

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
April 27, 2016**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:04 p.m.

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

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on March 23, 2016, as recorded and transcribed.

**Motion:** Vice-Chairman Hatten moved to approve the Motion Summary of the Historic Preservation Commission meeting held on March 23, 2016, as recorded and transcribed, seconded by Councilman Rohrer. Motion approved by a 6-0-1(Coleman) vote.

ITEM 3. REGULAR BUSINESS

A. 2015-1768: A request by 12 WEST Restaurant for a Certificate of Appropriateness for a time extension to April 30, 2016 for the existing temporary vestibule and to request a permanent installation of the previously approved temporary 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 September HPC recommendation in which there was an approval of a temporary vestibule to be installed October 1, 2015 and removed by March 31, 2016. Ms. Guenther discussed the vestibule to have been a pilot program for the city, in which the applicant had agreed to a one year temporary basis. A discussion was held on the applicants request for a permanent extension. Ms. Guenther reviewed staff recommendations to not allow for permanent installation of vestibule and the need for zoning code changes to accommodate permanent intrusions into the public right-of-way. Mr. Schultz reviewed the current city code and the need for zoning code amendments since current legislation and permit processes were established on temporary uses only. Vice-Chairman Hatten discussed the use of the patio permit renewal process to be used for the vestibule.

APPLICANT:

Ron Criswell  
12 West William Street  
Delaware, Ohio 43015

David DiStefano  
12 West William Street  
Delaware, Ohio 43015

Mr. DiStefano discussed the impact of customer experiences with the placement of the vestibule and plans to keep the vestibule walls up, with the vestibule entry door removed, during the warmer months to reduce the winds into the dining area when the restaurant door is opened. Mr. Criswell discussed the benefit that the vestibule creates to help shield patrons from inclement weather, which occurs year round.

Mr. Coleman discussed the concern of the precedent that could be set if vestibules becomes permanent. Mr. Coleman discussed how a permanently installed fabric vestibules can permanently affect the historic streetscape. A discussion was held on allowing a time extension with specific restrictions. Mr. Nicley recommended that the Commission consider an extension to allow city staff time to review with the city attorney the necessary code changes and legalities surrounding permanent vestibules.

**Motion:** Mr. Nicley recommended approval of 2015-1768 for a Certificate of Appropriateness for 12 WEST Restaurant with approval of staff recommendations, except for changing the recommended time extension deadline to September 30, 2016 for the temporary vestibule license in Condition #1 and correcting the Condition number error of the fourth condition to #4, seconded by Mr. Kehoe. Motion approved by a 7-0 vote.

B. 2015-2345: A request by 12 WEST Restaurant for a revision to the November 18, 2015 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.

Ms. Guenther reviewed the original proposal of removing the stucco 'wing wall' at the storefront which formed an enclosure for the exterior stairway between 12 and 14 West William Street. Ms. Guenther provided post-demolition photographs of the exposed west wall and the applicant's west wall restoration efforts to date. Ms. Guenther discussed the applicants' on-going and proposed restoration efforts, including the applicant's new request to use the area under the stairway to the second floor as storage and the need for the walls to be fire rated per the building code. The applicants also requested to repaint the now-exposed previously painted brick wall and hardi-plank siding on the second

floor stairwell shaft the same color. The applicants indicated the proposed color would be black, but that the color choice would be approved by the HPC Chairman prior to the application.

**APPLICANT:**

Ron Criswell  
12 West William Street  
Delaware, Ohio 43015

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Mr. DiStefano discussed plans to receive quotes to determine the cost to remove the white paint and restore the brick. Mr. DiStefano discussed plans to remove the wing wall as originally proposed and to withdraw the request to leave the stucco wing wall in place. Chairman Koch recommended that the applicant not withdraw the request, but that the Commission considers modifying the request.

Mr. Coleman questioned if the applicant would be eligible for the facade grant program. Ms. Guenther stated that there are no funds currently available at this time, but when they are available they could apply.

**Motion:** Mr. Coleman moved to approve 2015-2345 with the inclusion of all staff recommendations and the following changes that Condition #2 include the addition of a fire-rated door to the south side of the stairwell subject to administrative approval and that Condition #6 be added that any future improvements to the west façade will be subject to administrative approval, seconded by Vice-Chairman Hatten. Motion approved by a 7-0 vote.

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

Chairman Koch requested information on the use of illegal signage. Ms. Guenther discussed the need for on-going efforts to educate business owners, Main Street Delaware, and the Chamber of Commerce. The Commission recommended a public awareness campaign to business owners to be aware of placement of signs and public safety.

**ITEM 5. ELECTION OF OFFICERS**

**Motion:** Councilman Rohrer recommended the re-election of current officers for both Chairman and Vice-Chairman, those being Mr. Koch and Mr. Hatten, respectively, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

ITEM 6. NEXT REGULAR MEETING: May 25, 2016

ITEM 7. ADJOURNMENT

**Motion:** Mr. Nicley moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 8:55 p.m.



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Roger Koch, Chairman



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Elaine McCloskey, Clerk