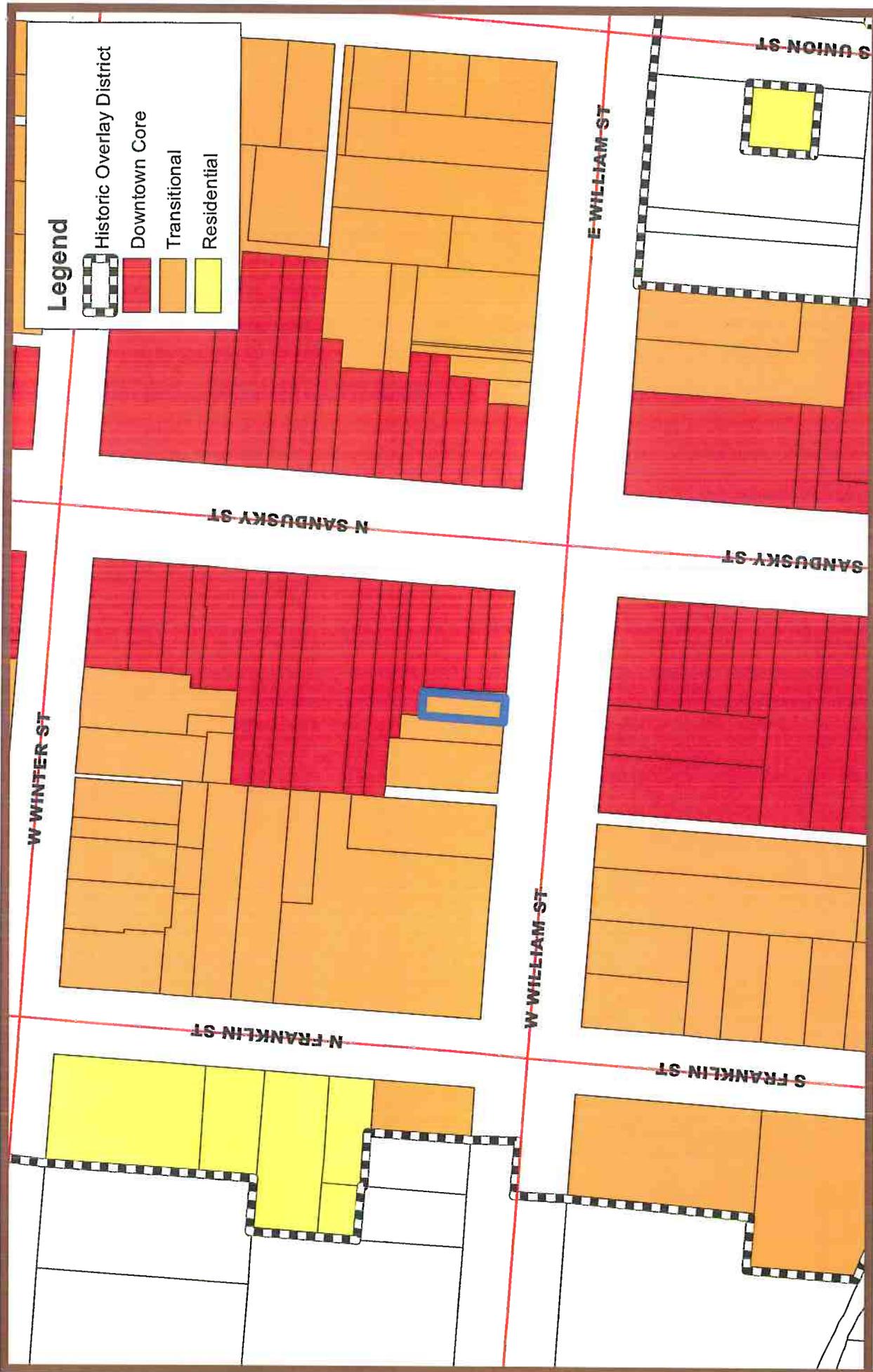
**EXPOSED WEST ELEVATION OF 12 WEST WILLIAM STREET – NOVEMBER 12, 2015**





2015-1768  
Certificate of Appropriateness  
12 West Restaurant - 12 W. William Street  
Aerial (2013)





