

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

REGULAR MEETING

AUGUST 24, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on June 22, 2016 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2016-1099: A request by HHG Investments, Ltd for a Certificate of Appropriateness for storefront modifications at 8 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - B. 2016-2479: A request by Typhoon Asian Fusion Bistro, Inc. for a Certificate of Appropriateness for facade improvements at 12 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - C. 2016-2435: A request by 34 North Sandusky Street LLC for a Certificate of Appropriateness for storefront improvements at 34 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - D. 2016-2532: A request by 12 West LLC for an informal review of a proposed new building located at 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
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. NEXT REGULAR MEETING: SEPTEMBER 28, 2016
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
June 22, 2016**

ITEM 1. Roll Call

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

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

Members Absent: Joe Coleman and Councilman Kyle Rohrer

Motion to Excuse: Mr. Nicley moved to excuse Councilman Rohrer, seconded by Vice-Chairman Hatten. Motion approved by a 5-0 vote.

Staff Present: Dianne Guenther, Development Planner

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on April 27, 2016, as recorded and transcribed.

Motion: Vice-Chairman Hatten moved to approve the Motion Summary of the Historic Preservation Commission meeting held on April 27, 2016, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 5-0 vote.

ITEM 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.

Ms. Guenther provided a presentation that included the location of the property and previous renovations completed by the current property owner. Ms. Guenther provided information on property damage sustained from the demolition of adjacent 14 W. William Street in 2015. Ms. Guenther discussed the applicant's improvement plans for the now-exposed east elevation brick and masonry renovation, east elevation second story soffit repairs, east rear brick building addition roof replacement, and the deteriorated west rear addition extension removal. Ms. Guenther reviewed the building repair improvement proposal which complies with the Architectural Standards.

APPLICANT:

Jack Kahaian
538 Thistle Dr.
Delaware, Ohio 43015

Motion: Vice-Chairman Hatten moved to approve 2016-1725 for the Certificate of Appropriateness for building improvements at 18-20 West William Street, along with all staff recommendations, seconded by Mr. Kehoe. Motion approved by a 5-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Ms. Riviera informed the Commission that she will be unable to attend the July 27, 2016 meeting due to a scheduled vacation.

Mr. Nicley informed the Commission that he may have a business commitment and unable to attend the July 27, 2016 meeting.

Mr. Koch requested an update on the compliance of patio fencing in the downtown historic district. Ms. Guenther provided an update on enforcement procedures.

ITEM 5. NEXT REGULAR MEETING: July 27, 2016

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Ms. Riviera. The Historic Preservation Commission meeting adjourned at 7:54 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT/OWNERS

HHG Investments, Ltd
82 North Franklin Street
Delaware, OH 43015

REQUEST

2016-1099: A request by HHG Investments, Ltd for a Certificate of Appropriateness for storefront modifications at 8 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 8 North Sandusky Street, on the east side of North Sandusky Street between William Street and Central Avenue, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and west of this parcel lie within the Downtown Core, while the properties immediately to the east 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.

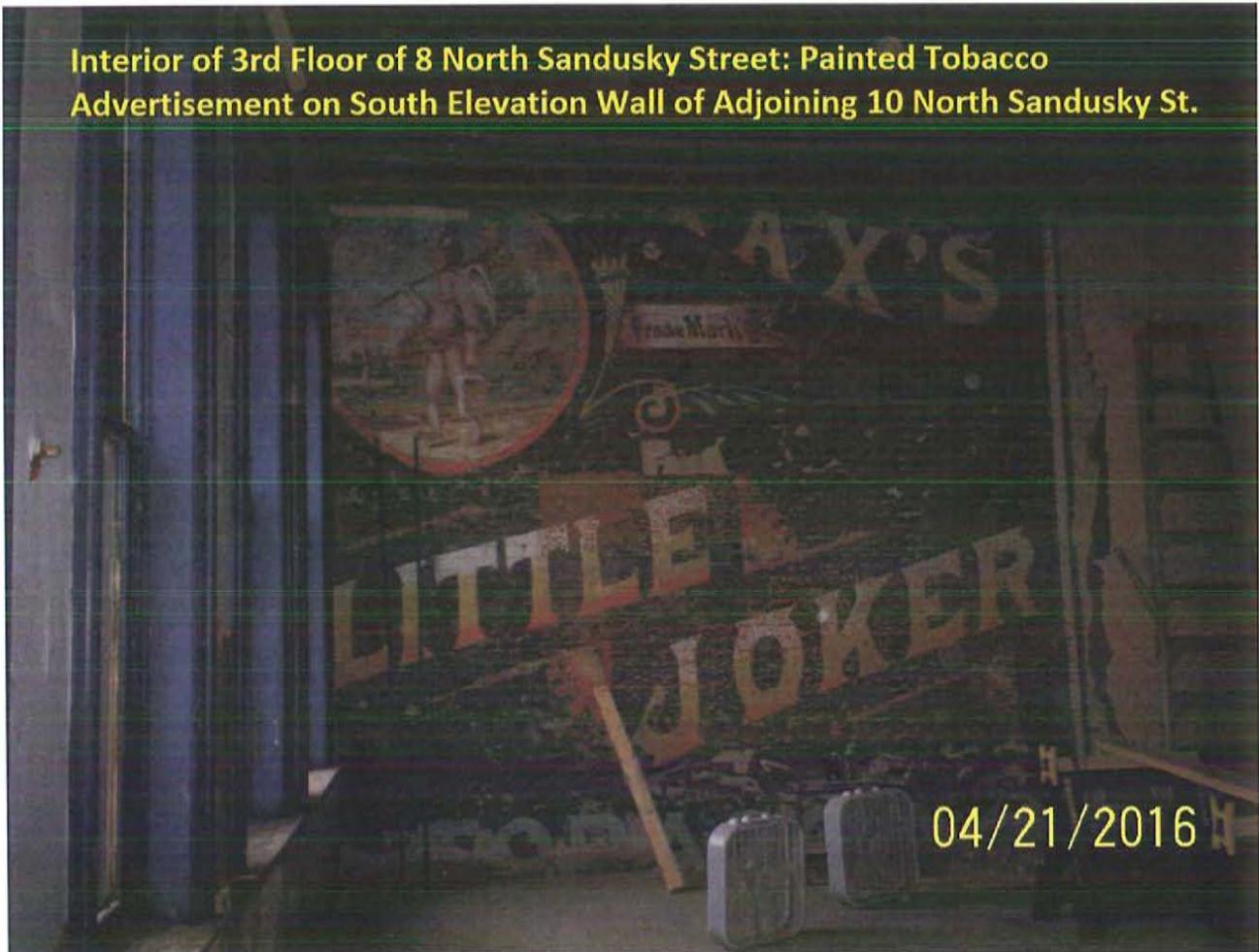
8 North Sandusky is considered a contributing building in the Sandusky Street National Register Historic District. Originally constructed and numbered as "8 North Sandusky Street," the building had been divided into two parcels apparently in the early 1900s. The property line cuts down the exact middle of the central staircase to the second floor, and the building became known as 6 and 8 North Sandusky Street. The second floor of each half is partitioned into smaller offices and living units. Each half, then, has its own interior stairway from the second to the third floor, which essentially remains one large open area. The upper floors (of both halves) have been vacant for well over fifty years. The Applicant purchased the building in early 2015. Proposed plans for the upper floors of the project site entail renovation into residential units.

8 North Sandusky Street – March 2016

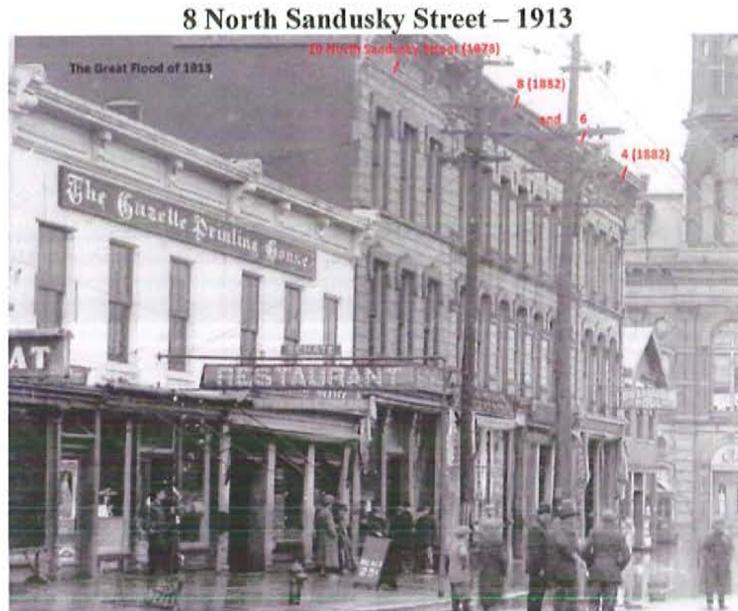


BACKGROUND/PROPOSAL

The histories of adjoining 4, 6, 8, and 10 North Sandusky Street are intertwined. 10 North Sandusky Street was constructed first, in 1878, by German-born owners of the Riddle & Graff Cigar Company, who developed a burgeoning cigar manufacturing business in the City. In 1882, R. Stern, a clothier, built the subject brick Italianate-style cut stone façade building to match the Riddle & Graff Cigar Company building to its north. Then, 4 North Sandusky Street, known as the Grove Block, was designed and also constructed in 1882 to blend with the adjacent Stern Block and the Riddle & Graff Block, which still bears the R.C. & Co. initials in its cornice area. By 1889, the cigar company also occupied the third floors of 4, 6, and 8 North Sandusky for their sales, factory, packing, and storage of 4.5 million cigars manufactured per year. By 1908, the company was producing 8 million cigars annually until the company ceased operation in the mid-1920s. By 1930, 10 North Sandusky was occupied by the Bentz 5 & 10 Cent Store, Gallaher's Drugs in the 1950s, and is currently occupied by Typhoon, an Asian cuisine restaurant. Various retail businesses occupied the storefronts and upper floors of these addresses over the years. A beautiful painted advertisement for a tobacco product on the south elevation of 10 North Sandusky Street was recently unentombed by the Applicant from under a plaster wall covering the interior of the third floor of 8 North Sandusky Street. Apparently applied prior to the construction of 6 and 8 North Sandusky Street in 1882, its vibrant colors can still be seen today.



The 1913 Great Flood photo shows 8 North Sandusky Street being occupied by the FW Woolworth Company 5 and 10 Cent Store at this time, with its sister half at 6 North Sandusky Street bearing a partial business name of “Grove.”



The Ohio Wesleyan University Timeline, outlining historical events from 1820-2009, lists 8-1/2 North Sandusky as ‘Ohio Wesleyan Commons’ as off-campus, non-fraternity living in 1920, apparently on the second floor of the building. Remnants of apartments have been found by the Applicant on the upper floors. By 1930, the City business directory shows the occupant of 6 North Sandusky had changed to the ‘A&P Tea Company,’ while FW Woolworth still occupied 8 North Sandusky Street. In the 1940s, the FW Woolworth Co 5 and 10 Cent Store expanded into its sister half at 6 North Sandusky and occupied both 6 and 8 North Sandusky well into the late 1950s-early 1960s. From historic photographs, the storefronts of both halves of this building still generally retained its original appearance.



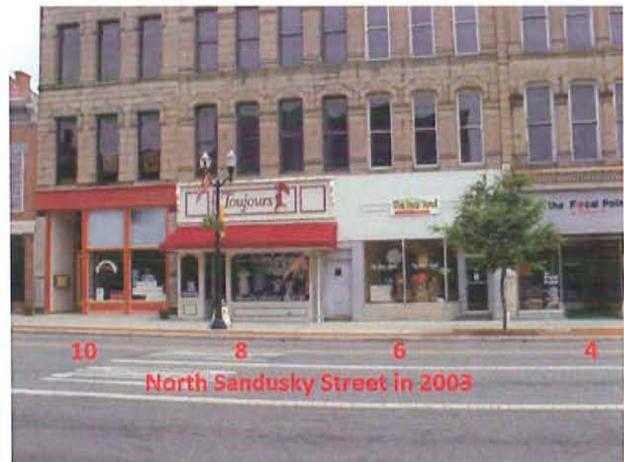
It is surmised that the storefront lost its original 1882 configuration perhaps in the mid-1960s, when the central inset entry with flanking storefront windows was changed to the current left-side inset entry and adjacent flush storefront display window design. The storefront was occupied at that time by The Treasure House, a children's apparel store. This 1966 photo shows the introduction of the flat-roofed canopy, the aluminum storefront, and the transom window area covered with a flush sign panel.

8 North Sandusky Street - 1966



In 1982, the Toujours Unique Resale Boutique, a women's consignment shop, began its occupancy at 8 North Sandusky Street under a previous business owner. The traditional aluminum storefront was replaced with wood inset base panels and trim. The flush sign panel was replaced with wood trimmed inset panels and flanking brackets, with affixed lettering and logo of the store name. (The French word 'Toujours' translates to 'Always' in English.) The canopy was covered with a fabric awning. The current business owner purchased the business approximately twenty years ago in the mid-1990s.

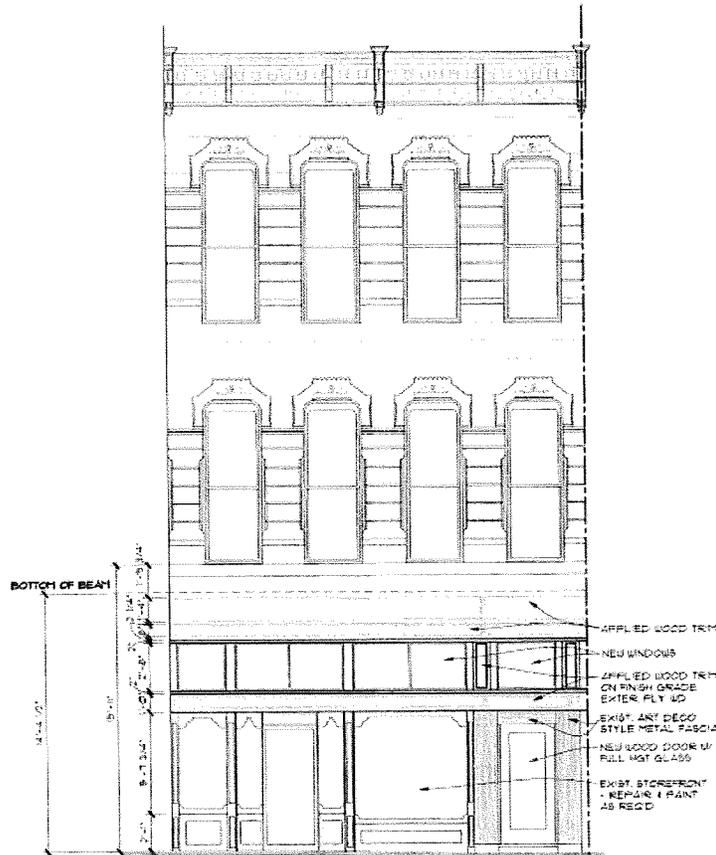
8 North Sandusky Street – 1999 and 2003



The Applicant secured ownership of the building in March of 2015. Unfortunately, the building fell into neglect under previous ownership. The interior of the storefront has developed leaks from the failed wood canopy and awning. The Applicant retained an architect for assistance in developing the project scope for this 134 year old building, with guidance from the City Chief Building Official. The storefront configuration will remain the same. The proposed project entails the following components to refresh the existing storefront area:

- 1) Remove existing deteriorating fabric awning and wooden canopy and frame underneath
- 2) Remove existing wood sign band area, along with existing business name lettering and logo, above the storefront and above the entry door to the stairway to the upper floors. Reframe the upper transom window area with exterior grade lumber (treated pine) and reinstate transom windows with new spandrel glass over the storefront and above the entry door to the stairway to the upper floors.
- 3) Remove all existing deteriorated trim and install new wood trim (treated pine) around the existing and newly framed windows of storefront.
- 4) Replace the existing steel entry door to the stairway leading to the upper floors with a prefinished walnut stained solid mahogany wood entry door. The two-panel door will have a six-light window with a dentil shelf. The door hardware will be bronze with an exterior handleset and interior lever handle. The aluminum panels covering the south and north cut-stone stone columns flanking the entry door will remain intact. The existing aluminum storefront entry door will also remain in place.
- 5) Paint all new and existing wood trim elements of the storefront, including transom window well, the color of SW9178 In The Navy (deep navy blue). The base color will remain beige.

