

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

REGULAR MEETING

SEPTEMBER 28, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on August 24, 2016 as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 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 (Tabled 08/24/2016)
  - B. 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 (Tabled 08/24/2016)
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. NEXT REGULAR MEETING: OCTOBER 26, 2016
6. ADJOURNMENT

**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.

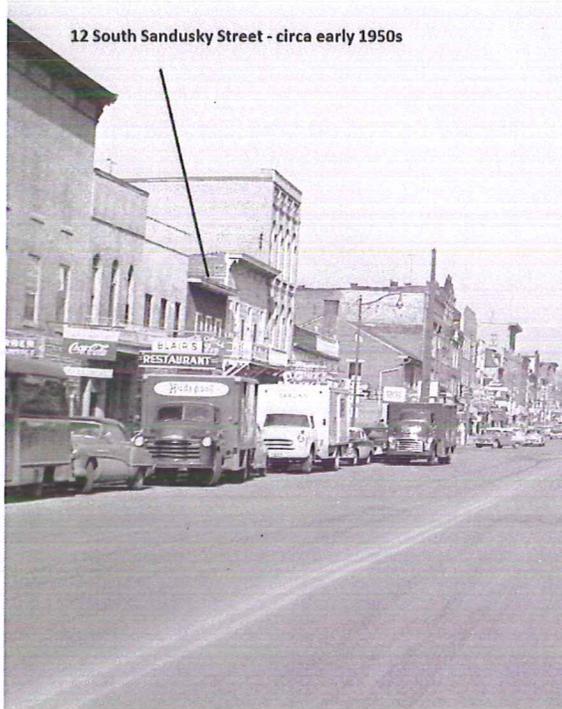
**BACKGROUND**

The circa 1910s streetscape photograph, taken from the intersection of West William and South Sandusky Streets, depicts the subject site on the west side of South Sandusky within a well-established city block. It is the goal of the Applicant to help revitalize this block of South Sandusky Street with this renovation project, while maintaining an accurate and historical representation of Downtown Delaware.

**12 South Sandusky Street – Circa 1910s**



12 South Sandusky Street – c 1950s and 2016

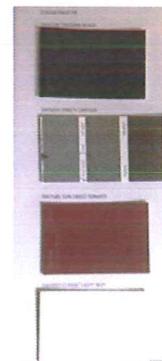
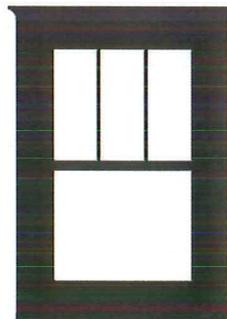
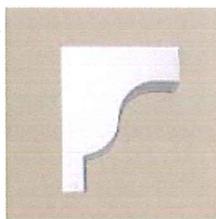