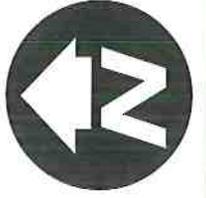
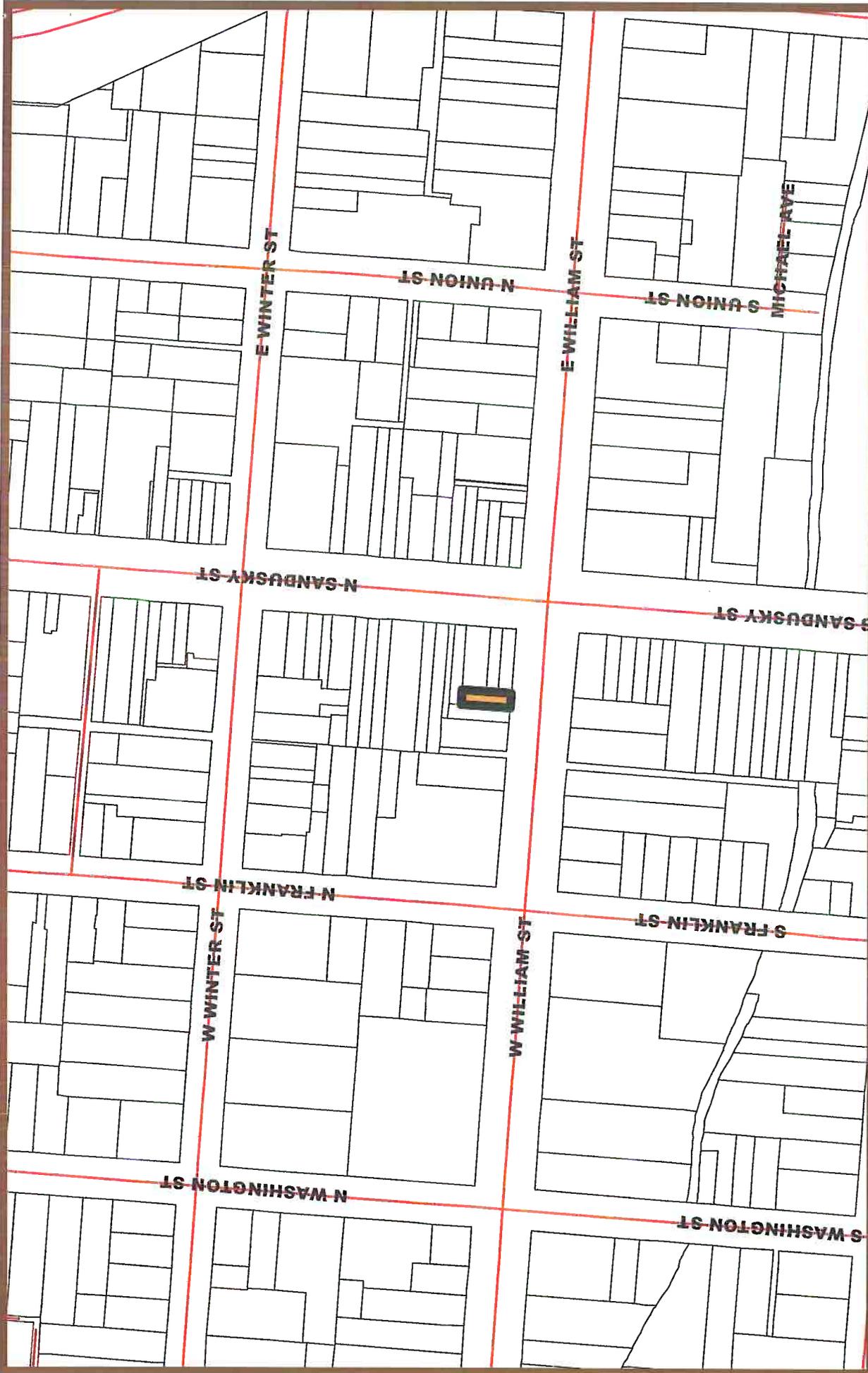
**Legend**