Proposed Storefront Design



CLARKE ARCHITECTS, INC.  7 NEW ELEVATION
A1 1/8" = 1'-0"

DATE OF DWG: 7/19/16

Proposed Entry Door and Door Hardware, and Trim Paint Color



PROPOSED PAINT COLOR



There should be minimal impact on the interior of the storefront area during renovations. The Owner is also currently engaging in window repair and reconstruction to match original size and features and received Administrative Approval for this phase of work.

Interior of Existing Storefront



The Owner is seeking matching grant funding through the City of Delaware Downtown Façade Improvement Program and has been in the project development phase of the Façade Grant program for some time. Therefore, this project must receive review and approval from the Ohio Historic Preservation Office (OHPO) in Columbus prior to commencing in addition to the HPC. In cases where proposed federal funding is involved, the HPC typically takes into account the guidance and decisions of OHPO. Due to the project's prominent visibility, the proposed renovations are being introduced to the HPC at this meeting while Staff awaits response from OHPO. At this time, HPC's decision is requested on the project as presented, pending the response from OHPO. (Should the response be received by this meeting date, it will be forwarded to the HPC members for consideration.) Staff anticipates any OHPO changes to be minimal and administratively approvable thereafter.

STAFF ANALYSIS

City Staff is supportive of the proposed plan as presented. The Applicant has been sensitive to the suggestions and guidance as provided by Staff and the Architectural Standards of the Historic District. Staff has been working closely with the Applicant to ensure that the structural integrity of the storefront is maintained during and after dismantling of the awning and canopy. This renovation process will also require an additional layer of coordination with the adjoining property owner at 6 North Sandusky Street since the property line bisects the building's center stairway. The building owners are in discussion concerning the shared entry door to the stairway to the upper floors, as well as the transom window to be reinstated above that door. All proposed work, however, appears to meet the Standards, as well as pertinent building codes and regulations. Staff does not foresee any negative comments from OHPO regarding the proposal; however, due to the federal funding, protocol dictates a response from OHPO, and any modifications be made to the project per OHPO's directives. Should the Applicant choose not to conform to OHPO's directives, federal funding will not be able to be utilized on the project.

STAFF RECOMMENDATION (HPC 2016-1099 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of a request by HHG Investments, Ltd for a Certificate of Appropriateness for facade improvements at 8 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay, with the following conditions that:

- 1) The project is completed per the plans presented, pending the response and any required modifications from the Ohio Historic Preservation Office (OHPO) should federal funding be desired to finance this project. Any revisions to the approved plans shall need, at a minimum, administrative approval by the HPC or, if significant/major, another HPC meeting, depending on the magnitude of any revisions.
- 2) The Applicant and Architect are to continue to coordinate with the City and the adjoining property owner regarding required access and building and zoning regulations.

COMMISSION NOTES:

CASE NUMBER: 2016-1099 8 North Sandusky Street Storefront Modifications

MEETING DATE: August 24, 2016

PAGE: 8 of 8

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

FILE: PLANNING/HPC CASES/2016 CASES/2016-1099 8 N SANDUSKY ST STOREFRONT MODIFICATIONS STAFF RPT
ORIGINAL: 8/16/2016
REVISED:



2016-1099
Storefront Modifications
8 N. Sandusky Street
Location Map





2016-1099
 Storefront Modifications
 8 N. Sandusky Street
 Zoning Map

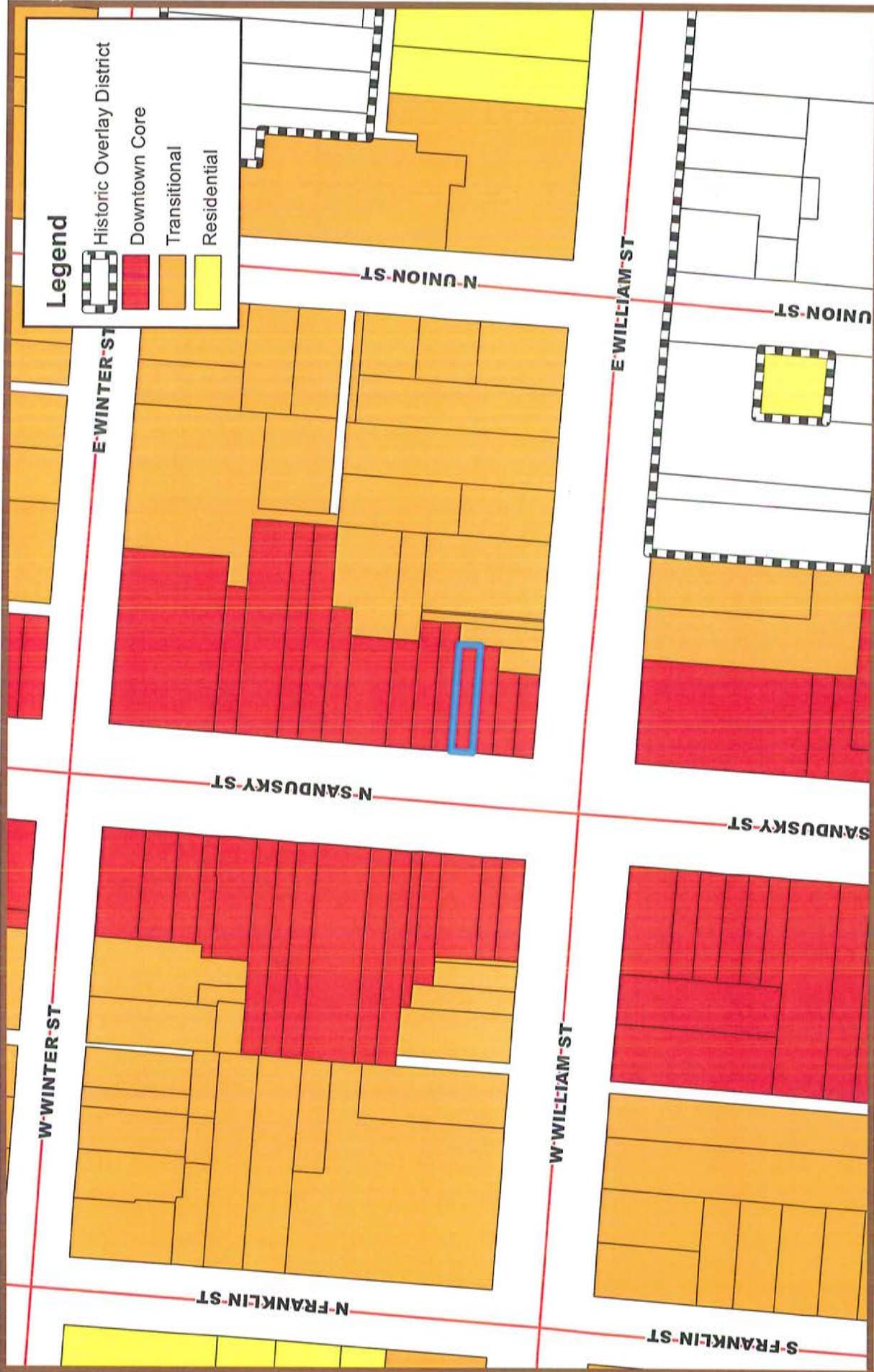


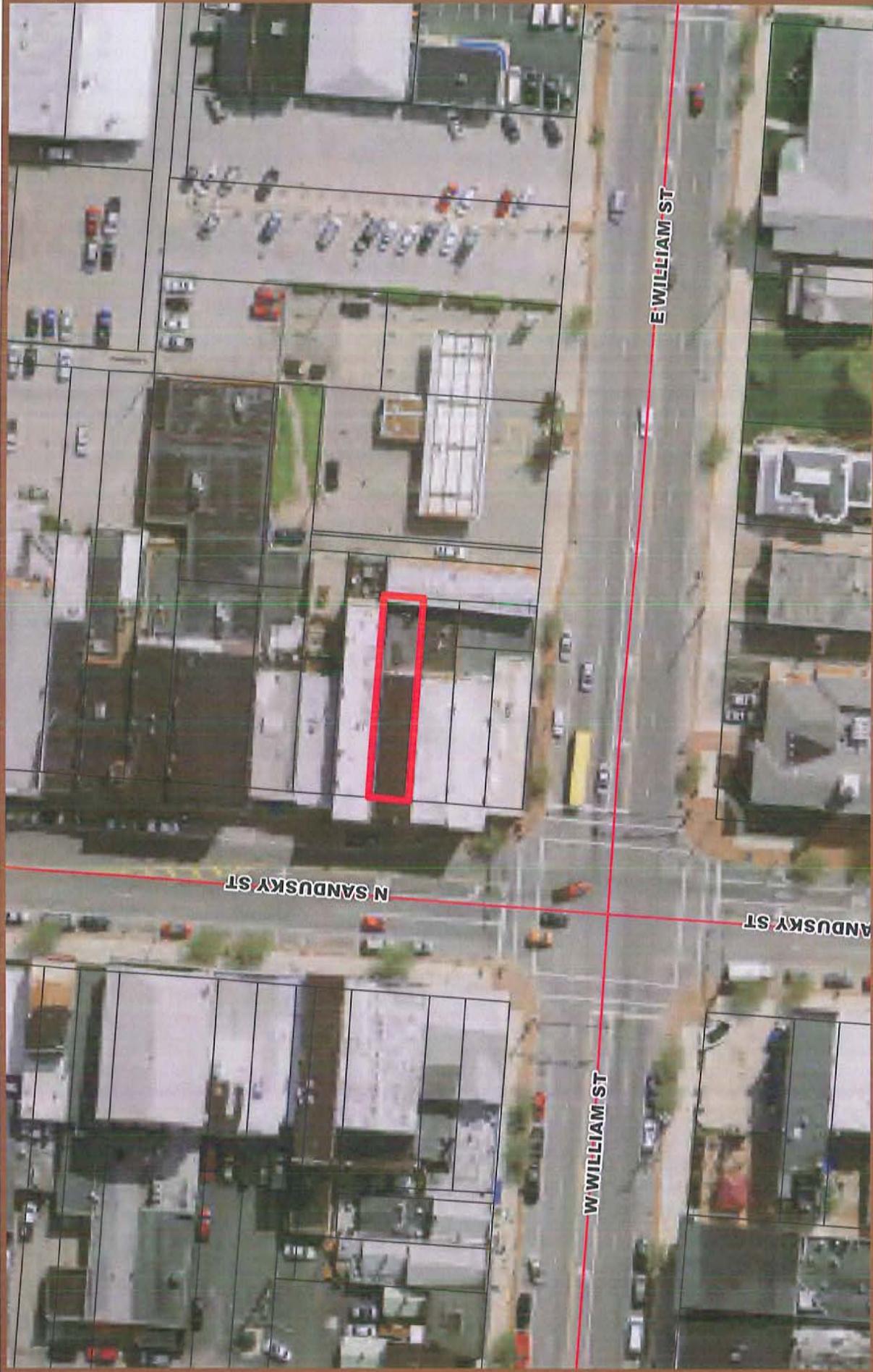
2016-1099
Storefront Modifications
8 N. Sandusky Street
Historic District Map



Legend

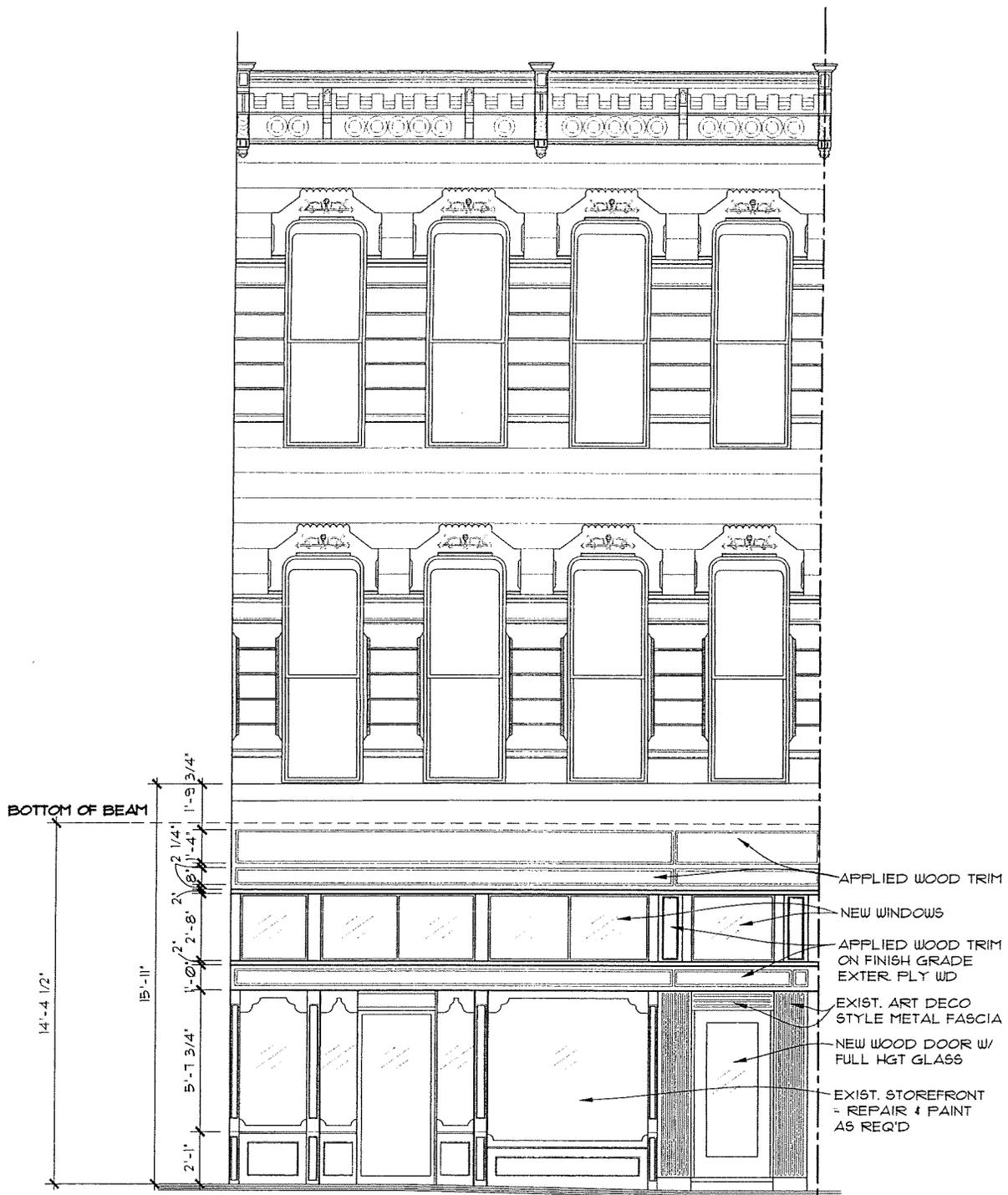
- Historic Overlay District
- Downtown Core
- Transitional
- Residential



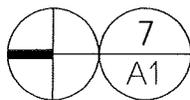


2016-1099
Storefront Modifications
8 N. Sandusky Street
Aerial (2013)





CLARKE ARCHITECTS, INC.