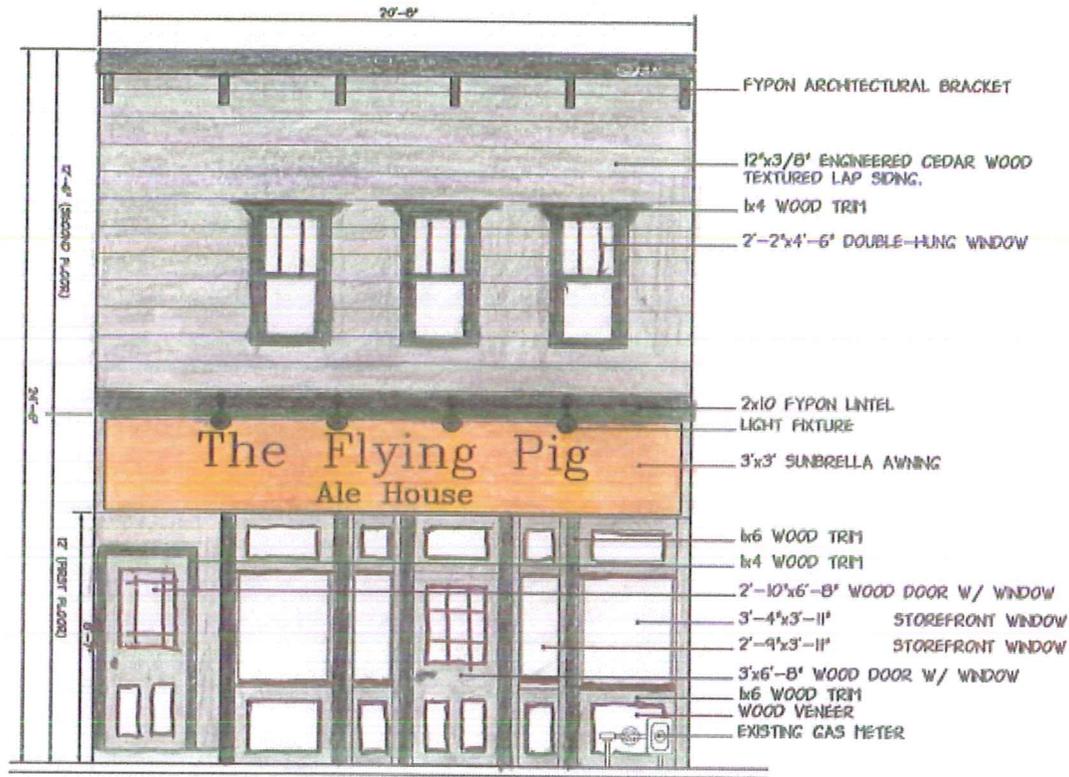
It is unclear what the building's original storefront looked like. The cornice has been stripped of its brackets, and a balcony apparently in place at one time has been removed. Painted wood planking and plywood currently cover some of what may have been the building's original architectural elements. The entry door to the second floor stairwell is located at the south end of the building. To that end, the Applicant is presenting a design intended to give a nod to its late complement and blend with the surrounding late 19<sup>th</sup> century/early 20<sup>th</sup> century historic fabric of the downtown area.

**PROPOSAL**

The Applicant is presenting the following proposed project components for consideration and approval:

1) Upper Facade. The existing cornice will be repaired. The wood fascia boards will be repaired or replaced as needed and repainted in SW6258 Tricorn Black. Fypon brackets (Style BKT10X12X4) will be installed beneath the cornice and also painted black. Two layers of existing deteriorated horizontal wood siding will be removed to the building wall framing. New 3/8" x 12" x 16' engineered wood cedar textured lap siding will be reinstalled according to standard construction practices. The siding will be painted SW3026 King's Canyon (medium gray). The existing three deteriorated double-hung windows will be replaced with Andersen 400 Series wood aluminum-clad 3-over-1 double hung windows with flat trim and 2" cornice top in the color of black.

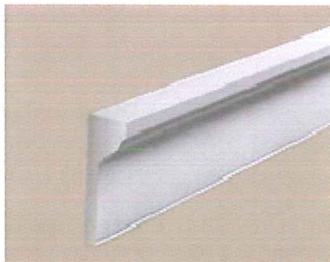




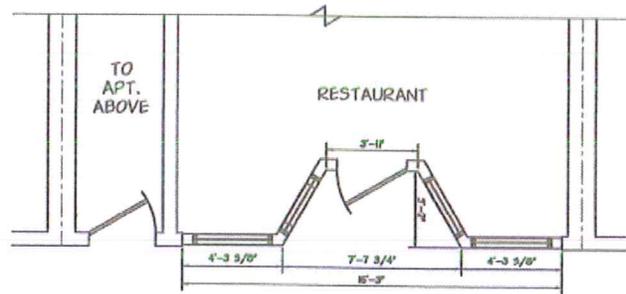
**FRONT ELEVATION**

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

2) Sign Band Area. The vertical siding will be removed and replaced with new 3/8" x 12" x 16' engineered wood cedar textured lap siding to match the upper façade and painted black. A 3-3/8"X9-1/8"X192 smooth Fypon moulding (MLD 246-16) will act as the transition piece between the upper façade siding and the sign band area and will be 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 SW6629 Jalapeño (a flat deep burnt orange) with the lettering of the restaurant's name in the color of black. Letter height will not exceed 15" high per the Architectural Standards. The awning will be externally illuminated with four black gooseneck light fixtures (BL16WACBK-M).



