

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

REGULAR MEETING

JUNE 22, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on April 27, 2016 as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2016-1725: A request by JATAK LLC for a Certificate of Appropriateness for building improvements at 18-20 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: JULY 27, 2016
6. ADJOURNMENT

**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

David DiStefano  
12 West William Street  
Delaware, Ohio 43015

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.

---

Roger Koch, Chairman

---

Elaine McCloskey, Clerk

### APPLICANT/OWNERS

Jack Kahaian - JATAK LLC  
18 West William Street  
Delaware, OH 43015

### REQUEST

**2016-1725:** A request by JATAK LLC for a Certificate of Appropriateness for building improvements at 18-20 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 18-20 West William Street, on the north side of West William Street between North Sandusky and North 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, while the properties immediately to the east and west lie within the Transitional Sub-District of the Downtown Historic District Overlay. The zoning of the property is B-2 (Central Business District), as are the surrounding properties to the north, south, east, and west. 18-20 West William Street is considered a contributing building in the Sandusky Street National Register Historic District.

### BACKGROUND

According to the Delaware County Auditor's Office, the building was constructed in 1901. However, local history indicates it was constructed in 1865-1866 as a two-story brick single family home with a mansard-style roof. Although this building survived the City of Delaware's Great Flood of 1913, there appears to be no other known historically significant events associated with this site. The 1930 City Business Directory lists 18 West William as occupied by the Charies Corset Shop and 20 West William by Cyrus Bargdill Real Estate. Apparently during the 1970s or 1980s, the building was sectioned into three commercial units with three separate street-side entrances facing West William Street. The building's cornice and fascia were eventually boxed in and wrapped in aluminum with vented soffit panels, with the corbels remaining intact. The original wood windows were replaced with aluminum clad double hung windows. 'Faux lintels' are painted onto the courses of brick immediately above some of the windows to attempt to mimic those removed. Some entry doors have been replaced, while other original doors have been repaired. There are two rear brick additions which more than likely formed a central courtyard setting for the one-time home. The east one-story addition and the west two-story brick addition may be original to the building or constructed shortly after its construction. However, a one-story 12'x12' wood frame, metal-roofed, vinyl-sided extension was built onto the back of the west two-story rear brick addition and is a target for vehicular damage by unaware drivers using the adjacent alley and parking lot.

The current Owner purchased the building in 1999 and has invested his monies in its preservation since then. He expanded his hair salon and spa services business to encompass the entire first floor area. Remnants of original wood flooring, archways, and connecting doors can still be seen. The second floor has been renovated into residential living space with new kitchen and bathroom facilities. In 2005 (HPC 2005-002), the Owner rebuilt two of the street-side side-by-side south (front) entry doors and re-instated the 2<sup>nd</sup> floor balcony and porch columns in an appropriate design to mimic what was in place at one time.

18-20 West William Street – Circa 1950s and 2001



18-20 West William Street – 2005 and 2016



In 2012 (HPC 2012-2083), the Owner repaired and repainted the front porches, as well as performed extensive brick and masonry repairs on the front (south), alley-side (west), and rear (north) elevations of the building. The east (side) elevation was entombed in the late 1800s when adjacent 14 West William Street (the former West End Grill) was constructed. The adjacent buildings literally were spliced together with conjoining asphalt roofing and gutter materials. In 2013, the former West End Grill closed, and the vacant building was sold in 2014 after going to auction. It was subsequently condemned and demolished in late 2015. Consequently, the east (side) brick elevation of 18-20 West William was exposed to the elements once again after 130 years. Four (4) window openings were revealed that were apparently bricked in prior to the construction of 14 West William Street. These window openings have been walled over on the interior years ago; the windows themselves have been lost to history. Regrettably, the demolition of the vacant building has resulted in unintended damage to the now-exposed east elevation of the main building and rear brick addition of 18-20 West William Street.