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



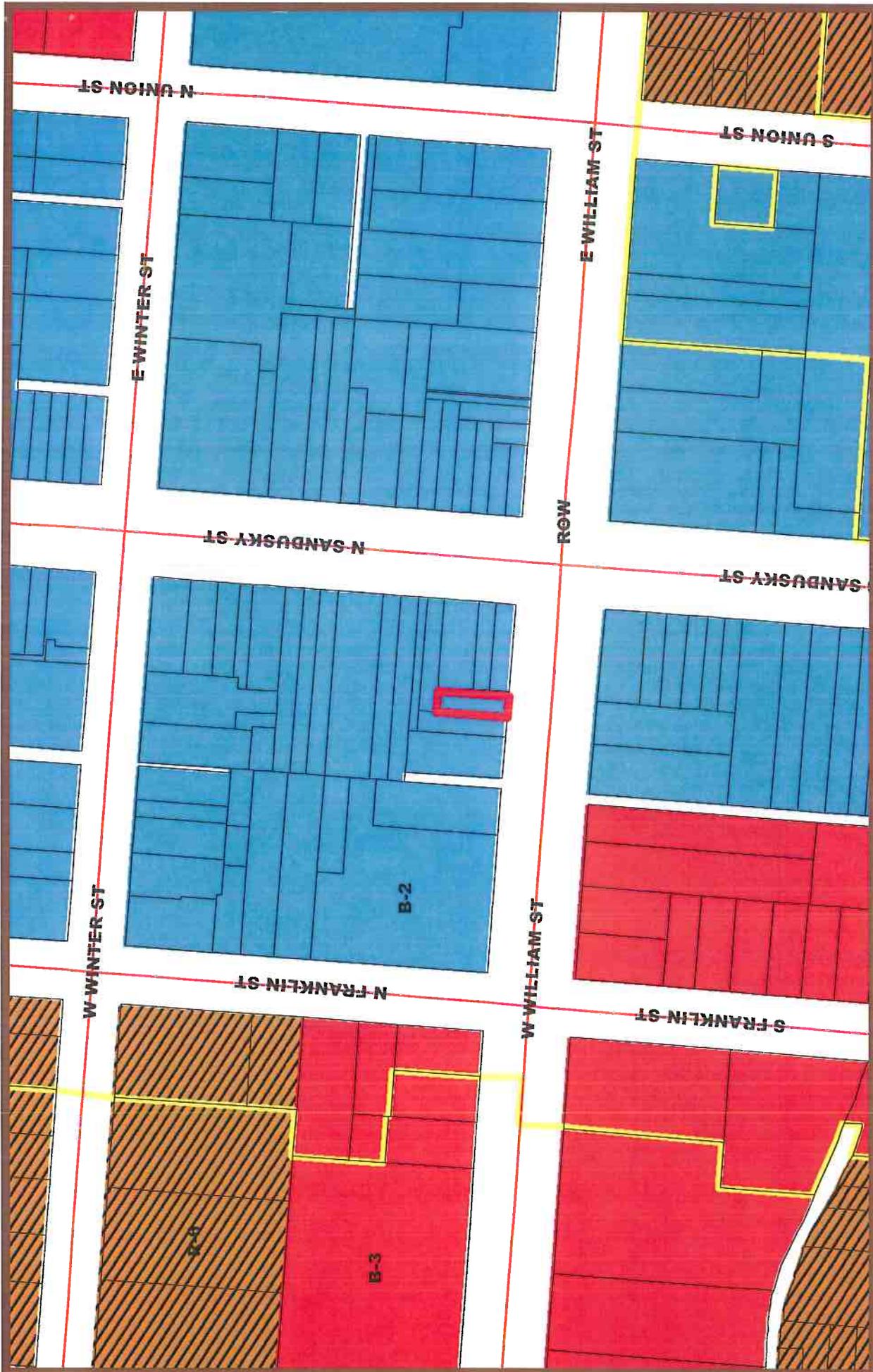
2015-1768  
 Certificate of Appropriateness  
 12 West Restaurant - 12 W. William Street  
 Historic District Map