3) Storefront. The existing storefront will be completely dismantled. A new wood frame storefront will be rebuilt with a central inset entry door and flanking flush storefront windows. The storefront, transom window, and storefront window framing and inset panels will be non-textured exterior grade wood. Storefront and transom window glass will be clear 1/4" plate safety glass. The new wood entry door will be two-panel with a 9-light window and lever-action door handles. The body of the storefront will be painted gray. Vertical and inset panel trimwork will be painted black, and the inset panels and storefront ceiling painted SW0050 Classic Light Buff (cream). The entry door to the second floor stairwell, with its stained glass window feature, will be retained and re-painted gray.



**STOREFRONT PLAN**

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

**Existing Storefront Entry Door**



**Proposed Storefront Entry Door Style**



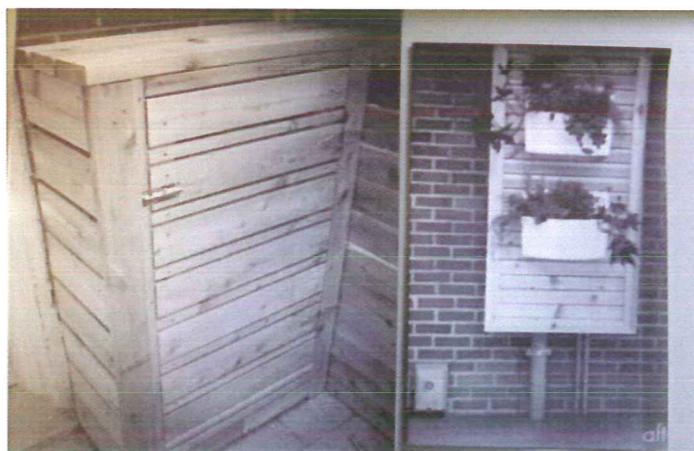
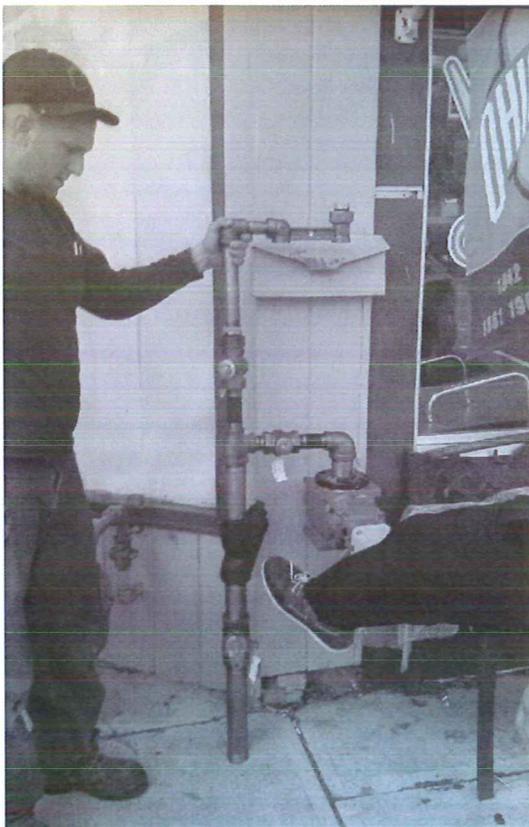
**Existing 2<sup>nd</sup> Floor Stairwell Entry Door**



4) Gas Meter Relocation. Two Columbia Gas meters existing on the north end of the storefront. One meter serves the second floor occupied apartment and the other meter serves the first floor commercial space. While options are being explored to move the meters away from the storefront area, the Applicant is willing to, but does not necessarily desire to, build a removable wood structure to cover the meters. It would be approximately 40" wide by 30" high and 16"-20" deep, constructed of the exterior grade wood, and painted gray to match the body of the storefront. The top or front can be opened so the meters can be serviced.



