

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
August 24, 2016**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:00 p.m.

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

Members Absent: James Kehoe and Councilman Kyle Rohrer

**Motion to Excuse:** Mr. Nicley moved to excuse Councilman Rohrer and Mr. Kehoe, seconded by Mr. Coleman. Motion approved by a 5-0 vote.

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on June 22, 2016, as recorded and transcribed.

**Motion:** Vice-Chairman Hatten moved to approve the Motion Summary of the Historic Preservation Commission meeting held on June 22, 2016, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 4-0-1 (Coleman) vote.

ITEM 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.

Ms. Guenther provided an update on the request including aerial photographs and location of the property. Ms. Guenther discussed the storefront configuration transition over time and proposed repairs and modifications, including the shared entry door and hardware to second floor. Ms. Guenther informed the Commission that the Applicant has applied for the façade grant program.

**APPLICANT:**

Scott Gordon  
82 N. Franklin St.  
Delaware, Ohio 43015

Discussion was held with the Commission in regards to the second floor entry door not being of the building's Italianate style. Mr. Gordon plans to look at different styles of doors. Discussion was held on the regulations for window glass tinting and the removal of the business signage.

**Motion:** Vice-Chairman Hatten moved to approve 2016-1099 with all staff recommendations as submitted, seconded by Mr. Coleman. Motion approved by a 5-0 vote.

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.

Ms. Guenther provided information on the location and history of the building at 12 South Sandusky Street. Ms. Guenther reviewed the current storefront design and the proposed design concept for the storefront and front facade. Information provided included plans to remove current two layers of deteriorated wood siding and installation of new siding, proposed awning with signage, and exterior lighting. The Commission voiced concerns regarding lack of details in the drawings regarding dimensions, materials, and colors.

**APPLICANT:**

Amanda Sykes  
10 N. Sandusky St.  
Delaware, Ohio 43015

Ms. Sykes informed the Commission that she would discuss the request of the Commission for more detailed information with her business partners and provide the requested information at a later meeting.

**Motion:** Mr. Nicley moved to table 2016-2479 pending further information to be provided to City Staff for future discussion and review by HPC, seconded by Vice-Chairman Hatten. Motion approved by a 5-0 vote.

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.

Ms. Guenther discussed the location map and zoning map for the property of 34 North Sandusky Street. Ms. Guenther provided photographs of the storefront and its modifications throughout the years. The Commission was made aware of the Applicant's plans to apply for the façade grant program, and the Applicant's desire to request a Variance to the Architectural Standards to paint the 46 year old brick veneer storefront to match the existing second level

painted brick façade. Ms. Guenther provided the response from the Ohio Historic Preservation Office in Columbus in regards to the effect of the painting of the façade and brick veneer storefront on the historic building. Discussion was held on the appeals process for the Applicant if a Variance is denied.

APPLICANT:

Dr. Ron Gaudio  
34 N. Sandusky St.  
Delaware, Ohio 43015

Discussion was held with the Commission over concerns of a precedent being set on painting non-painted brick should a Variance be granted. Discussion was held over the non-conforming projecting sign. Ms. Guenther stated there were no current plans to change the projecting sign. Vice-Chairman Hatten voiced concern regarding the proposed storefront entry door not meeting the Standards. Dr. Gaudio informed the Commission he would consider other entry door options. Vice-Chairman Hatten suggested installation of an awning as a separator between the historic upper façade and modern storefront and to use as signage. Discussion was held on sign band area and awning regulations.

Mr. Nicley recommended that the Applicant review recommendations by the Commission for a wood entry door, wood or wood aluminum-clad or aluminum storefront windows, and removal of the dark green painted baseboard to blend better with the color of rest of the façade. The Applicant indicated he would take the Commission's suggestions and recommendations into consideration.

**Motion:** Vice-Chairman Hatten moved to table application 2016-2435, seconded by Mr. Coleman. Motion approved by a 5-0 vote.

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

Mr. Schultz provided information on the recent purchase of 14 West William Street by the Applicant. Mr. Schultz presented renderings of the proposed plans and discussed the plans to have exposed stairs to the second floor patio. Mr. Schultz informed the Commission that the City Building Official informed Staff that the stairs could be allowed.

APPLICANT:

David DiStefano  
261 Lear St.  
Columbus, Ohio 43206

Ron Criswell  
40 W. Winter St. Apt. B  
Delaware, Ohio 43015

Jim Clarke  
243 Shillingham Ct.  
Powell, Ohio 43064

Mr. Clarke, project architect, reviewed the proposed building materials and also plans for the exterior stairwell to resemble wrought iron. Discussion was held with the Applicant regarding roof drainage concerns previously voiced by adjacent property owner Jack Kahaian. Mr. DiStefano discussed potential plans to have an outside waterfall for noise control for the adjacent property.

Mr. Criswell requested removal of the sign pole that had the previous signage for this building. Mr. Criswell voiced concern over the pole being a safety hazard.

Discussion was held with the Applicant over the response by customers regarding the sidewalk vestibule. Mr. DiStefano informed the Commission that no negative response has been received.

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

Mr. Koch requested an update regarding the front patio enclosure and hanging baskets at the Hamburger Inn. Ms. Guenther informed the Commission that Staff was still working on the issue.

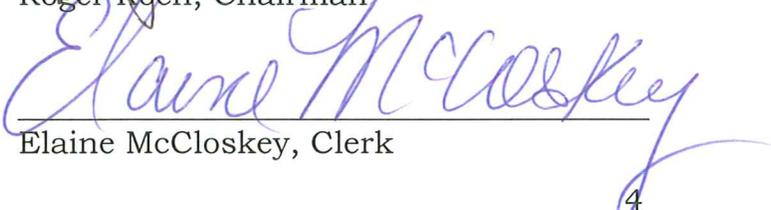
Mr. Nicley informed the Commission of LED lighting at the toy store on South Sandusky Street. Ms. Guenther stated that Staff was working with the business owner on this concern.

ITEM 5. NEXT REGULAR MEETING: September 28, 2016

ITEM 6. ADJOURNMENT

**Motion:** Mr. Coleman motioned to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 9:05 p.m.

  
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Roger Koch, Chairman

  
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Elaine McCloskey, Clerk