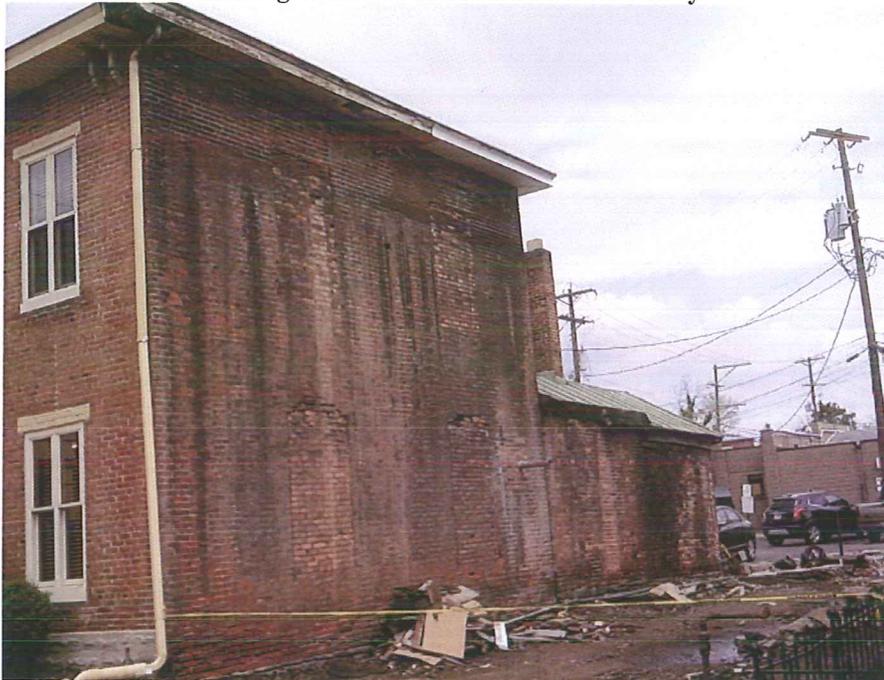
**PROPOSAL**

The Owner finds himself in the unexpected position of making needed repairs to his building and accelerating improvements planned for a future date. To correct, reverse, and deter additional deterioration of this historic structure, and to improve the street-side presence and customer appeal of this building, the Owner is proposing the following repairs and improvements:

- 1) East Elevation Brick and Masonry Restoration. Proposed masonry work includes brick and mortar cleaning, repair and/or replacement on the east (side) elevation of the building. The selected mason has previous experience working on National Register buildings. All work will be done according to historic masonry restoration standards per the US Department of Interior and City of Delaware Architectural Standards. The brick

and mortar will be cleaned of dirt and grime, to original color if possible, using the gentlest means possible with a mild biological cleaner so as to not remove existing brick glazing. Deteriorated mortar will be removed and replaced with historic Type O lime base mortar of texture, color, and strength to match original mortar. Broken, missing, or spalled brick will be replaced with matching historic brick. The brick in the four (4) window openings will be removed and re-laid with matching brick and contrasting (herringbone-style) brick pattern to maintain the window opening profile. In addition, the century-old stone foundation will be re-tuckpointed.