At the suggestion of Columbus Gas, the Applicant plans on moving the meters to the northern column area of the building away from the storefront and potential sidewalk patio area. The meters will be stacked one on top of the other. The meters will not interfere with the pedestrian walkway of the city sidewalk as they will not protrude any further than the concrete steps of the adjacent building (Woody's barber shop). Again, the meters could be enclosed in a vertical removable wood structure, if required. Staff notes there are other businesses downtown with meters, but not enclosed. Staff is not particularly in favor of this measure as it would require licensure being in the public right-of-way. The front of the cover can be opened so the meters can be serviced. The contractor selected to perform the renovation work will coordinate with the gas company to obtain proper permits and schedule the relocation work.



After discussion with the Columbia Gas and the City Chief Building Official, the meters will more than likely not be able to be relocated to the rear of the building for a number of reasons, most notably: (1) the gas company will not install its service line through a privately-owned building to reach the rear alley right-of-way and (2) performing gas line installation work in the alley risks damaging the 100+ year old brick storm sewer present in the alley.

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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 with the Applicant to ensure that the structural integrity of the facade is maintained. The improvements to the façade in general will improve the structural integrity of the building, while achieving the goal of blending 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 should additional changes in design or final details occur that they be first discussed with Staff and the HPC Chairman prior to installation. The Applicant will be asked to re-appear before HPC should the changes in scope of work warrant. Once again, the City of Delaware commends the Applicant for filling a vacant storefront and helping to stabilize and revitalize this block of South Sandusky Street.

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**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 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 is to continue to coordinate with City Inspection Division regarding required building and zoning regulations and permitting processes.