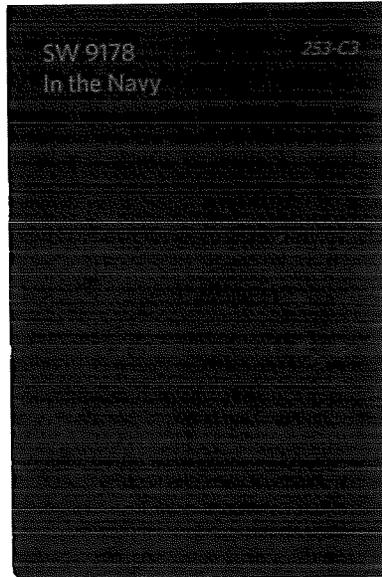


NEW ELEVATION

1/8" = 1'-0"

DATE OF DWG: 7/19/16

PROPOSED PAINT COLOR



GORDON LAW OFFICE

ATTORNEYS AT LAW
82 NORTH FRANKLIN STREET
DELAWARE, OHIO 43015

DAVID J. GORDON
LINDA M. GORDON
SCOTT M. GORDON

(740) 363-8988
FAX (740) 369-7810

Friday, July 22, 2016

Downtown Historical Preservation Committee
Planning and Community Development
1 South Sandusky St.
Delaware, Ohio 43015

RE: Application for Façade Improvements and Repairs for 8 N. Sandusky St.

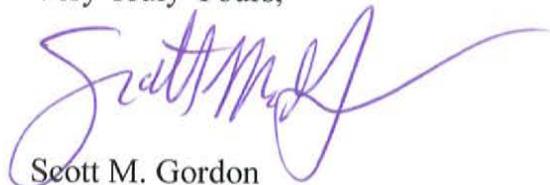
Dear Committee:

I am requesting approval to make the following improvements and repairs to the exterior of my real property located at 8 N. Sandusky Street in downtown Delaware.

- 1) removal of existing awning and wooden frame underneath.
- 2) tear off of existing signage "Toujours" and reframing of upper transom windows of store front.
- 3) New wood trim around existing and newly framed windows of store front.
- 4) Replacement of existing entry door leading to upstairs of building.
- 5) Installation of window replacement above entry door leading upstairs.

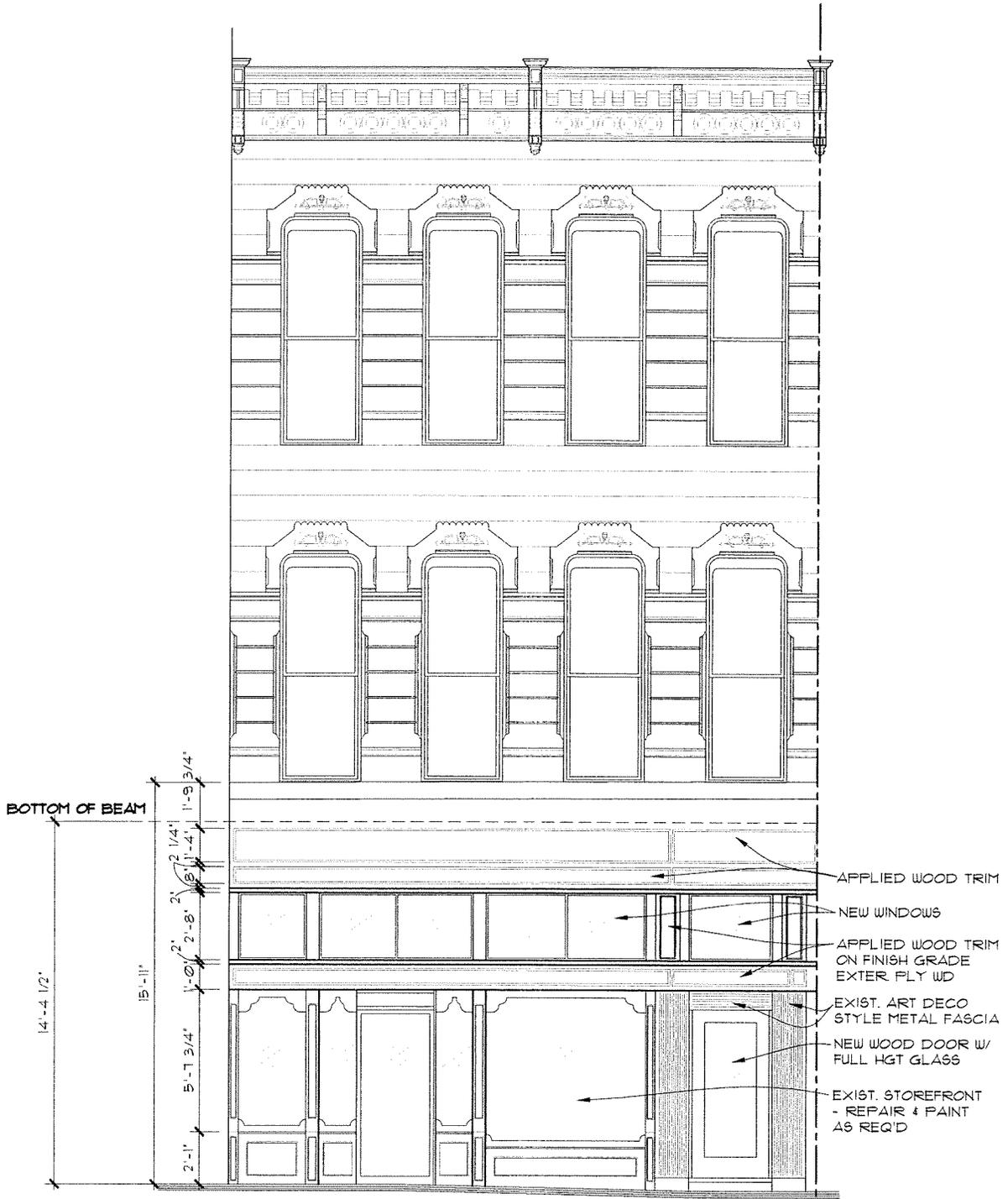
I have included a paint sample of the blue tone which all of the installed wood trim will be painted and a sample of the door style and type, with handle / accessories, which will be installed on the new door leading to upstairs of building.

Very Truly Yours,

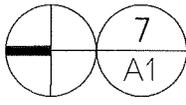


Scott M. Gordon

Enclosures



CLARKE ARCHITECTS, INC.



NEW ELEVATION

1/8" = 1'-0"

DATE OF DWG: 7/19/16

Home Services

DIY Projects & Ideas

Credit Services

Pro Xtra

Store Finder

Order Status

Local Ad

Products and Services

What can we help you find?

Your Store Orange Towns...

Sign in or Register



Baldwin Model # 180PAHXMDL ARB 11P SMT CP Internet # 100677265 Store SKU # 760740

Prestige Pistoria Single Cylinder Venetian Bronze Exterior Handleset with Universal Madrina Lever Featuring SmartKey

★★★★★ (11) | Write a Review | Questions & Answers (11)



Open Expanded View

Click Image to Zoo

Related Items

Product Overview

Specifications

Recommended Items

Questions & Answers

Customer Reviews

Product Overview

Baldwin has a 60 year legacy of craftsmanship and innovation. Rated #1 in quality by builders and contractors, Baldwin is pleased to offer a line of luxury hardware for the discriminating consumer, our Prestige Series. Feel the difference - Baldwin hardware is solid throughout. With a 60 year legacy of superior style and quality, Baldwin is the choice for an elegant and secure presence. A stately presence in any home, Pistoria embraces the subtle power of simplicity through clean, geometric form. The single cylinder handle set can be locked or unlocked by a key on the outside, or the turn button on the inside. The decorative details incorporated into Madrina elegant, sweeping shape make it the perfect finishing touch to classic designs. The Venetian Bronze finish is hand-rubbed to reveal unique bronze highlights and provides a rich and warm complement to the product's style. SmartKey Re-key Technology allows you to control who has access to your home. Re-key the lock yourself in seconds in 3 easy steps. Have you recently moved or had a child lose a key. It's time to re-key. SmartKey provides the highest level of residential security and features BumpGuard to protect against lock bumping.

- Baldwin prestige collection
- For use on exterior doors where keyed entry and security is needed

Home Services

DIY Projects & Ideas

Credit Services

Pro Xtra

Store Finder

Order Status

Local Ad

Products and Services

What can we help you find?

Your Store Orange Towns...

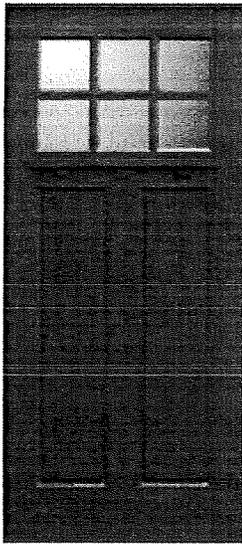
Sign in or Register



Main Door Model # SH-706-WA Internet # 204813774

36 in. x 80 in. Craftsman Collection 6 Lite Prefinished Walnut Solid Mahogany Type Wood Front Door Slab

☆☆☆☆☆ Write the First Review Questions & Answers (2)



Open Expanded View

Click Image to :



Recommended Items

Product Overview

Specifications

Questions & Answers

Customer Reviews

Product Overview

The SH-706 from Main Door combines Old World craftsmanship with the popular and timeless Craftsman style. Factory prefinished in our state-of-the-art facility, this solid wood 2-panel door with solid wood exterior shelf door provides charm and style for your home. This 100% FSC certified slab door is ready to install in your existing frame.

- Please note: this is a slab door only, it is not a prehung unit with a frame/jambs, it's application is to be hung onto your existing frame/jambs
- Craftsman style exterior dentil shelf adds to the charm and unique curb appeal
- Genuine mahogany type adds elegance and luxury to your entrance





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2016-
HPC 12899

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

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

Address 8 N. Sandusky Street

Parcel Number(s) 519 431 09 01 6000

Applicant Name/Contact Person Scott M. Gordon Phone 740-363-8988

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

Address 82 N. Franklin St. Delaware, OH 43015

Fax 740-369-9810 Email scott@garden-law.com

Property Owner HHG Investments, Ltd. Phone 740-363-8988

Address 82 N. Franklin St.

Fax 740-369-9810 Email Same as above

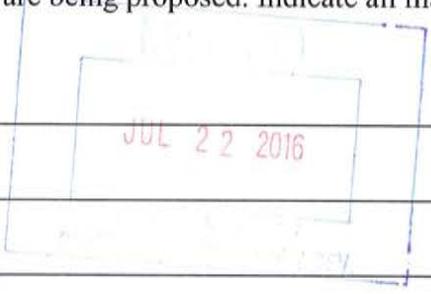
Project Type

- [] 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.

See attached.
(storefront modification/repairs)



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.

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: 4th 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

7 / 22 / 16

Date

Signature of Owner (if not the Applicant)

Date

Application Fee \$50.00 Fees Received \$ 50.⁰⁰

Received by Jay Whelan Date 7.22.16

APPLICANT/OWNERS

Typhoon Asian Fusion Bistro, Inc.
12 South Sandusky Street
Delaware, OH 43015

REQUEST

2016-2479: A request by Typhoon Asian Fusion Bistro, Inc. for a Certificate of Appropriateness for facade improvements at 12 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 12 South Sandusky Street, on the west side of South Sandusky Street between Spring and William Streets, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and east of this parcel lie within the Downtown Core, while the properties immediately to the 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, and west. The properties to its east are zoned B-3 (Community Business District).

The building is listed as a Background Building in the Sandusky Street National Register Historic District. (The background buildings are late 19th and early 20th century buildings whose facades have been covered with newer materials. The site maintains the scale, roofline, and uniform setback of the district and may still have original architectural features, although currently covered.) The Delaware County Auditor's Office indicates year built as 1920, but it more than likely pre-dates the Great Flood of 1913.

BACKGROUND

The circa 1910s streetscape photograph, taken from the intersection of West William and South Sandusky Streets, shows a wood boardwalk from sidewalk to sidewalk to travel across the unpaved, dirt street. The CDM railway tracks and rudimentary street lights run down the middle of the street with multi-tiered utility poles lining each side. Horse-drawn carriages and carts of patrons are shown parked in front of local businesses. The subject site is located directly across from the former City Hall and Opera House. It appears to have a simple cornice with brackets and a second floor balcony.

12 South Sandusky Street – Circa 1910s



The first floor of 12 South Sandusky Street appears to have housed predominately food industry businesses in its recent history. The 1930 City Directory lists the occupant of this address as 'John Root-Baker.' Westfall's Carpets & Floors, Inc. occupied the storefront in 1999. From 2006 through 2011, 12 South Deli was located here. The storefront was most recently occupied by J. Gumbo's Cajun & Creole Cooking Company from 2012 through 2014, when the business moved to 9 North Sandusky Street. It has been vacant since then. The second floor of this two story building is currently an occupied residential apartment.