2015-1768  
Certificate of Appropriateness  
12 West Restaurant - 12 W. William Street  
Location Map



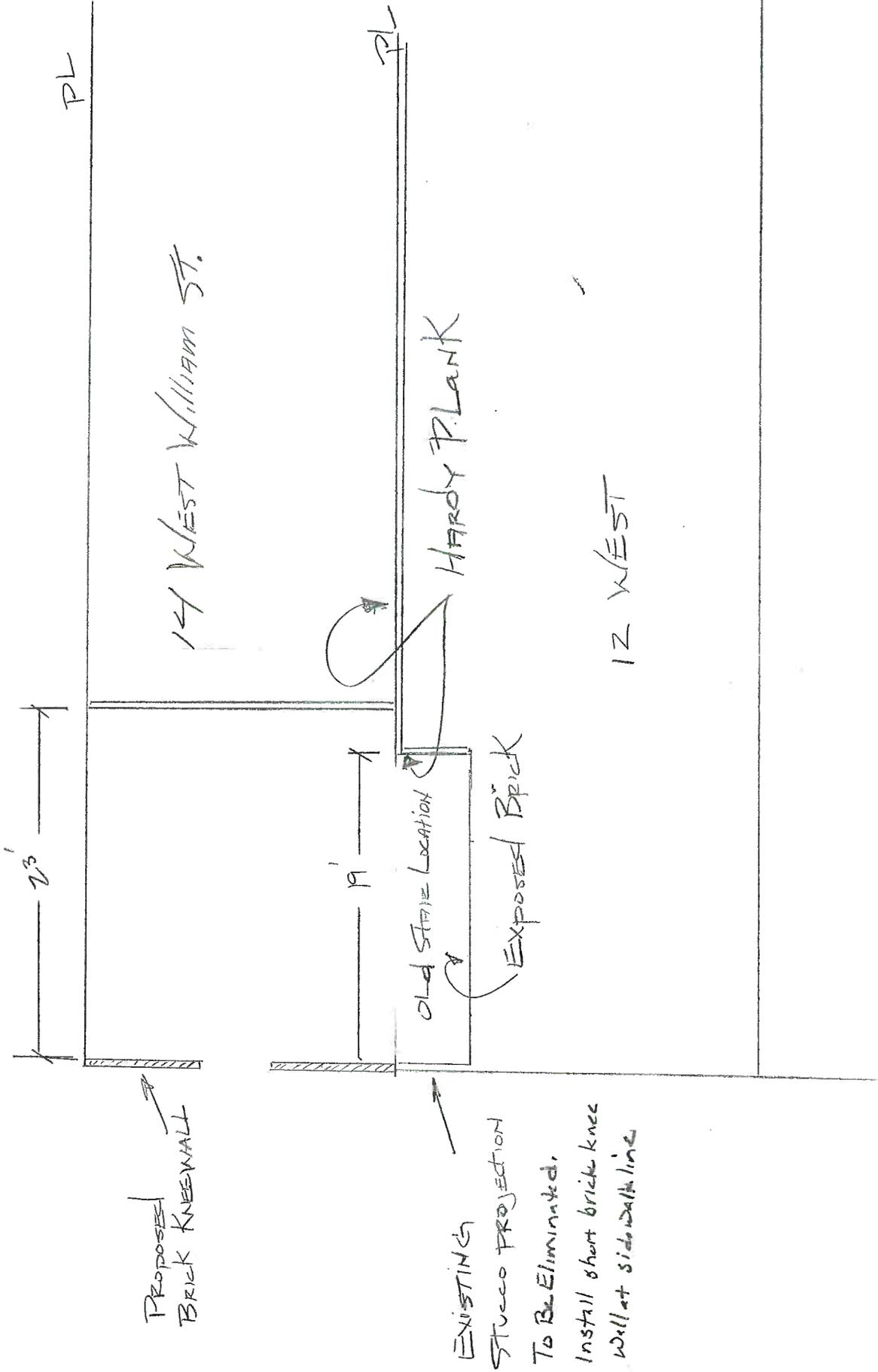


2015-1768  
 Certificate of Appropriateness  
 12 West Restaurant - 12 W. William Street  
 Zoning Map



# GENERAL SITE PLAN

12 WEST WILLIAM STREET



PROPOSED  
BRICK KNEEWALL

EXISTING  
STUCCO PROJECTION  
TO BE ELIMINATED.  
Install short brick knee  
wall at sidewalk line

14 WEST WILLIAM ST.

HARDY PLANK

12 WEST



EXISTING WOOD FRAMED BUILDING

5'-0"

EXISTING BRICK BUILDING

4" SLAB STUDD AREA



Wing Wall to be Eliminated

6" 12" x 3' DEEP CONCRETE PIERS EQUALLY SPACED

GRADE BEAM 3' x 4" SLAB

19'-0"

### FOUNDATION PLAN

PROPERTY LINE

8" block

3'-0" ±

4" SLAB w/ W/WF

EXISTING BUILDING

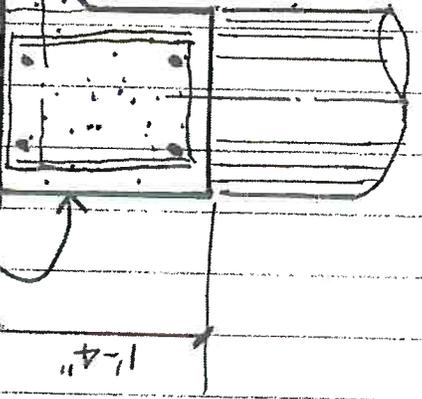
### 12 WEST CAFE

- FOUNDATIONS / DETAILS
- FL = 4000 psi Concrete WITH AIR (6%)