**COMMISSION NOTES:**

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

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

**MEETING DATE:** September 28, 2016

**PAGE:** 7 of 7

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*CONDITIONS/MISCELLANEOUS:*

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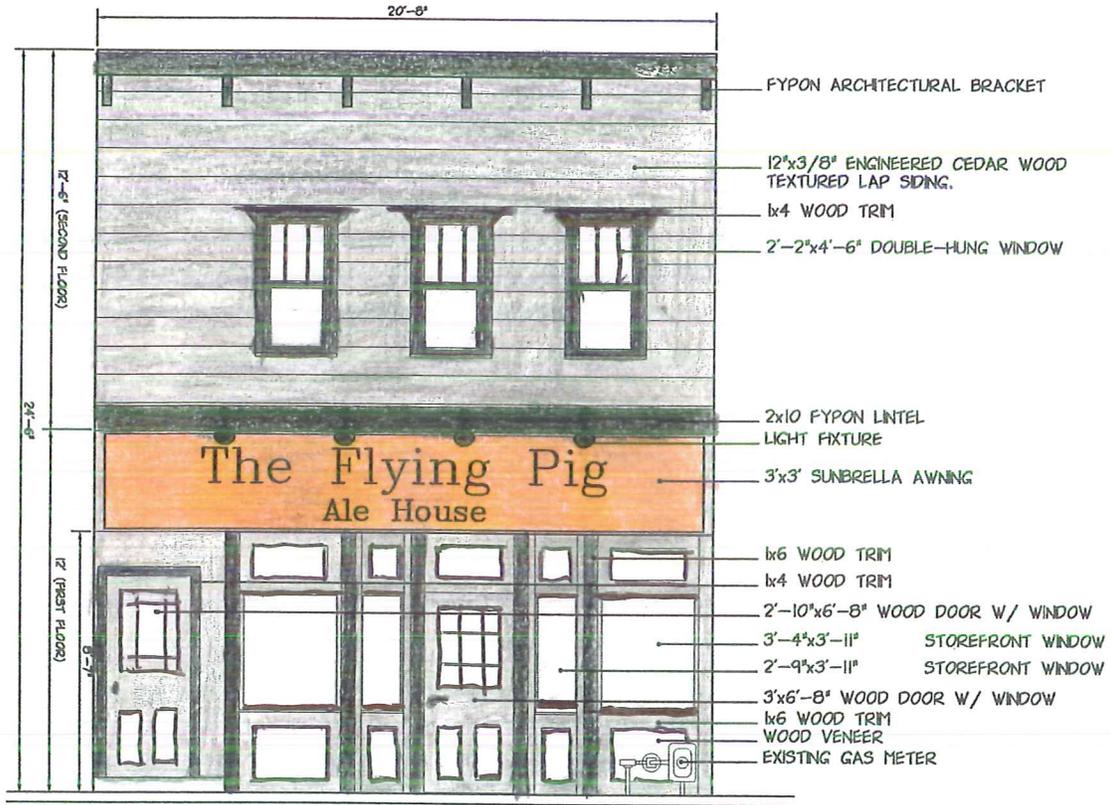
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FILE: PLANNING/HPC CASES/2016 CASES/2016-2479 12 S SANDUSKY FLYING PIG STF RPT2  
ORIGINAL: 9/21/16  
REVISED:

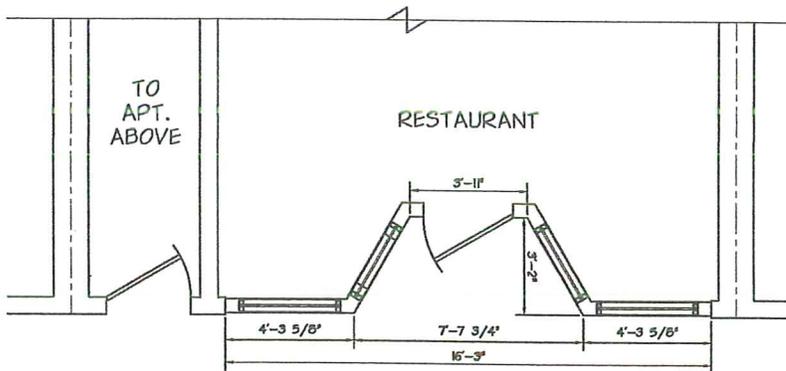
SCOPE OF WORK:

REMOVE ALL EXISTING SIDING, ENTRANCE DOOR, FIRST FLOOR WINDOWS, FRAMING AND TRIMS.  
REPAIR AND/OR REPLACE SHEATHING. REBUILD STORE FRONT DOOR FRAMING, DOOR AND WINDOWS.