Westfall's Carpets & Floors, Inc. – 1999 and 12 South Deli - 2011



12 South Sandusky Street - 2016



PROPOSAL

The building at 12 South Sandusky Street was recently purchased by the Applicant in January 2016. Operating a successful Asian cuisine restaurant at 10 North Sandusky Street called the Typhoon Asian Fusion Bistro, the new building owners wish to expand their culinary interests into a building of their own. The Applicant met with City Staff to discuss their vision of a revitalized façade for their new restaurant to be called 'The Flying Pig Ale House.' It is unclear what the building's original storefront looked like. The cornice has been stripped of its brackets and the balcony removed over time. Painted wood planking and plywood currently cover some of what may have been the building's original architectural elements. The entry door to the second floor stairwell is located at the south end of the building. After discussing façade concepts in relation to the Historic District Architectural Standards with City Staff, the Applicant retained an architect for assistance in developing the project scope for proposed façade improvements that is compatible with the District's late 19th century/early 20th century historic fabric. The proposed project entails the following components, while retaining the storefront's current configuration of a central inset entry door with flanking diagonal storefront windows:

1) Upper Façade. At the cornice, the wood fascia boards will be repaired or replaced as needed and repainted in SW6258 Tricorn Black. Simple Fypon-material brackets or dentils will be reinstated and also painted black. Two layers of horizontal wood siding will be removed to the building wall framing. New horizontal exterior grade wood siding in the same approximate width will be reinstalled according to standard construction practices. The siding will be painted SW3026 King's Canyon (medium gray). The three double-hung windows will remain intact and the trim re-painted black.

2) Sign Band Area. The vertical siding will be removed and replaced with the same horizontal exterior grade wood siding as the upper façade and painted black. A shed-type Sunbrella-type fabric awning will be installed to cover the entire sign band area. The fabric color will be similar to SW7585 Sun Dried Tomato (medium burnt red) with the lettering of the restaurant's name in a color similar to SW0050 Classic Light Buff (cream). The awning will be externally illuminated with four standard black gooseneck light fixtures.

3) Storefront. The existing windows will remain intact and will be trimmed in exterior grade wood to create an inset panel appearance as depicted in the drawing. Vertical trimwork will be painted black, the inset panel trim will be painted gray with black accents, and the inset panels and storefront ceiling painted cream. The existing aluminum entry door will be replaced with a wood two-panel half light door with new hardware. The entry door to the second floor stairwell will be re-painted or may be replaced to match the new storefront entry door.



Existing Storefront Entry Door



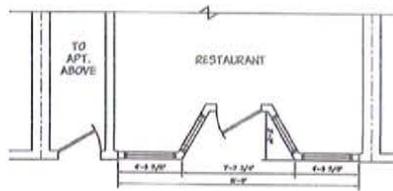
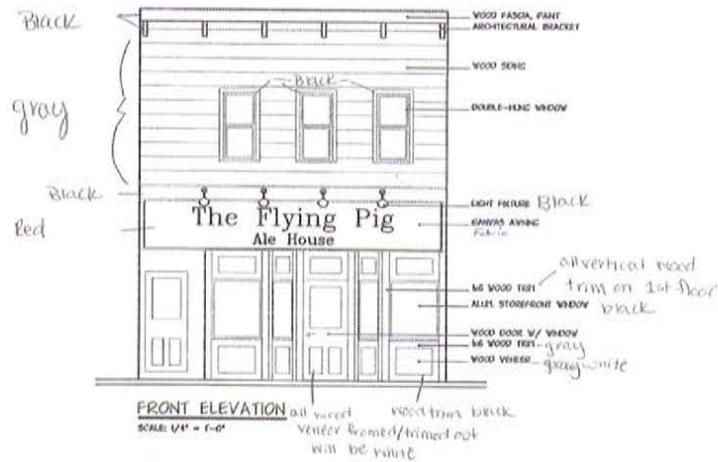
Proposed Storefront Entry Door Style



Existing 2nd Floor Stairwell Entry Door



Proposed Storefront Design



<p>THE FLYING PIG ALE HOUSE 12 S. SANDUSKY ST. DELAWARE, OH 43628</p>	<p>Morton Engineering & Consulting 10000 N. High St. Columbus, OH 43240 Phone: 614-291-1000</p>
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STAFF ANALYSIS

City Staff is supportive of the proposed plan as presented. The Applicant has been sensitive to the suggestions and guidance as provided by Staff and the Architectural Standards of the Historic District. Staff has been working closely with the Applicant to ensure that the structural integrity of the facade is maintained. The modifications to the storefront area are essentially cosmetic and enhance the aesthetics of the property to blend with the historic fabric of the Historic District. All proposed work appears to meet the Standards, as well as pertinent building codes and regulations. Staff recommends that final details (such as the cornice bracket style, etc.) be discussed with Staff and the HPC Chairman prior to installation. The City of Delaware commends the Applicant for filling a vacant storefront and helping to stabilize and revitalize this block of South Sandusky Street.

STAFF RECOMMENDATION (HPC 2016-2479 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of a request by Typhoon Asian Fusion Bistro, Inc. for a Certificate of Appropriateness for facade improvements at 12 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay, with the following conditions that:

- 1) The project is completed per the plans presented. Any final details or 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 Applicant and Architect are to continue to coordinate with City Inspection Division regarding required building and zoning regulations and permitting processes.

COMMISSION NOTES:

MOTION: _____ 1st _____ 2nd approved denied tabled _____

CONDITIONS/MISCELLANEOUS:

CASE NUMBER: 2016-2479 12 South Sandusky Street Façade Improvements

MEETING DATE: August 24, 2016

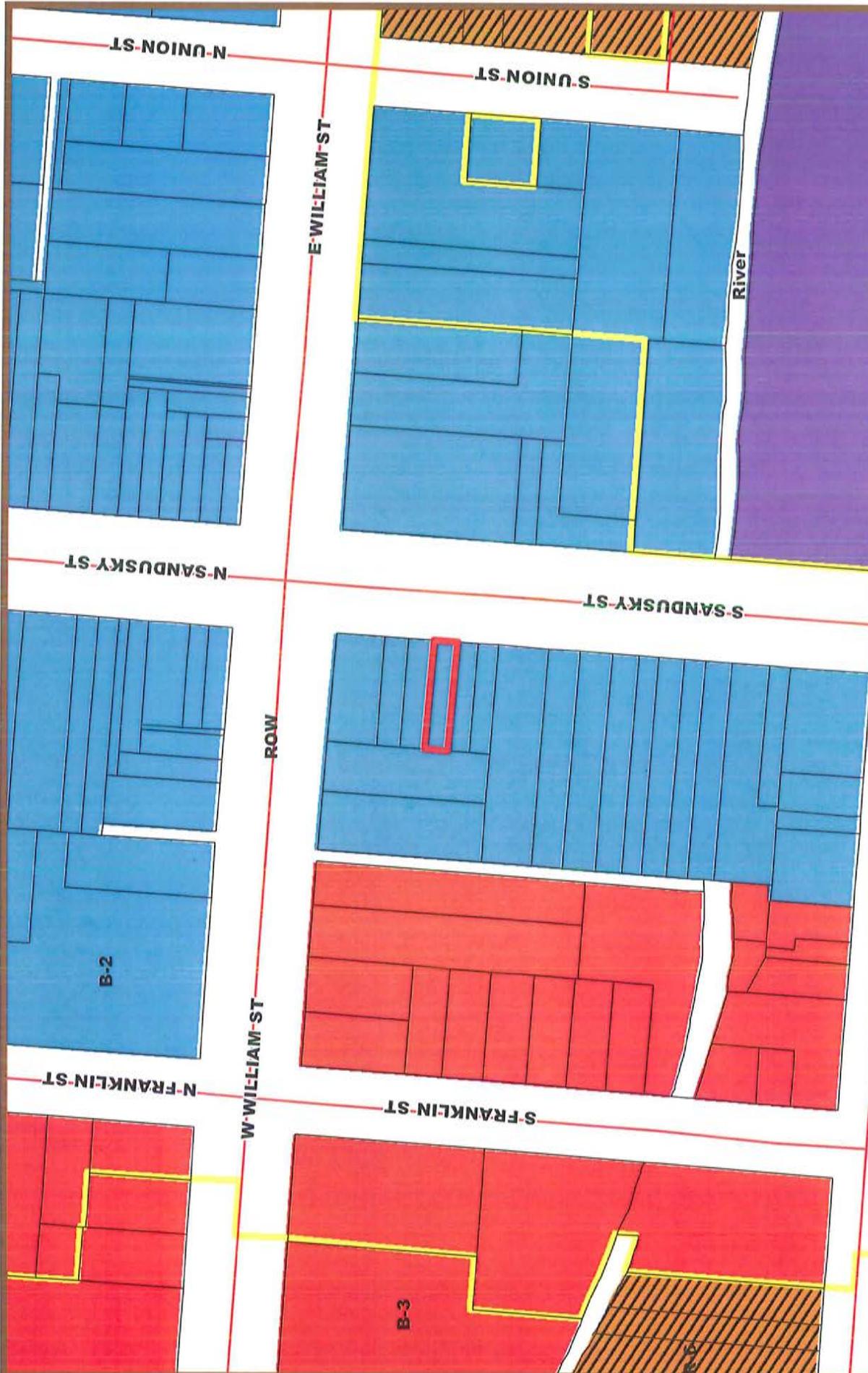
PAGE: 6 of 6

FILE: PLANNING/HPC CASES/2016 CASES/2016-2479 12 S SANDUSKY ST FAÇADE IMPROVEMENTS STAFF RPT
ORIGINAL: 8/17/16
REVISED:



2016-2479
 Storefront Improvements
 12 S. Sandusky Street
 Location Map





2016-2479
 Storefront Improvements
 12 S. Sandusky Street
 Zoning Map



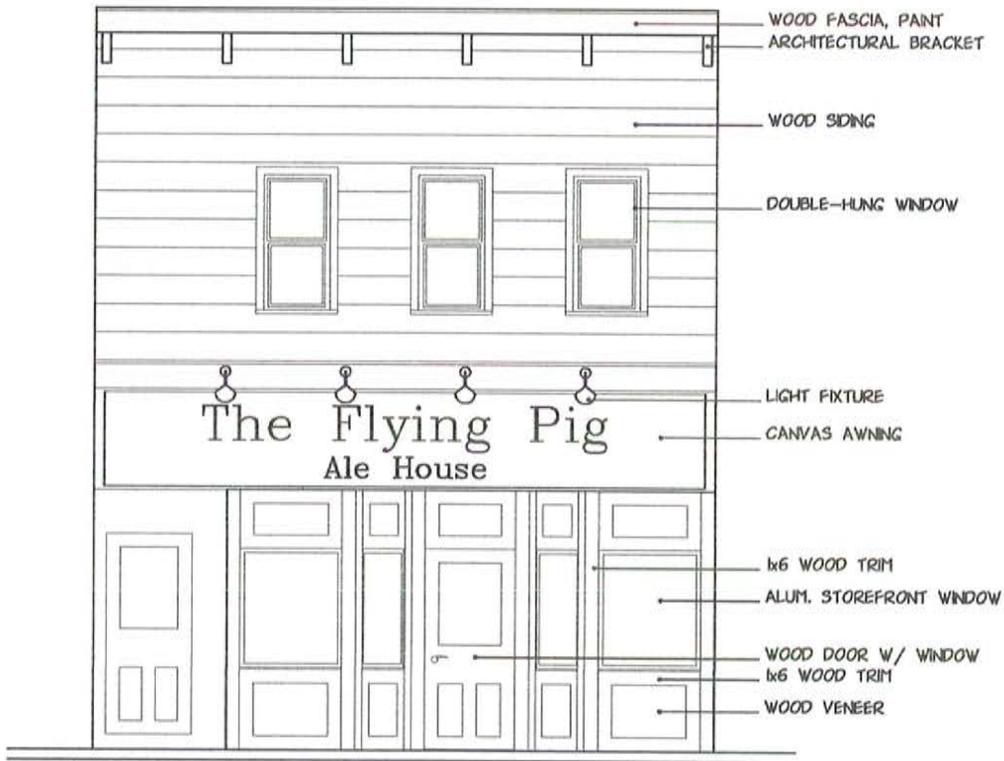
2016-2479
 Storefront Improvements
 12 S. Sandusky Street
 Historic District Map





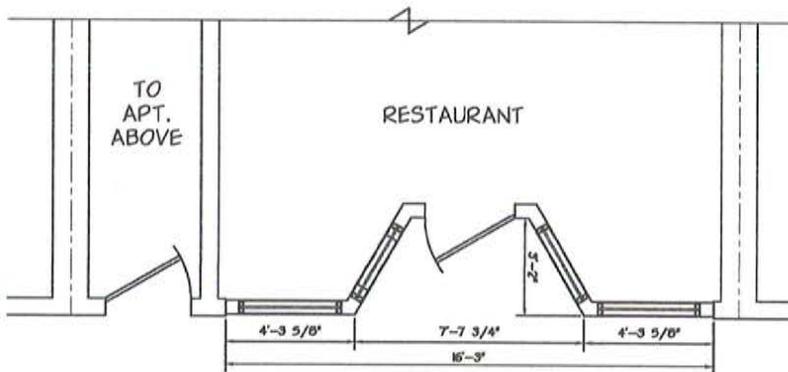
2016-2479
Storefront Improvements
12 S. Sandusky Street
Aerial (2013)





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



STOREFRONT PLAN

SCALE: 1/4" = 1'-0"

SHEET NO. 1 STOREFRONT FLOOR PLAN & ELEVATION 12/15/15	PROJECT NO. 15-001	THE FLYING PIG ALE HOUSE 12 S. SANDUSKY ST. DELAWARE, OH 43015	Morton Engineering & Consulting <small>Old • Newerly • Better</small> 10500 Doty Rd. Pickerington, OH 43147 P: 614-460-2800
	DATE 12/15/15		



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2016-
HPC 2479

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 12 S. Sandusky St.

Parcel Number(s)

Applicant Name/Contact Person Amanda Sykes Phone 614-216-0626

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

Address 6426 Crooked Elm Ct. Delaware, OH 43015

Fax Email amandasykes@yahoo.com

Property Owner Xueqiong Chen Phone 614-806-8077

Address 10 N. Sandusky Ste. 100 Del. 43015

Fax Email xueqiong11@yahoo.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.

We will be removing all existing wood siding. Replacing with horizontal wood siding on second story and wood veneer & trim on first story. See attached plans.

Colors will be primarily Kings Canyon gray, with tricorn black trim, and classic light buff accents. An awning, canvas, will be a sundried tomato color with

classic light buff lettering. Goose neck light fixtures will be black.

Materials to submit with application (as needed):

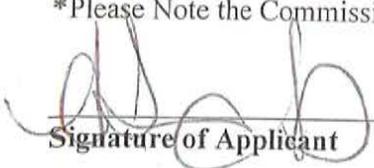
- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing the view from front, sides, and rear;
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications 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.