**Existing Condition East Elevation: Masonry**



**Existing Condition East Elevation: Four (4) Revealed Window Openings**



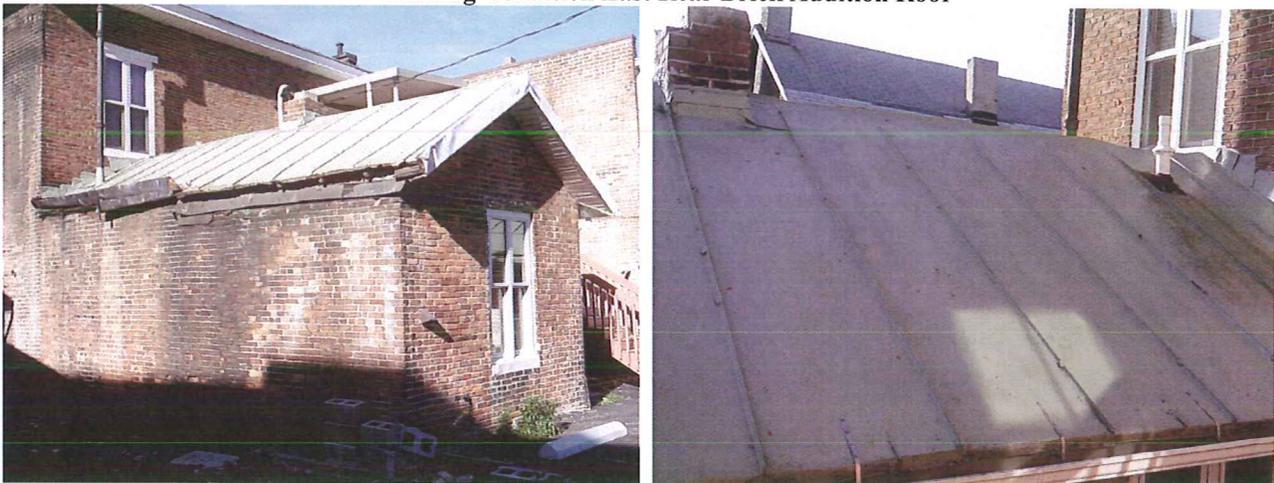
2) East Elevation Second Story Soffit Repair: The rotted and damaged wood soffit will be removed and replaced with new exterior grade wood. The soffit will be re-wrapped with white aluminum fascia and vented soffit panels to match what is in place on the rest of the building. New white aluminum gutters and downspouts will eventually be installed, depending on the new building plans for the vacant lot at adjacent 14 West William Street.

**Existing Condition East Elevation: Soffit**



3) East Rear Brick Addition Roof Replacement: The leaking, rusted, and damaged metal roof will be removed and replaced with black asphalt shingles (to match the asphalt shingle on the existing mansard roof) and will be ventilated with a ridge vent. The rotted and damaged roof sheathing and wood soffit will be removed and replaced with new exterior grade wood. The soffit will be re-wrapped with white aluminum fascia and vented soffit panels to match what is in place on the rest of the building. The existing chimney was damaged during demolition of 14 West William Street and will either be removed or re-built. New aluminum gutters and downspouts will be installed on the east side of the addition, depending on the new building plans for the vacant lot at adjacent 14 West William Street. The gutters and downspouts on the west side of the addition will be reinstalled.