FRONT ELEVATION

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



STOREFRONT PLAN

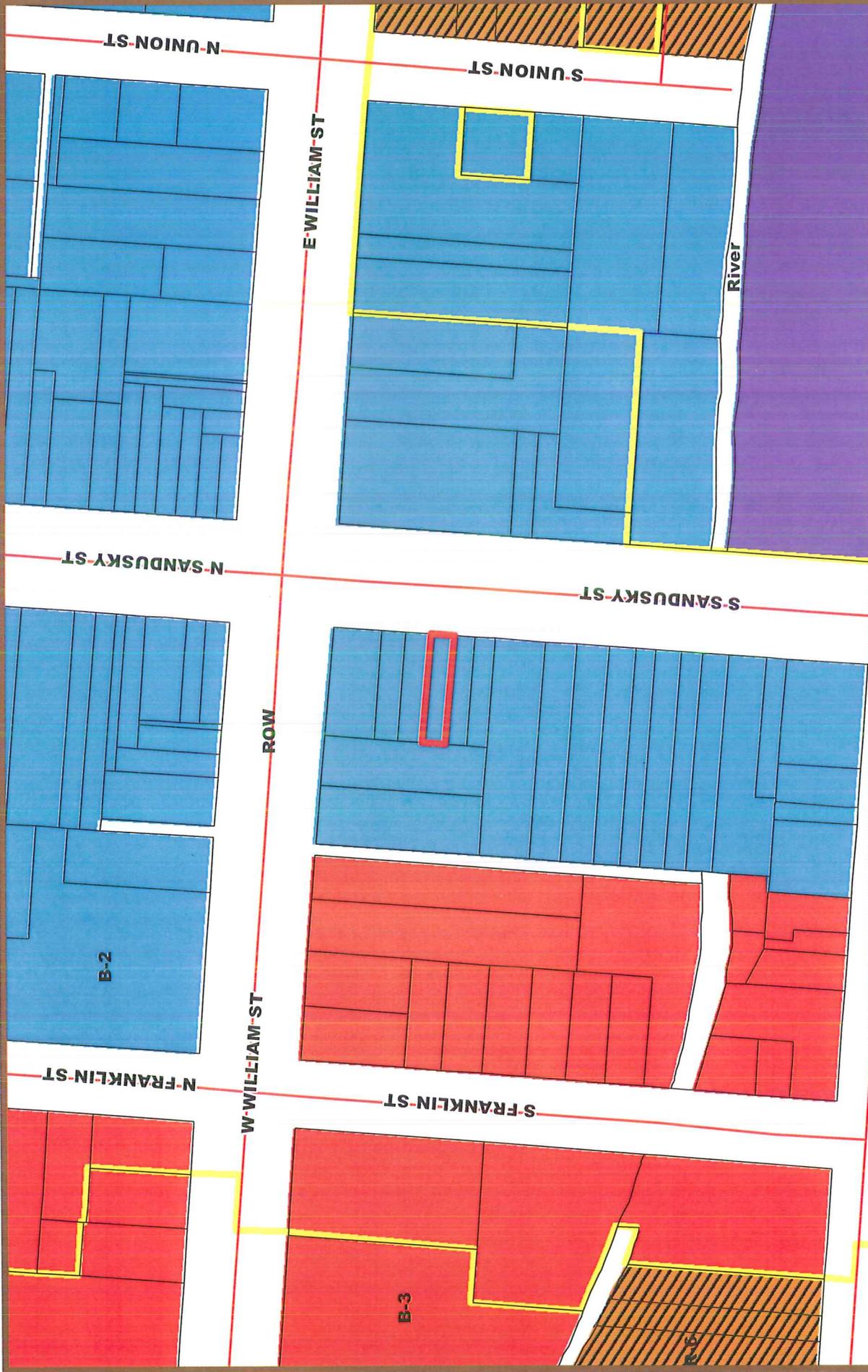
SCALE: 1/4" = 1'-0"

SHEET NO. 1	PROJECT NO.	THE FLYING PIG ALE HOUSE	Morton Engineering & Consulting Ohio • Kentucky • Indiana 10500 Doty Rd. Pickerington, OH 43147 P: 614-450-2888
	DATE	12 S. SANDUSKY ST. DELAWARE, OH 43015	
DESIGNED BY	DATE		
DRAWN BY	DATE		
CHECKED BY	DATE		
APPROVED BY	DATE		



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





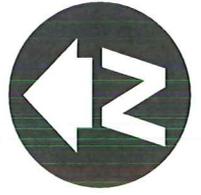
2016-2479  
 Storefront Improvements  
 12 S. Sandusky Street  
 Zoning Map