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: 4th 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

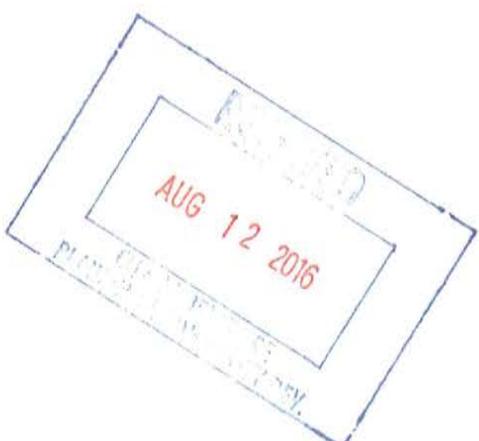
8/12/16

Date

Signature of Owner (if not the Applicant)

Date

Application Fee \$50.00 Fees Received \$ 50.00 Received by Jim Date 8-12-16



APPLICANT/OWNERS

34 North Sandusky Street LLC
34 North Sandusky Street
Delaware, OH 43015

REQUEST

2016-2435: A request by 34 North Sandusky Street LLC for a Certificate of Appropriateness for storefront improvements at 34 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 34 North Sandusky Street, on the east side of North Sandusky Street between East William and East Winter Streets. in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and west lie within the Downtown Core, while the properties immediately to the east 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. The property is considered a contributing building in the Sandusky Street National Register Historic District.

BACKGROUND

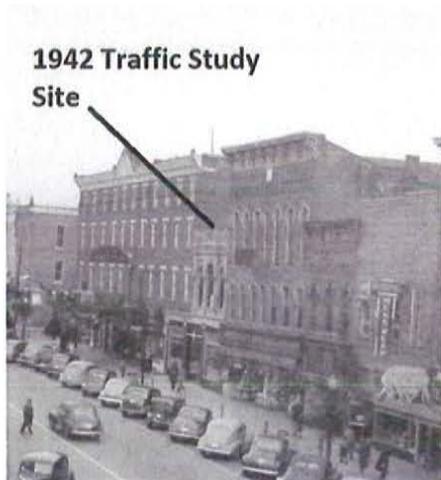
The Delaware County National Bank constructed this brick two story building in 1868. The building was remodeled twenty years later in 1886 in the Richardsonian Romanesque style characterized by heavy decorative brickwork and round arched wood windows. The center arched window transom is outlined with alternating blue and red blocks of stained glass. (The two flanking double-hung windows once boasted upper sashes outlined by stained glass; this feature is no longer present by the 1960s.) The word "BANK" is still centered on the corbelled brick cornice. Ornate finials once adorned the top of each of the four cornice columns; this feature is no longer present by 1942. A rear addition was completed in 1905 to serve the bank. The building's first floor façade has been modified numerous times over the last century and a half as bank ownership changed and the facility expanded into the adjacent northerly storefronts. The current 'modern' aluminum and brickface storefront was installed in the 1970s when the building was returned to its original dimension. The cornice and second story brick façade eventually was and is currently painted.



A 1930s City Directory still lists the Delaware County National Bank at this address. Photographs from the early 1940s show the bank's name changed to First National Bank. The bank at that time expanded into the adjoining storefront to its north, a large four-story hotel which occupied the southeast corner of the intersection. The hotel building at 40 North Sandusky Street was constructed c 1810 and went by various names, starting as the Hotel Donavin in the 1800s, the Hotel Allen in the 1940s, and ended its long history in the 1960s as the Delaware Inn Hotel. The top floors were used as hotel rooms, while the street level was occupied by different businesses, such as jewelry, candy, boots, and shoe stores; a bakery; and other service/retail uses.

The subject site's first floor façade was modified to accommodate the First National Bank's 1940s expansion. First National Bank, and later BancOhio, eventually took over the entire front lower level of the hotel building in the 1960s. The subject site's first floor façade was again modified to be contiguous with the expanded bank's façade. The hotel building was subsequently purchased and demolished in the mid-1960s by BancOhio, which then constructed a new bank and office building in its place. The first floor of the subject property, consequently, was returned to its original width—plus 6 inches. A 'modern' aluminum and brickface storefront was installed at that time and updated in the same manner in the 1970s. The bank sold the subject site in the mid-1980s to an optometrist, who operated his business on the first floor and resided in the apartment on the second floor. (National City Bank eventually replaced BancOhio in the bank building. The bank building was sold to a private investor in 2000, who rented the building back to the bank. The same investor retains ownership of the bank/office building today.)

1942 Traffic Study



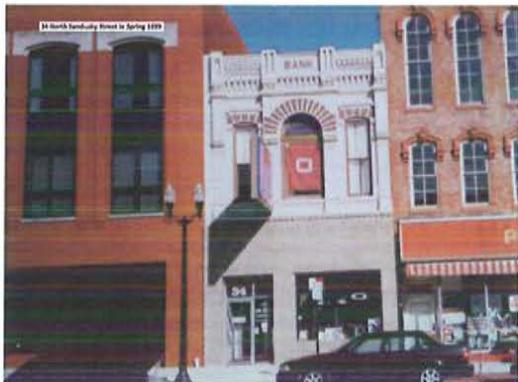
34 North Sandusky Street-circa 1950s



34 North Sandusky Street – c 1960s



34 North Sandusky Street – Spring 1999

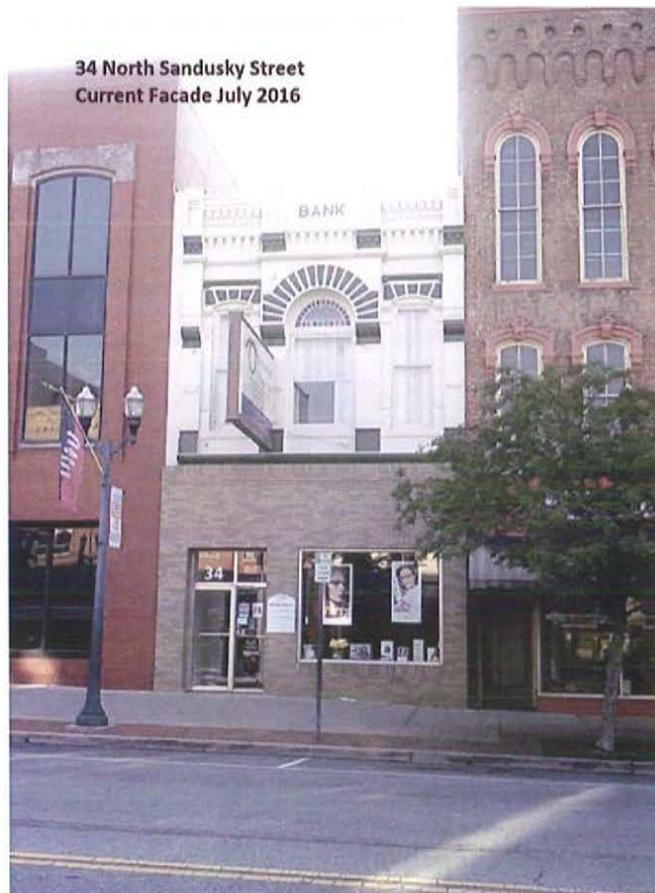


Project Site -- Kerr Eyecare - 2003



In 2004, the optometrist occupying the subject building retired and sold the building to the current Owner, who is also an optometrist. The current Owner has operated his successful optometry practice on the first floor for the past ten-plus years. The 2nd floor, however, is now used for storage and a staff breakroom, with remnants of the apartment still present. The original floor-to-ceiling 1900s bank vault still exists in the rear of the first floor. It has become a favorite stop of school children on field trips to the downtown area.

The first phase of façade improvements was presented for HPC review (HPC 2014-2299) in October 2014. In 2015, the work was completed as proposed: façade brick masonry rehabilitation; second story window repair/reconstruction; and second story façade re-painting. These elements appear to be original features of this 1868 building.



PROPOSAL

Unfortunately, nothing of the original 1868 storefront has survived the numerous modifications made to the first floor façade beginning in the 1940s under the bank’s ownership. The current aluminum and brickface veneer storefront was installed in the 1970s, also under the bank’s ownership. The bank then sold the building to an optometrist in the 1980s, who subsequently sold the building to another optometrist (the Applicant) in 2004. The same 1970s storefront is still in place to this date. The building owner wishes to continue with enhancements to his building by refreshing the storefront area to better blend with the upper façade and the historic fabric of the downtown historic district. Proposed improvements entail:

1) Storefront Window and Entrance Door Replacement: Installation of new energy-efficient glazing with mullions set in cream color aluminum framing to replace leaking window panels and to better match the upper façade. The arrangement of the mullions is intended to reflect the mullion pattern of nearby historic storefronts.

2) Storefront Brick Veneer Painting: The body of the brick veneer of the storefront area is proposed to be painted a cream color to match the upper façade (which was previously painted and was re-painted in 2015). The brick base adjacent to the sidewalk, the soldier course of brick under the main window, and the steel masonry lintels above the main window and entrance door will be painted a deep green to match the painted accents of the upper façade. The storefront brick veneer has not been painted previously. This work item would entail applying paint to unpainted 46-year-old, non-historic brick.

Proposed Elevation



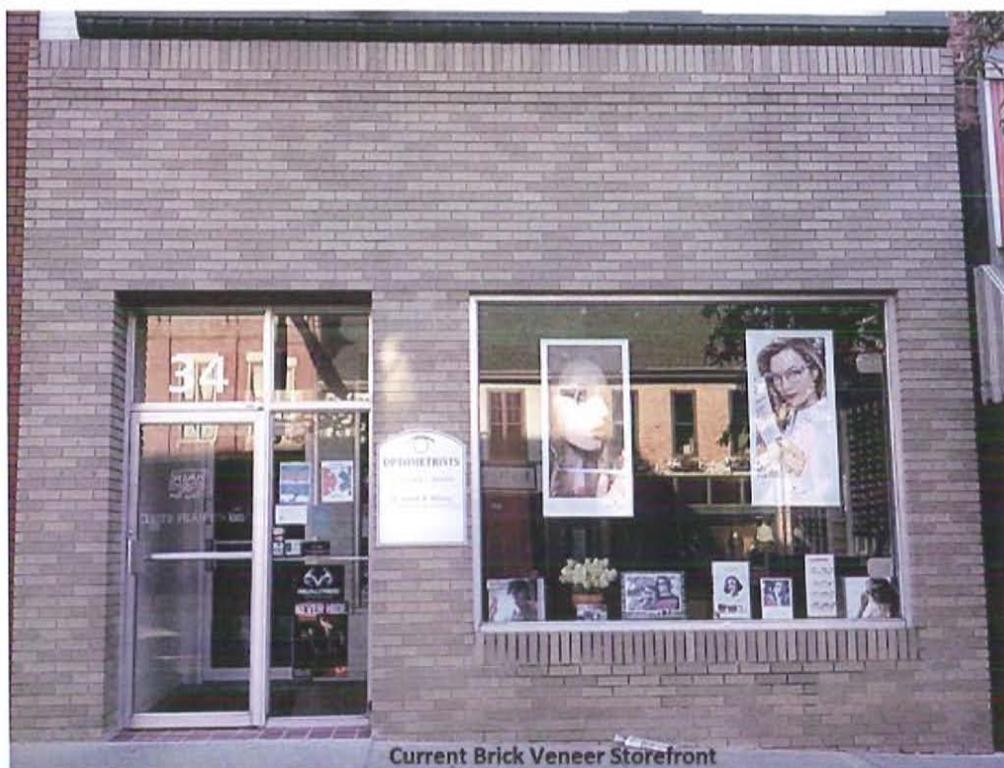
Coded Notes:

1. New aluminum storefront. Storefront color to match upper windows sash color.
2. Brick painted crème color to match upper brick color.
3. Brick painted deep green color to match upper deep green color.

City Staff feels the 1970s storefront window and entrance door replacement appear to comply with federal and local historic preservation standards and guidelines.



The brick veneer storefront itself does not appear to be of an age or an architectural style that could be considered historically significant. However, given the building is listed as a contributing structure in the National Register Sandusky Street Historic District, and since it is located in the Downtown Core Sub-district of the City of Delaware Downtown Historic Overlay, the local Architectural Standards state that: “For historic buildings, any unpainted surface such as, but not limited to, masonry such as brick, or stone, shall not be painted. In the event that an existing unpainted surface cannot be restored or preserved through acceptable means, painting of the surface may be considered a last resort.” The brick veneer storefront is currently structurally sound.



In addition, the Applicant had previously requested (via a second phase of work) to include this proposed work in the City of Delaware Downtown Façade Improvement Program. To use the matching downtown federal grant funds, the project requires two levels of historic review by both the State Historic Preservation Office in Columbus and the local Historic Preservation Commission. There were no issues with the storefront glass replacement. Much local debate ensued amongst Staff, however, regarding painting the storefront brickface, since the current Historic District Architectural Standards prohibit painting brick that has not been painted previously.

It was decided to submit the project to the Ohio Historic Preservation Office in Columbus, as required to do as part of the grant program, for their opinion on how the project would affect this 1868 building. The response is included with this Staff Report: *"Because the storefront is not historic nor of a significant architectural style, the painting of the 1970s brick veneer will not violate the (federal Secretary of the Interior's) Standards (for Rehabilitation) as it does not involve historic material. Therefore, it is (the Reviewer's) opinion that the planned work, if completed as proposed, will meet the Standards, thereby having no adverse affect on historic properties."*

City Staff understands the Applicant's reasoning for the proposed improvements and is supportive of the storefront window and entrance door replacement; however, it is hesitant to be supportive of a work item (i.e., brick painting) that may set an unintended precedent for future requests to the HPC. To date, no applications requesting painting or coating unpainted brick for aesthetic reasons have been considered.

The Applicant has informed City Staff that he will withdraw his participation in the Downtown Façade Improvement Program, and not perform either work item, should the storefront brick painting not be approved. He will leave the building as-is, for the time being, because he feels painting the upper and lower facades one color will unify the building's front elevation and has the most visual impact than the storefront window/entrance door replacement. He does not wish to re-paint the upper façade to match the color of the existing storefront brick more closely since the upper façade was just painted last year (in 2015). The Applicant has also consulted with a design professional and feels the project would be cost-prohibitive to re-construct the storefront to the original 19th century design.

The Applicant, therefore, would like to request a Variance to the Architectural Standards from the Historic Preservation Commission to perform the improvements he desires and feels will lend value to the surrounding historic streetscape.