**Existing Condition East Rear Brick Addition Roof**



**Existing Condition East Rear Brick Addition Soffit**

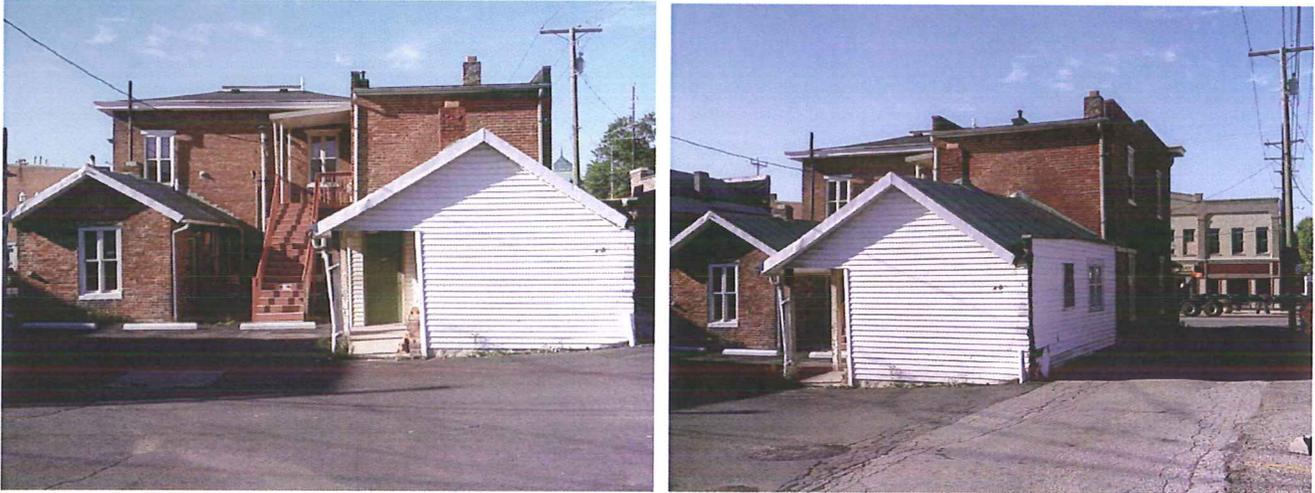


4) West Rear Addition Extension Removal: The one-story 12'x12' wood frame, metal-roofed, vinyl-sided extension is obviously not original to the building and has deteriorated substantially over the years. The building has sustained much vehicular damage from those using the adjacent alley and parking lot. The Owner has made many repairs over the years, only to have the repaired addition damaged again. Due to the deteriorated and damaged condition of the structure, the Owner is proposing to demolish and remove this rear addition extension. The newly exposed north elevation of the rear brick addition will be repaired as needed (brick and mortar, downspouts, etc.) to make the rear wall sound and weathertight. The area where the addition stood will be graded and covered with asphalt for possible future parking.

**Existing Condition West Rear Addition Extension – West and East Elevations**



**Existing Condition West Rear Addition Extension – North Elevation**



**Existing Site Plan**



[Click here for Legal Disclaimer](#)

### **STAFF ANALYSIS**

City Staff is supportive of the proposed plan as presented. The Owner has been cooperative and sensitive to the suggestions and guidance as provided by Staff and the Architectural Standards of the Historic District. It is an unfortunate circumstance that the Owner's property sustained damage during the demolition of 14 West William Street, and the City is appreciative of the past and present monetary and time investments the Owner has undertaken to preserve and improve this historic structure. Staff has been working with the Applicant to help ensure that the structural integrity of this building, which is the Owner's place of business and source of livelihood for his family, is properly maintained and preserved. The masonry and soffit work will stabilize the east wall, remove a place of harborage for numerous birds, and improve its appearance. The east rear addition roof replacement will repair damage from the demolition, as well as replace a roof past its useful life. Regarding the proposed asphalt shingle roof materials, asphalt shingles are currently installed on the main mansard roof and asphalt shingles are acceptable in the Residential Sub-district. The site is located in the Transitional Sub-district, a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. Staff offers that the building was built originally as a free-standing residence, maintains a residential use on the second floor, and still maintains the appearance of a residential home. Therefore, Staff recommends that asphalt shingles would be an appropriate material for the roof replacement, which is on an addition at the rear of the building. In regard to the removal of the wood-framed, vinyl-sided rear addition extension, Staff finds that the structure does not appear to contain any historical significance or historic elements, and its removal would not appear to be detrimental to the historic property, which has been altered over the years. Removal of the west rear addition extension is recommended due to its unstable condition. Repeated damage from vehicle crashes has compromised the structural integrity of the aged wood framing, making it unusable as storage space for the Owner; in addition, its continuous repair has become cost prohibitive. Section 1190.07(a) of the City Codified Ordinances, does allow demolition of a substandard structure in the Historic District. It reads as follows: *Section 1190.07. - Demolition.*

*(a) In cases where an applicant applies for a certificate to demolish a structure within a designated historic district or to demolish a historic landmark, 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.*
- (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.*

This renovation process will also require an additional layer of coordination with the adjoining property owner to access the vacant lot to make the required repairs to the exposed east elevation of the building. All proposed work appears to meet the Standards, as well as pertinent building codes and regulations. The Owner will need to continue to work with the adjacent building and business owners regarding the parking situation at the rear of the properties and will continue to work with City Staff to achieve compliance with applicable zoning codes in this regard. The City of Delaware applauds the Owner for these efforts.