Delaware Building Systems, Inc.  
 475 PENNSYLVANIA AVE  
 Delaware, Ohio 43015

### SECTION "A"

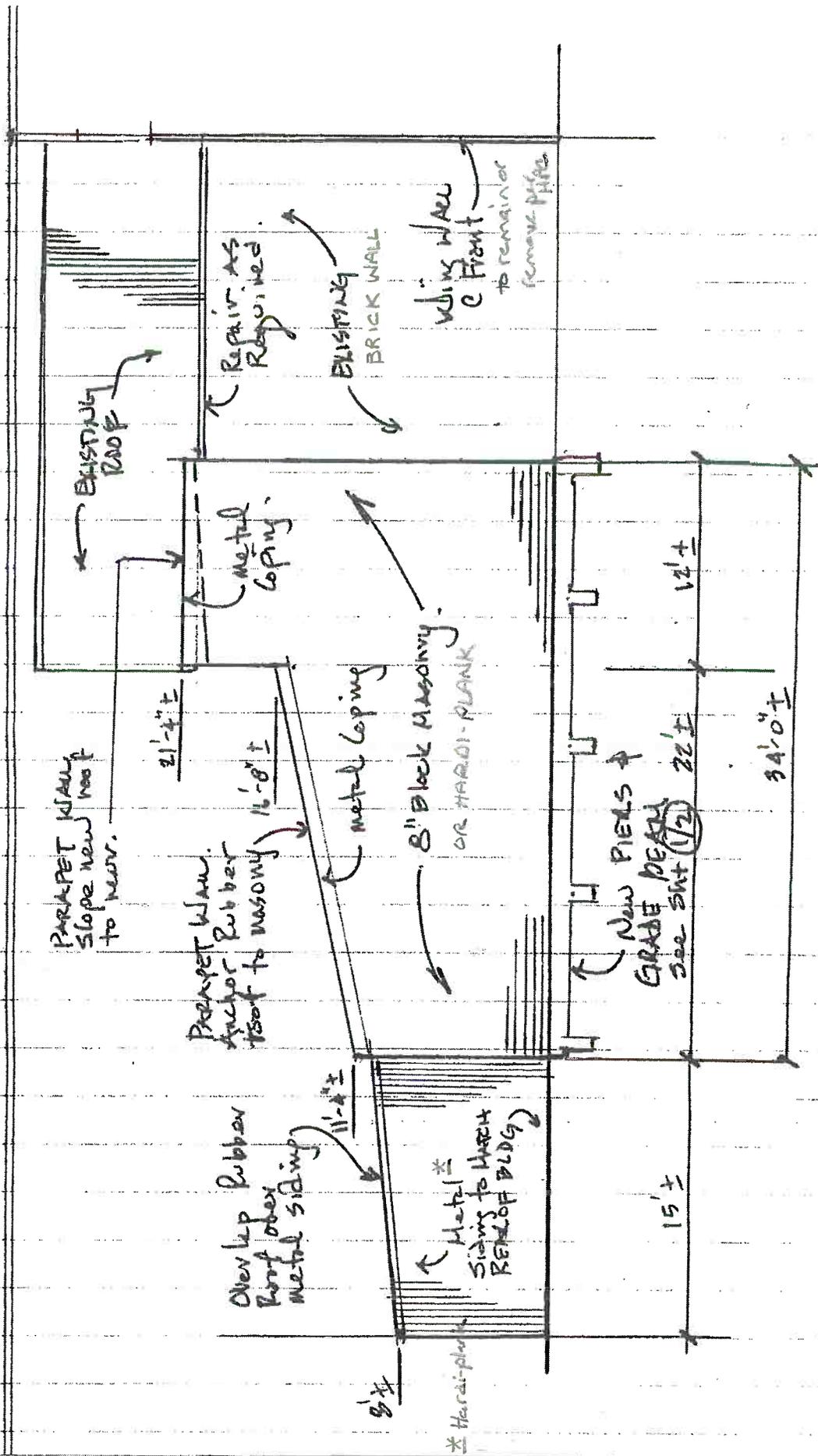
12" x 16" GRADE BEAM w/ 2 #5's TOP & BOTTOM & #3 TIES @ 18" o.c.



4'-1"

15' ±

UNENTOMBED WEST ELEVATION WALL OF 12 W. WILLIAM ST.  
 AFTER DEMOLITION OF 14 W. WILLIAM ST.  
 PROPOSED RESTORATION



ELEVATION

\* Hardi-plank  
 Metal\*  
 Siding to meet  
 REMOVED BLDG



CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:  
2015-  
HPC 2345

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 12 WEST WILLIAM ST.

Parcel Number(s) 519 4322 5023 000

Applicant Name/Contact Person RON CRISWELL Phone 614-949-4564

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

Address 12 WEST WILLIAM ST. DELAWARE, OH 43015

Fax \_\_\_\_\_ Email 12 WEST CAFE @ GMAIL, COM

Property Owner DAVID DISCEFRANO Phone 202-674-1516

Address 12 WEST WILLIAM ST. DELAWARE, OH 43015

Fax - Email DAVE@COLUMBUS.RR.COM

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.

PUTTING UP NEW EXTERIOR WALL

(Restoration of west elevation wall upon demolition of 14 W. William)

**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.

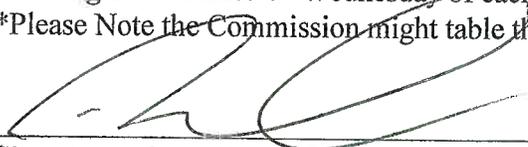
One (1) copy of

**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

11-11-15  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Application Fee \$50.00    Fees Received \$ 50.00    Received by deg    Date 11/11/15