STAFF ANALYSIS

City Staff is supportive of the Applicant's efforts to improve and preserve this 148 year old building, which has survived the aftereffects of streetscape changes made in the name of progress and yet still retains hints of the grand architectural elements it once possessed. To open his place of business to school field trips and tours so that the younger generations may be aware of the history of our community and the efforts of those who have gone before us is commendable. The Applicant has been cooperative and understanding of the processes and guidelines outlined Architectural Standards of the Historic District. The proposed project can be broken down into two parts: (1) entrance door and storefront window improvements and (2) storefront brick veneer painting. And it is imperative to note, at this point, the unique circumstance in this particular case of the Applicant seeking participation in the federally-funded downtown façade improvement program. Typically and following past decision-making practices, City Staff feels the 1970s storefront window and entrance door replacement appear to comply with the local historic preservation standards and guidelines. Typically and following past decision-making practices based on the Architectural Standards, painting the storefront brick veneer would more than likely not be supported, even though the brick veneer itself is not an original historic element of the building, and there would be no additional discussion. However, the Applicant intends to participate in the City's Downtown Façade Improvement Program thereby compelling City Staff to investigate another layer of historic review and approval through the Ohio Historic Preservation Office (OHPO) in Columbus. Typically and following past decision-making practices, in cases where proposed federal funding is involved, the HPC takes into account the

guidance and decisions of OHPO. In order to utilize the grant funding, improvements that OHPO deems will have a negative effect on the historic property are not undertaken, even though local policy may determine otherwise. In this particular circumstance, OHPO reviewed the history of this 1868 building and the proposed improvements. The response set forth is that: *“Because the storefront is not historic nor of a significant architectural style, the painting of the 1970s brick veneer will not violate the (federal Secretary of the Interior’s) Standards (for Rehabilitation) as it does not involve historic material. Therefore, it is (the Reviewer’s) opinion that the planned work, if completed as proposed, will meet the Standards, thereby having no adverse affect on historic properties.”* Because of this guidance and decision by OHPO, the Applicant is respectfully requesting a Variance to the strict application of the Standards and Guidelines for the Historic District. When reviewing the criteria which must be met to justify a Variance, the criterion that appears to be applicable is that “The property has little or no historical or architectural significance.” Again, in this particular case, the 1970s brick veneer applied to the storefront of a historically significant building is determined not to be a historic material; therefore, its painting will not violate the federal Secretary of the Interior’s Standards for Rehabilitation, on which the City’s local Architectural Standards are based. In addition, there will be no adverse effect on the historic property as a whole should this improvement be completed. A secondary criterion which could be applied is that “No reasonable alternative exists.” The Applicant did explore removing the brick veneer in an attempt to reconstruct any remaining features of the original storefront. Based on discussion with a design professional, the project would be cost-prohibitive to re-construct the storefront to the original 19th century design. Taking the unique circumstance of participation in the federal grant program and the guidance received from the Ohio Historic Preservation Office into account, the completion of these improvements would not appear to be detrimental to the historic fabric of the downtown district. Finally, painting the lower, non-contributing exterior to match the well-executed upper story painting does not preclude the lower story from one day potentially undergoing rehabilitation to return it to a more historic front façade. If the proposal somehow made this potential impossible, Staff would likely have a different opinion of the matter.

STAFF RECOMMENDATION (HPC 2016-2435 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of a request by 34 North Sandusky Street LLC for a Certificate of Appropriateness for storefront improvements at 34 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay, with the following conditions that:

- 1) In order for the project to be completed per the plans presented, the HPC shall grant a Variance to the Architectural Standards if the Historic Preservation Commission so chooses to approve this request. Any significant revisions to the approved plans shall require, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any revisions.
- 2) The Applicant and all retained design professionals and contractors shall continue to coordinate with City Zoning and Inspection Division regarding building and zoning regulations.

COMMISSION NOTES:

MOTION: _____ 1st _____ 2nd approved denied tabled _____



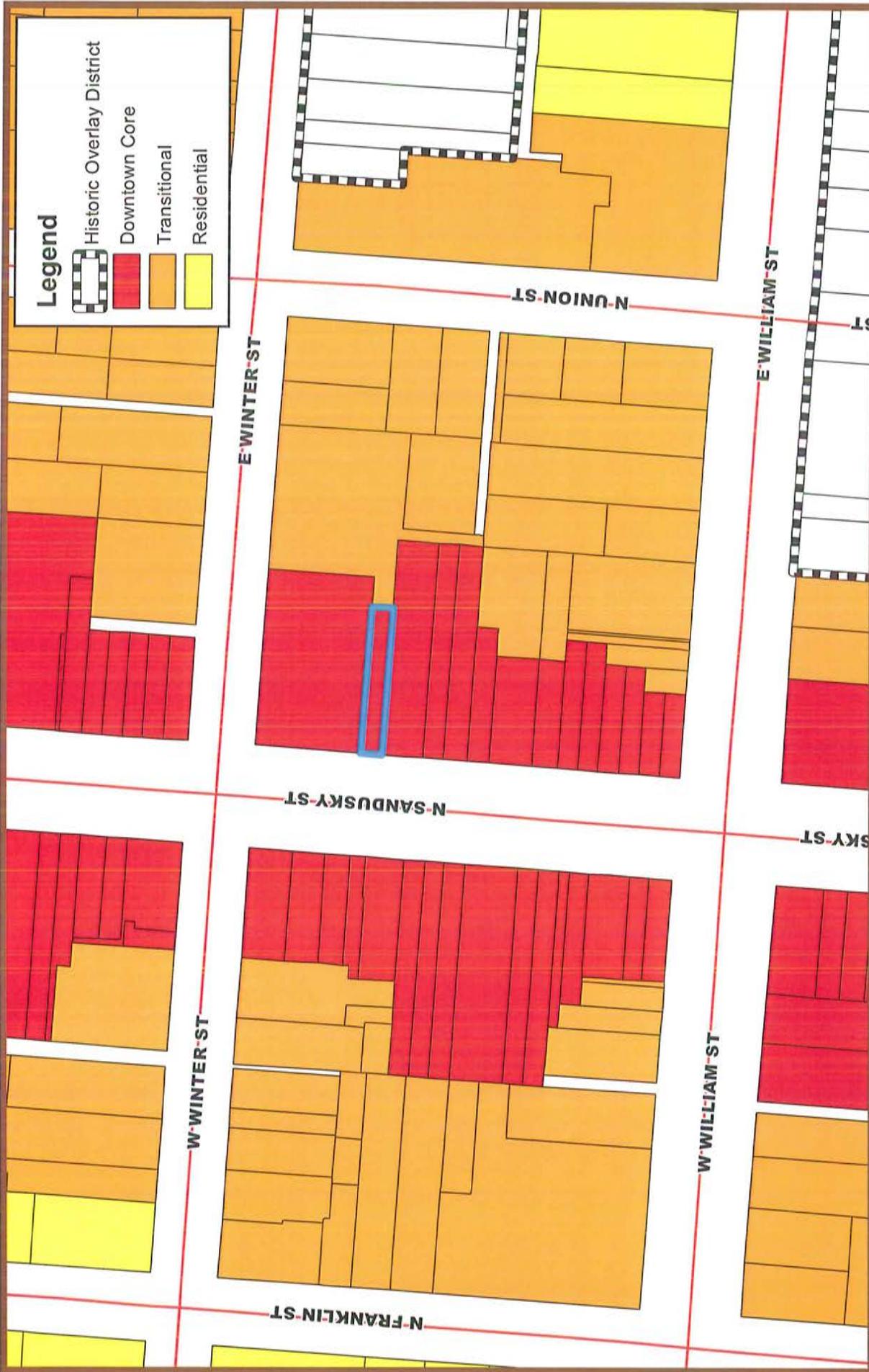
2016-2435
 Storefront Improvements
 34 N. Sandusky Street
 Location Map





2016-2435
 Storefront Improvements
 34 N. Sandusky Street
 Zoning Map





Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2016-2435
 Storefront Improvements
 34 N. Sandusky Street
 Historic District Map





2016-2435
Storefront Improvements
34 N. Sandusky Street
Aerial (2013)





In reply refer to
2016-DEL-36014

August 4, 2016

Dianne L. Guenther
Development Planner
Planning & Community Development Department
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Dear Ms. Guenther:

**RE: Section 106 Review
City of Delaware CDBG RLF Project; Downtown Façade Improvement Program
Rehabilitation: 34 N. Sandusky Street, Delaware, Delaware County, Ohio**

This is in response to your correspondence, received August 1, 2016, regarding the planned rehabilitation project for the above referenced property using a grant from the Ohio Development Services Agency. 34 N. Sandusky Street is a contributing resource in the Sandusky Street Historic District, which is listed in the National Register of Historic Places. The comments of the Ohio State Historic Preservation Office are made pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, and the associated regulations at 36 CFR Part 800.

The planned project will replace the existing storefront window and entry door and paint the brick veneer of the 1970's storefront.

Because the property is listed in the National Register the project must satisfy the Secretary of the Interior's Standards for Rehabilitation. Because the storefront is not historic nor of a significant architectural style, the painting of the 1970's brick veneer will not violate the Standards as it does not involve historic material. Therefore, it is my opinion that the planned work, if completed as proposed, will meet the Standards thereby having no adverse affect on historic properties. No further coordination is necessary unless there is a change in the project

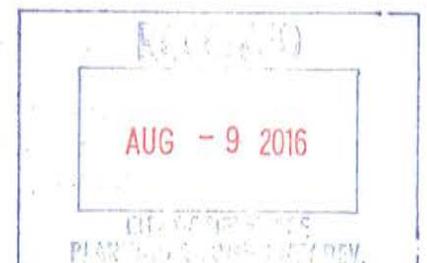
If you have questions regarding this review, please contact me at 614 298-2046 or by email at bpalmer@ohiohistory.org. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "William Palmer", with a long horizontal line extending to the right.

William Palmer
Architecture Development Reviews Manager
State Historic Preservation Office

xc: Tim Allen, ODSA



**Proposed Renovations
for the
Building Façade**

**Delaware Vision Center
34 N. Sandusky Street
Delaware, OH 43015**



Dr. Ron and Leslie Gaudio, owners of Delaware Vision Care located at 34 N. Sandusky Street in Delaware, Ohio, are proposing renovations to the façade and storefront of the existing building.

The proposed renovations are indented to:

- Update and freshen up the appearance of the building façade.
- Be consistent with recent exterior improvements of the building front.
- Maintain the historic appearance and feel of downtown Delaware.

The renovations will improve the welcoming appearance of the business and will contribute positively to the preservation of the downtown business corridor of Sandusky Street.

Proposed Improvements

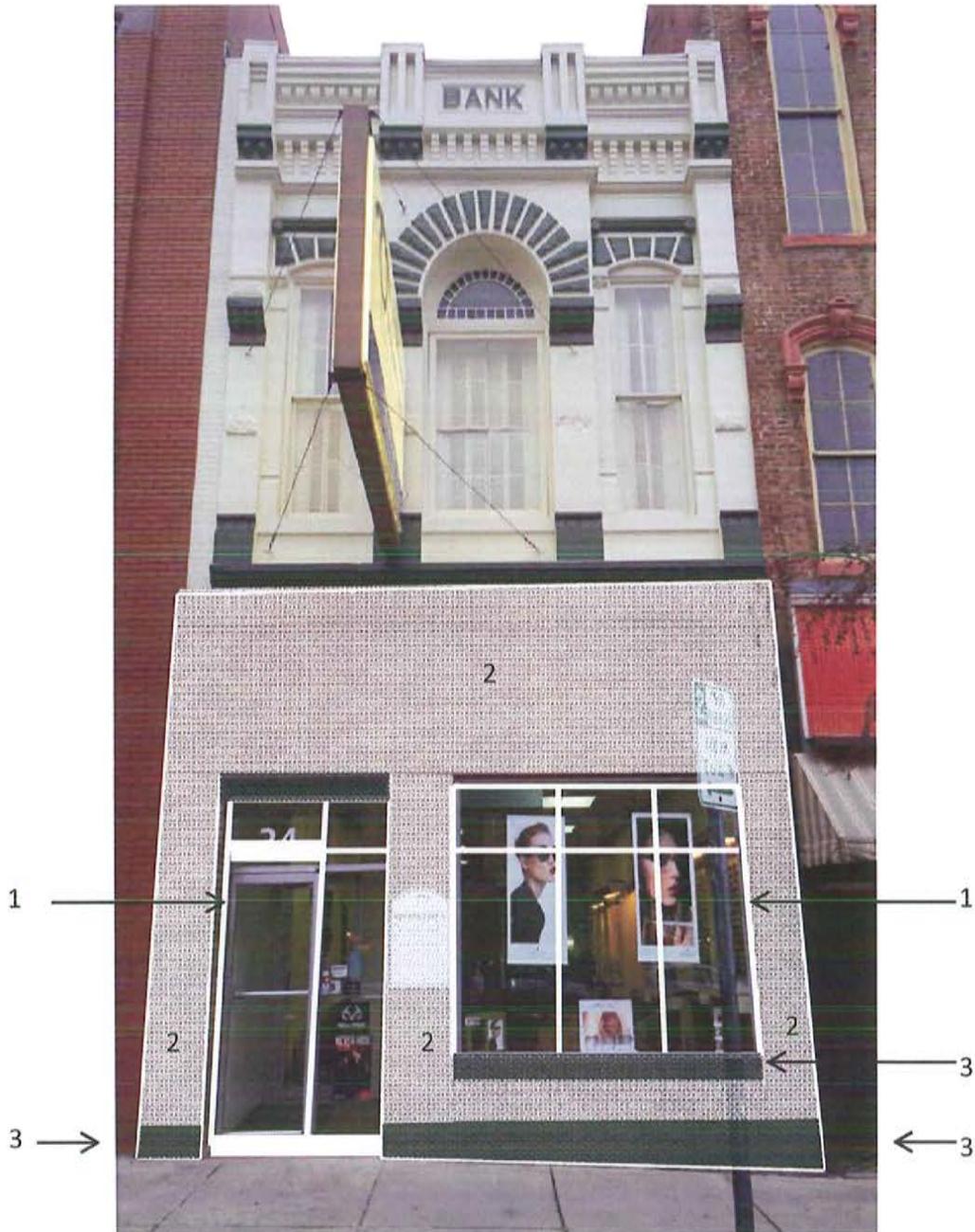
The proposed improvements are designed to preserve and enhance the architectural origin of the building front as well as be consistent with other façade renovations that have been completed in the downtown area.

The proposed improvements include removal of the existing aluminum storefront windows and entrance door and installation of new aluminum storefront and entrance. The new storefront frames will be colored to match the crème color of the paint on the window sashes at the upper floors. An addition, the arrangement of the mullions in the window portions of the new storefront will be arranged to reflect the mullions in the existing windows at the upper floors and various other business fronts on Sandusky Street.

In addition to the new storefront, the proposed improvements will include painting the street level brick veneer to match the painting that was done to the upper floors brick recently. The main color of the new painted brick will be crème with deep green accents at the base adjacent to the sidewalk, at the soldier course of brick under the main window opening and on the steel masonry lintels above the main window opening and the entrance door opening.

The proposed renovations are rendered on page 3 labeled Proposed Elevation.

Proposed Elevation



Coded Notes:

1. New aluminum storefront. Storefront color to match upper windows sash color.
2. Brick painted crème color to match upper brick color.
3. Brick painted deep green color to match upper deep green color.



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2016-
2435

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 34 N. Sandusky St., 43015

Business name Delaware Vision Care

Applicant Name/Contact Person Ron Gaudio Phone 614 679-3190

Address _____

Email rgaudio21@gmail.com

*If the Applicant is not the owner of the property, the Property Owner is required to sign the application to authorize proposed changes.