---

### **STAFF RECOMMENDATION (HPC 2016-1725 – CERTIFICATE OF APPROPRIATENESS)**

Staff recommends approval of a request by JATAK LLC for a Certificate of Appropriateness for building improvements at 18-20 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 project is completed per the plans presented. Any significant revisions to the approved plans shall need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any revisions.
- 2) The Owner and all retained contractors are to continue to coordinate with City Zoning and Inspection Division and the adjoining property owner regarding required access and building and zoning regulations.

**CASE NUMBER:** 2016-1725 18-20 West William Street Building Improvements

**MEETING DATE:** June 22, 2016

**PAGE:** 8 of 8

---

**COMMISSION NOTES:**

---

---

---

---

---

---

---

---

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

*CONDITIONS/MISCELLANEOUS:*

---

---

---

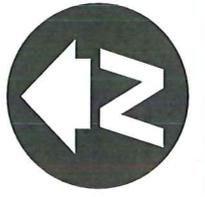
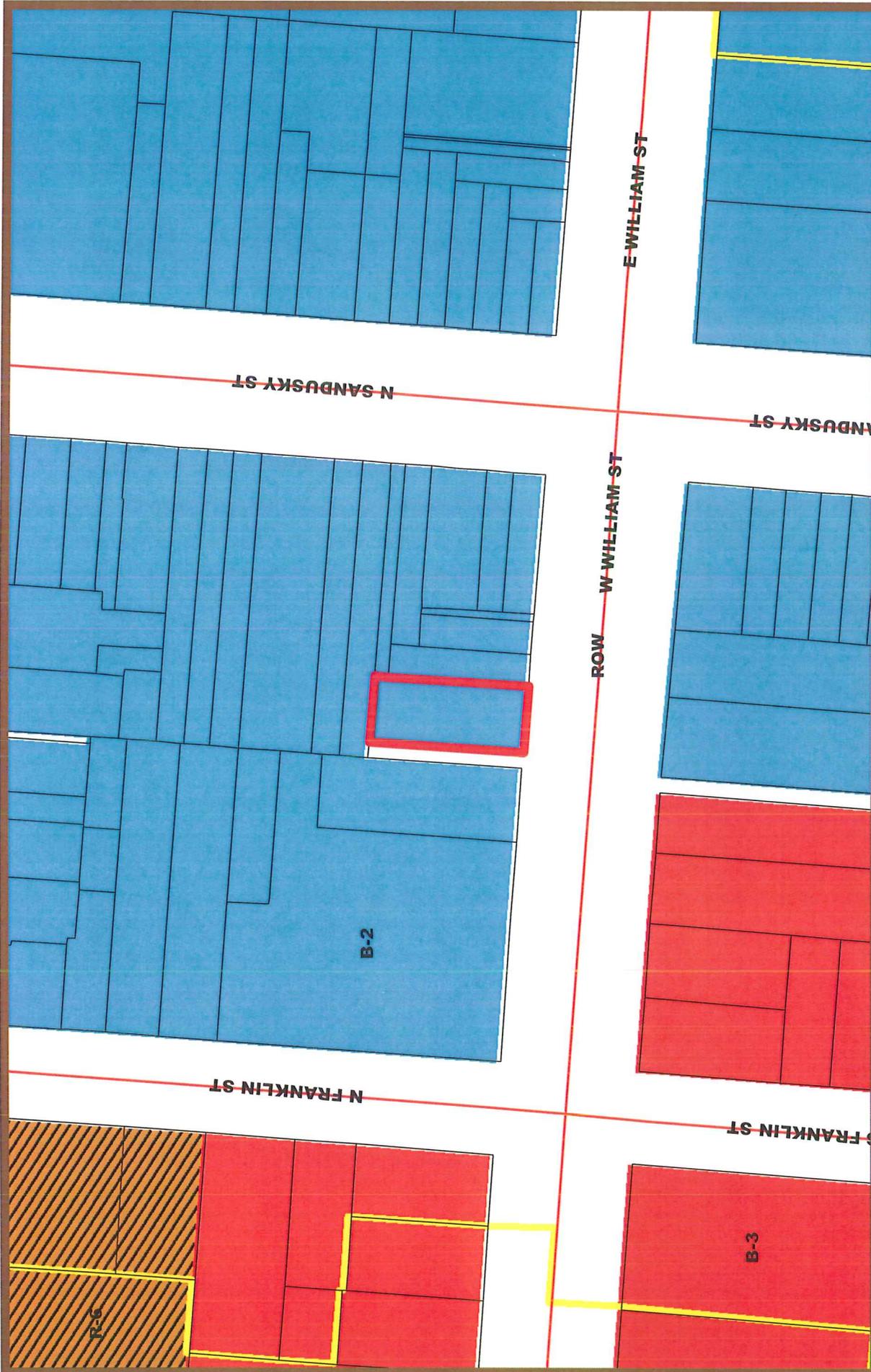
---