Property Owner Ron Gaudio Phone _____

Address _____

Email _____

Project Type

- Signs, Graphics or Awnings
- Demolition Permit(s)
- Other
- New Construction
- Exterior Building/Site Alterations (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.

See report

requesting variance to paint storefront brick

+ also window glass replacement

Materials to submit with application: 1 electronic copy and 12 hard copies if required to appear before HPC Commission.

*Check made payable to the City of Delaware in the amount of \$50.00

*Legible 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

*Color samples must be provided, such as manufacturer paint chip cards or brochures depicting proposed color selections

*Interior floor plans, where appropriate

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 six (6) criteria is met:

- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable alternative exists;
- o The property has little or no historical or architectural significance;
- o The property cannot be reasonably maintained in a manner consistent with Standards and Guidelines; or
- o No reasonable means of saving the property from deterioration, demolition, or collapse exists.

Deadline: Applications must be submitted THIRTY (30) DAYS prior to the Historic Preservation Commission meeting.

Public Notification: Staff will notify property owners within 150' of the site as required.

Meeting Date/Time: 4th Wednesday of each month at 7:00 pm in Council Chambers on the second floor of Delaware City Hall, 1 South Sandusky Street, Delaware, OH 43015.

*Please Note the Commission might table the application if the applicant is not present to answer questions.



Signature of Applicant

8/8/16

Date

Signature of Owner (if not the Applicant)

Date

Application Fee \$50.00 Fees Received \$50.00 Received by dey Date 8/11/16

APPLICANT/OWNERS

Dave DiStefano
12 West LLC
261 Lear Street
Columbus, Ohio 43206

REQUEST

2016-2532: A request by 12 West LLC for an informal review of a proposed new building located at 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.

LOCATION & DESCRIPTION

The project is located at 14 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.

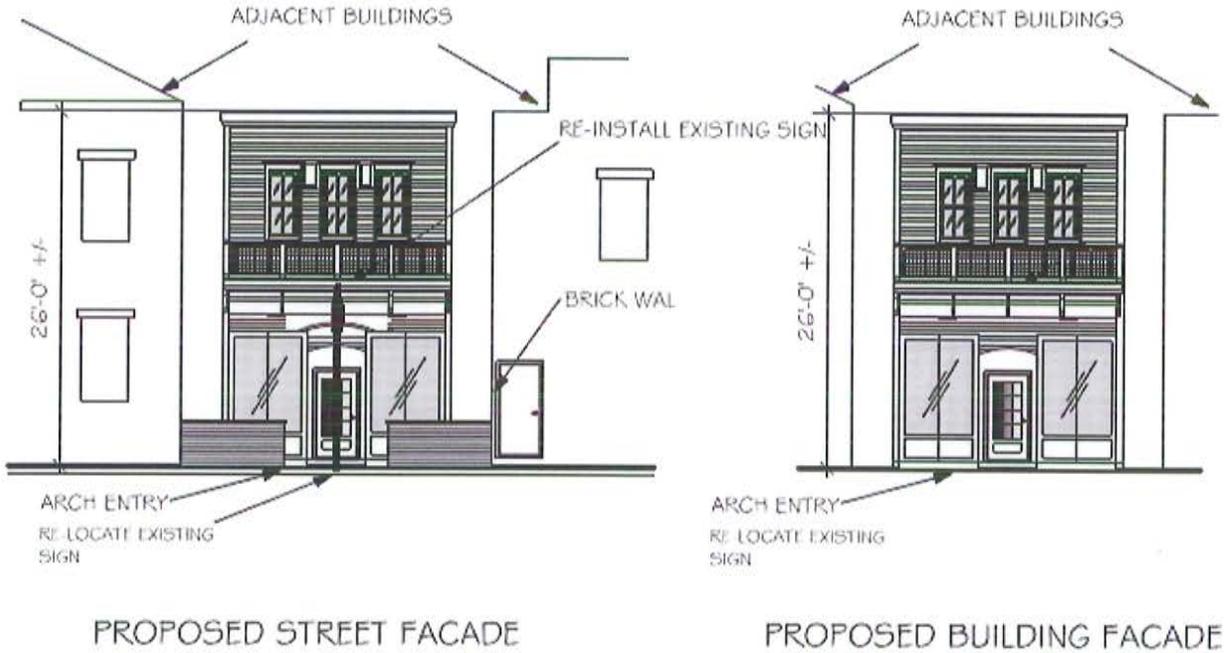
BACKGROUND

The applicant purchased this property in June of this year and is proposing to construct a new building on the current vacant lot. In 2015, the previous owner received demolition approval by the HPC to raze the former West End Grill (condemned by the City) and then received redevelopment approval to construct a new building which was not constructed.

Former West End Grill



HPC Approved Building Elevation - October 2015



PROPOSAL/ANALYSIS

The owner is proposing a two story building that would extend to the adjacent buildings with a patio at grade level fronting West William Street and a second floor outdoor balcony overlook (see enclosed plan and elevations).



The Standards for the Transitional Sub-District are intended to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding neighborhoods. As this is a preliminary design, other issues such as an exact site plan, building materials, color selections, signage, lighting and landscaping (includes the patio fence) still need to be discussed and addressed. Additionally, there are several items shown on the attached plans and rendering that do not match. The Applicant should explain the options they are considering so the proposal is clear and good feedback can be given. Given the lateness of the submission of materials, Staff simply did not have the time to investigate these elements and try to clarify them prior to preparation for this report and the meeting agenda. One such item involves a potential exterior, exposed stair case running from William St. to the existing landing that was just recently enclosed. There may be building codes that impact its style, design, and even if it can be done, but the color rendering submitted (while well executed and helpful to understand the design intent) does not account for its potential either. The next steps would be formal submittal and approval of the Certificate of Appropriateness by the HPC and then submittal and approval of building drawings (as approved by the HPC) by the City building department.

STAFF RECOMMENDATION (INFORMAL REVIEW)

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed demolition and parking lot expansion.

COMMISSION NOTES:

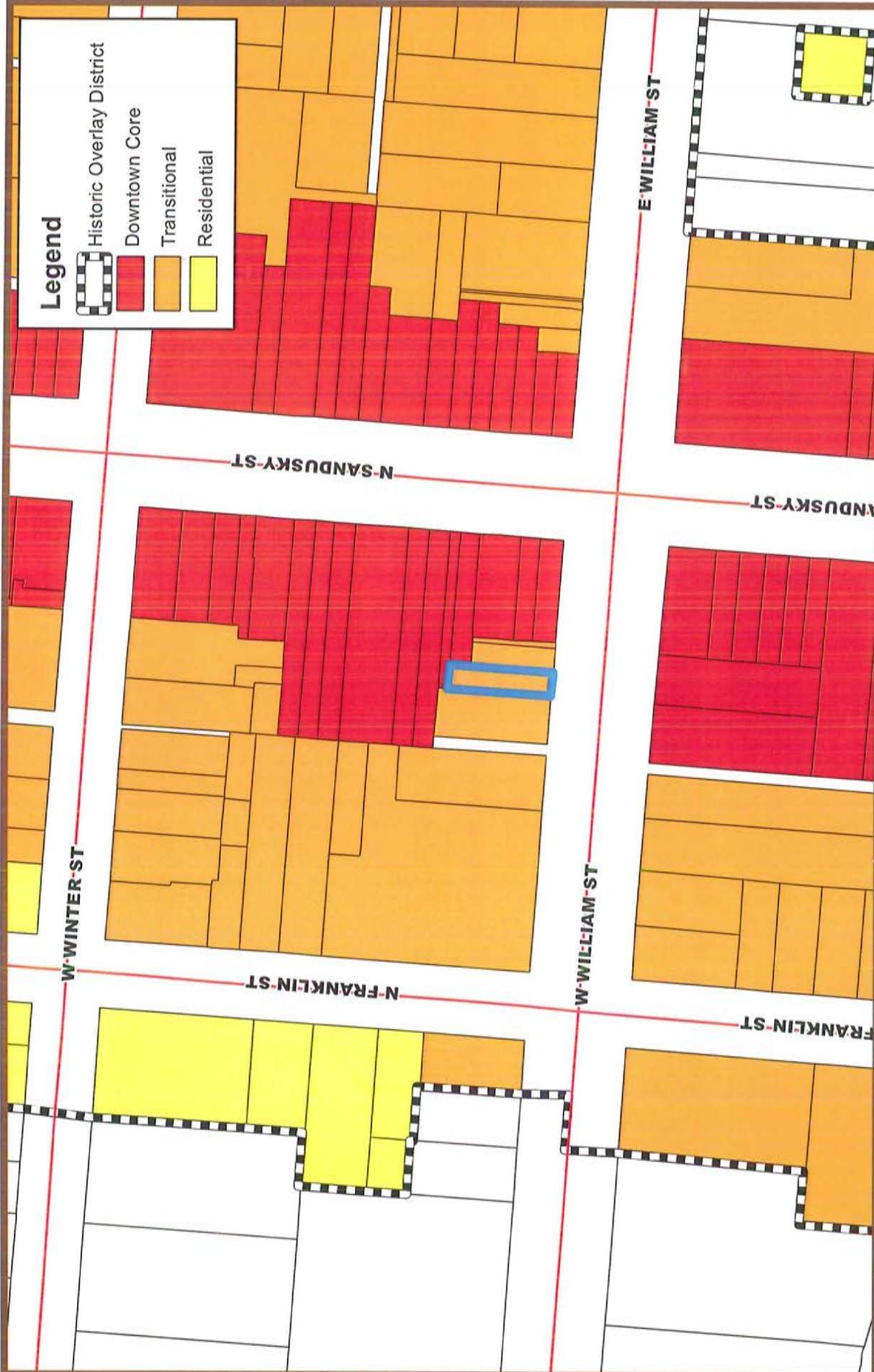
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



2016-2532
New Build Construction
14 W. William Street
Location Map





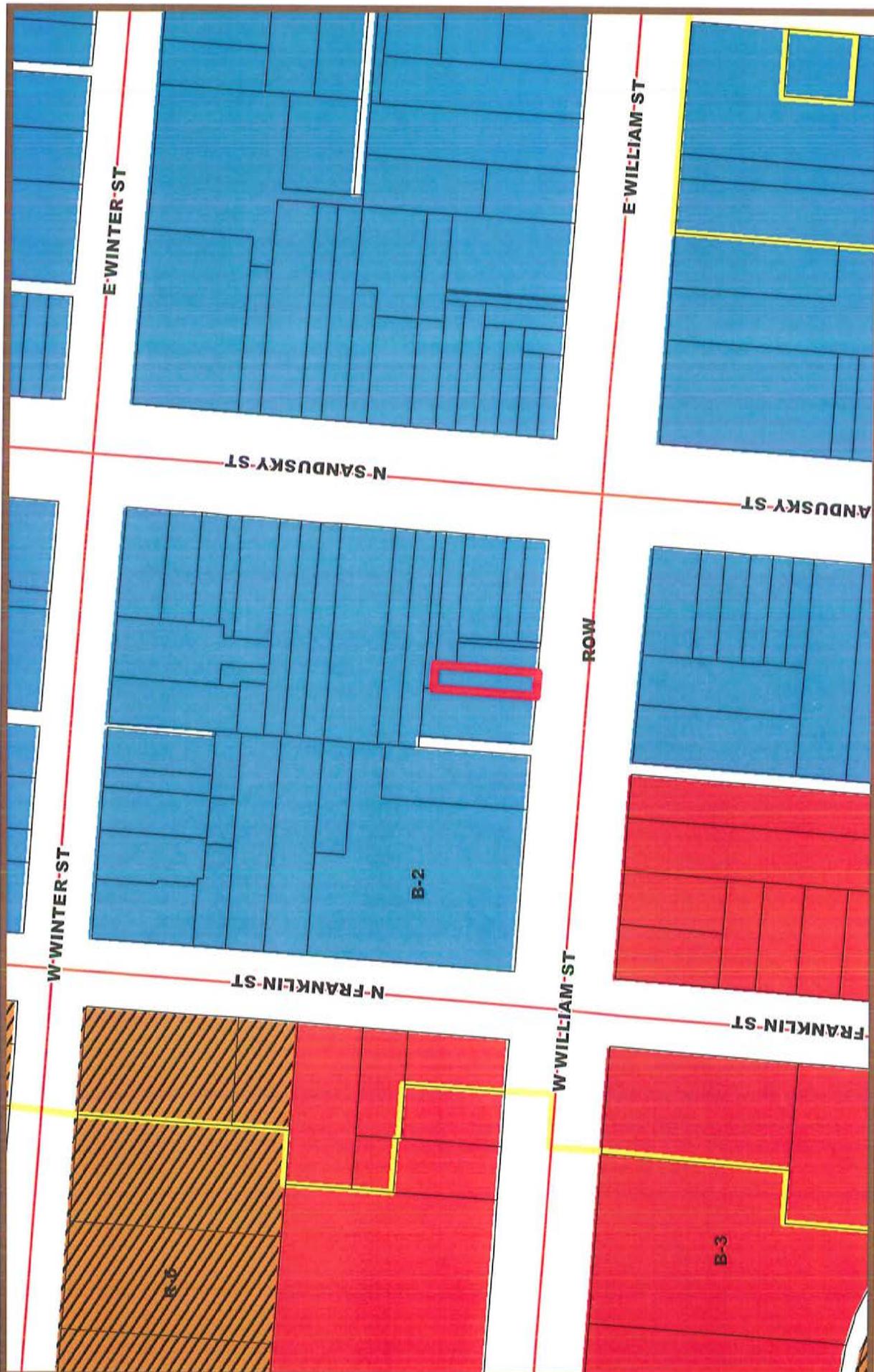
Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



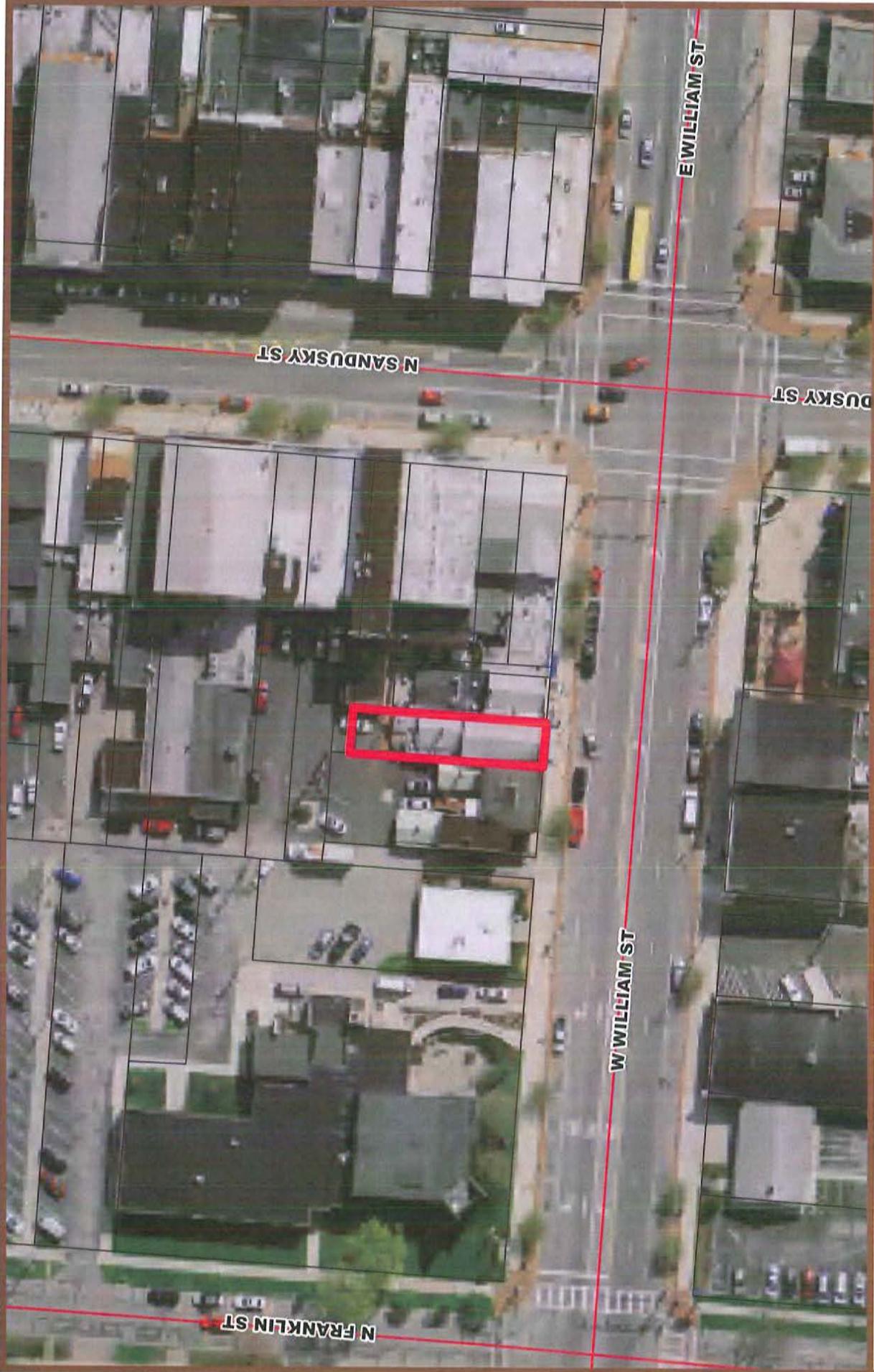
2016-2532
 New Build Construction
 14 W. William Street
 Historic District Map

EST. 1808
 CITY OF
DELAWARE
 OHIO



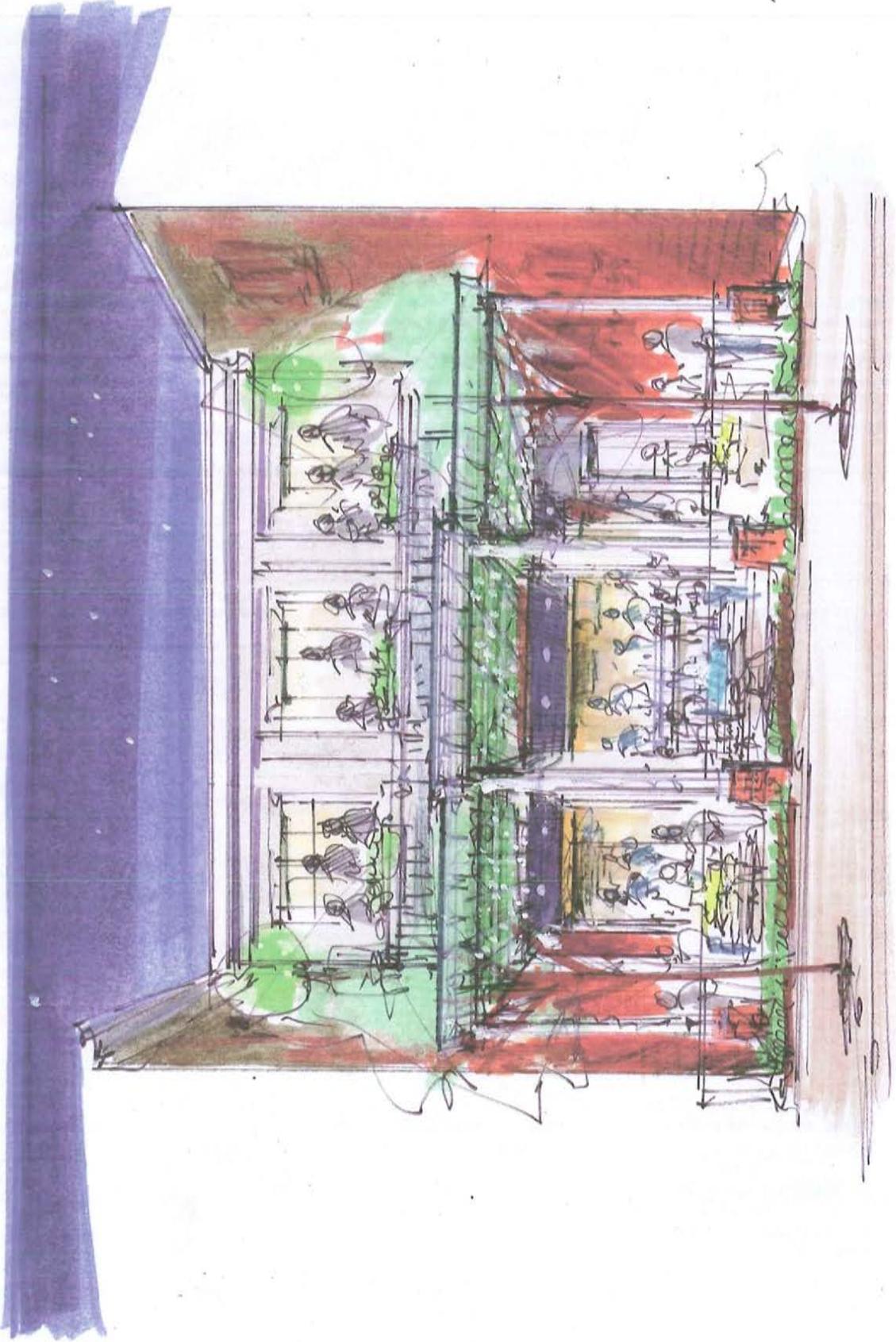
2016-2532
 New Build Construction
 14 W. William Street
 Zoning Map

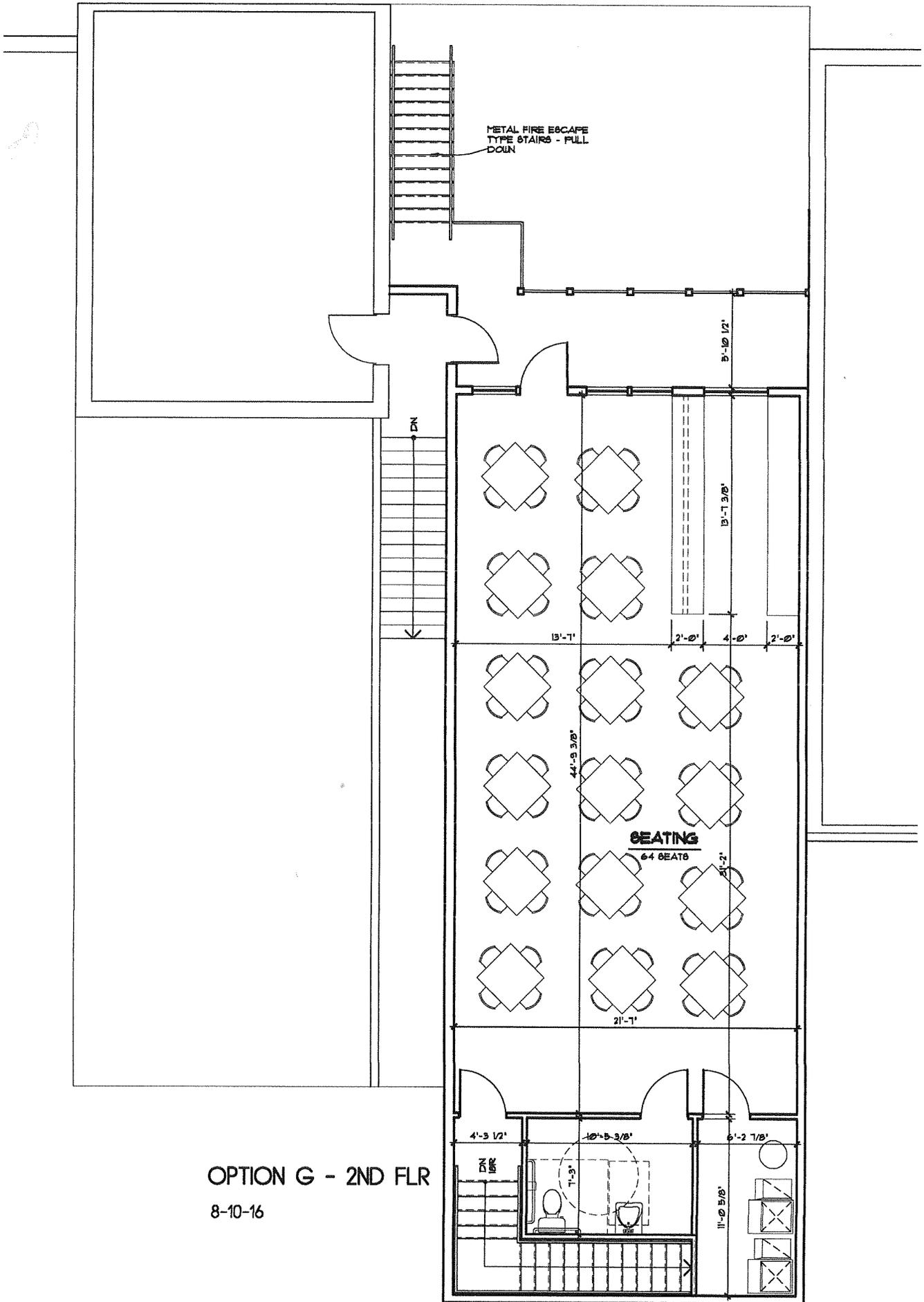




2016-2532
New Build Construction
14 W. William Street
Aerial (2013)

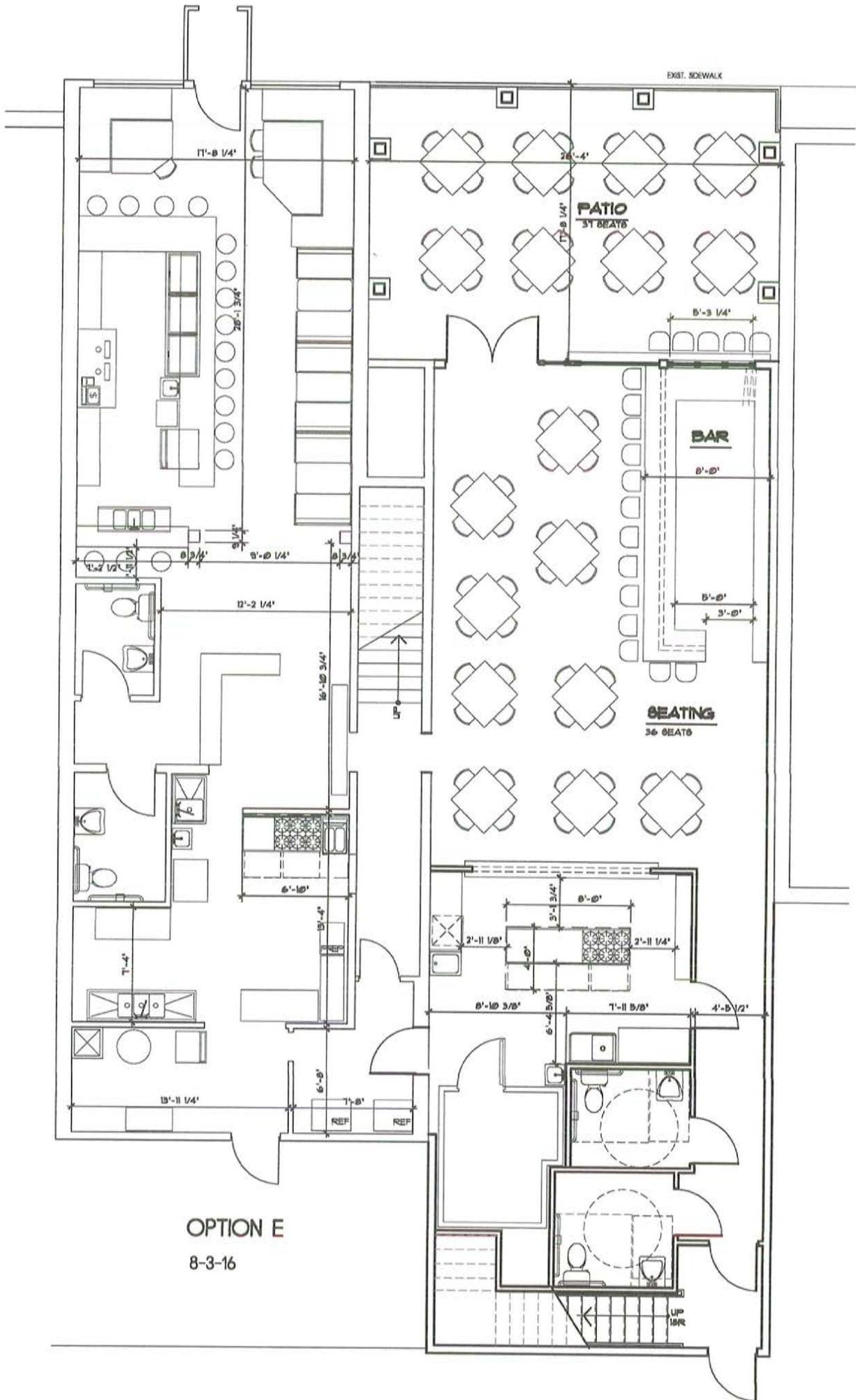






OPTION G - 2ND FLR

8-10-16



OPTION E

8-3-16



Google earth





**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:
2016-2532

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 12 W William St. Delaware

Business name 12 West LLC

Applicant Name/Contact Person David DiStefano Phone 202 674 1516

Address 2101 Lear St. Columbus, Oh 43206

Email dave.d@columbus.rr.com

*if the Applicant is not the owner of the property, the Property Owner is required to sign the application to authorize proposed changes.

Property Owner _____ Phone _____

Address _____

Email _____

Project Type

- Signs, Graphics or Awnings
 - New Construction
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New building construction with patio, building, and kitchen.

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8/17/16

 Signature of Applicant Date

 Signature of Owner (if not the Applicant) Date

Application Fee \$50.00 Fees Received \$ _____ Received by _____ Date 8/17/16