FILE:                    PLANNING/HPC CASES/2016 CASES/2016-1725 18-20 W WILLIAM COLLECTIVE STF RPT.DOC  
ORIGINAL:            6/14/2016  
REVISED:

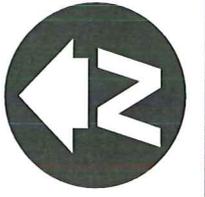


2016-1725  
Building Improvements  
18 & 20 West William Street  
Location Map





2016-1725  
 Building Improvements  
 18 & 20 West William Street  
 Zoning Map

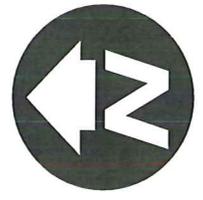


2016-1725  
Building Improvements  
18 & 20 West William Street  
Historic District Map



**Legend**

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2016-1725  
Building Improvements  
18 & 20 West William Street  
Aerial (2013)





# Certificate of Appropriateness Application

## Applicant Information (please type or print legibly)

Historic Subdistrict:  Downtown Core     Residential     Transitional

Property Address: 18 s 20 W Williams

Parcel Number(s): 1820 Collectible

Applicant Name: JACK KAHAIAN Telephone: 614-309-0609

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

Mailing Address: 538 Thistle Dr. City: Delaware State: OH Zip Code: 43015

Fax: \_\_\_\_\_

Email: jkahaians@yahoo.com

Property Owner: Same Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

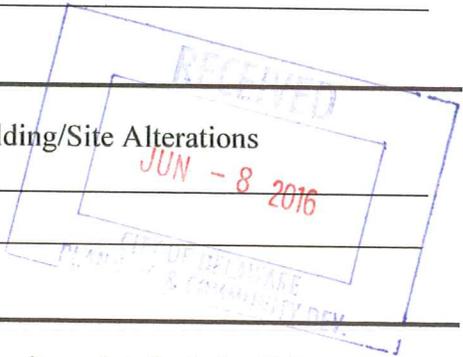
Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## Project Type

Signs or Graphics     New Construction     Exterior Building/Site Alterations

Demolition Permit(s)     Other (specify): Repair & Replace



## Work Description (please type or print legibly)

Describe the proposed project in detail, 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.

- \* Replace damaged roof & re-insulate and repair rotting wood. east rear brick addition
- \* Repair second story soffit and replace wood that was damaged. east building elevation
- \* Demolition of wood frame with vinyl siding on back northwest corner. west rear addition expansion
- ↳ grade demolished area for parking.

- Replace metal roof w/ shingles (only rest)
- soffit - replace like for like
- Remove shed - not replace (create 2 parking spaces w/ black top)
- fix brick + mortar on east side of building

**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, 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**

6/8/16  
 \_\_\_\_\_  
**Date**

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

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