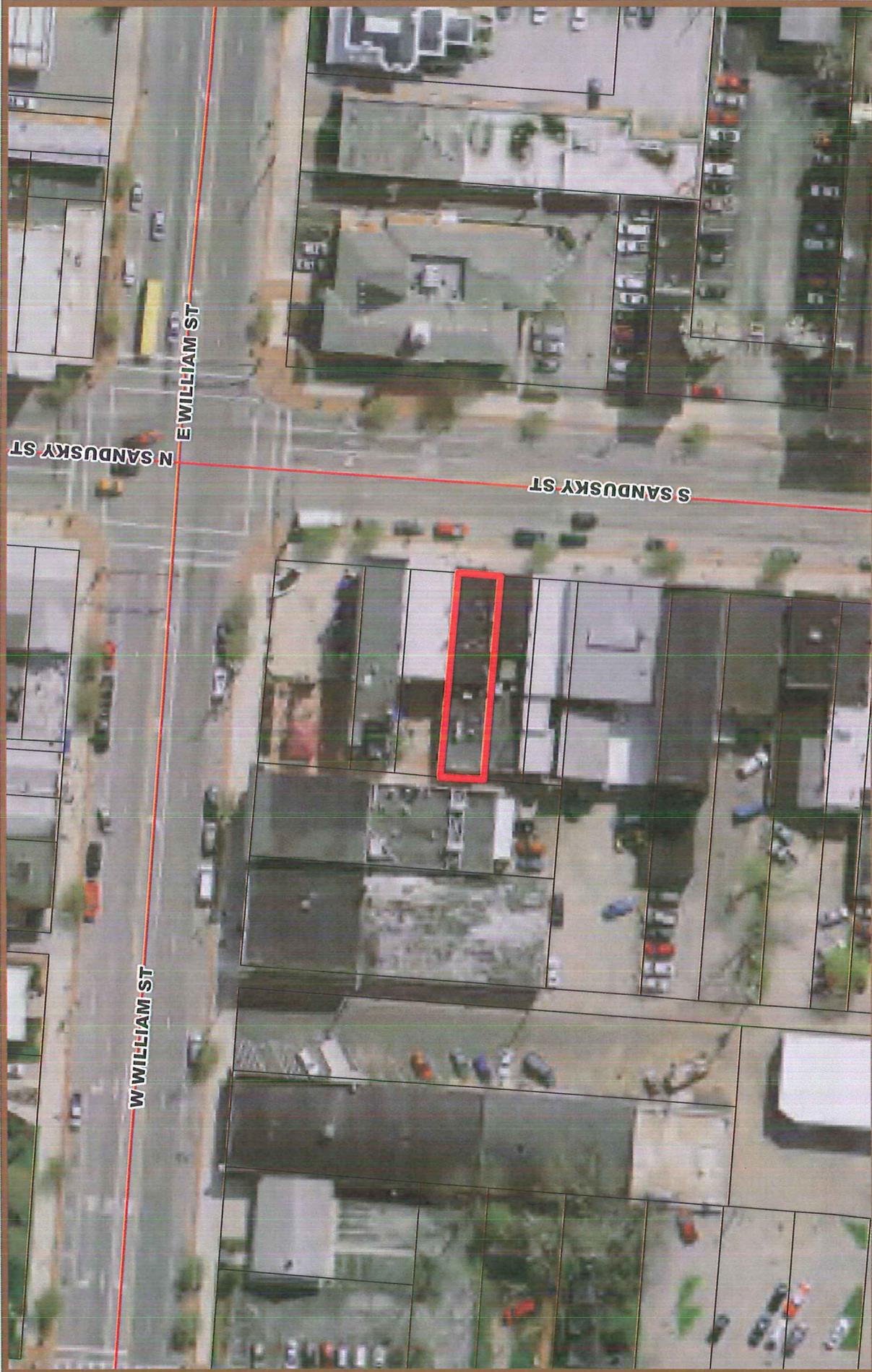
**Legend**

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



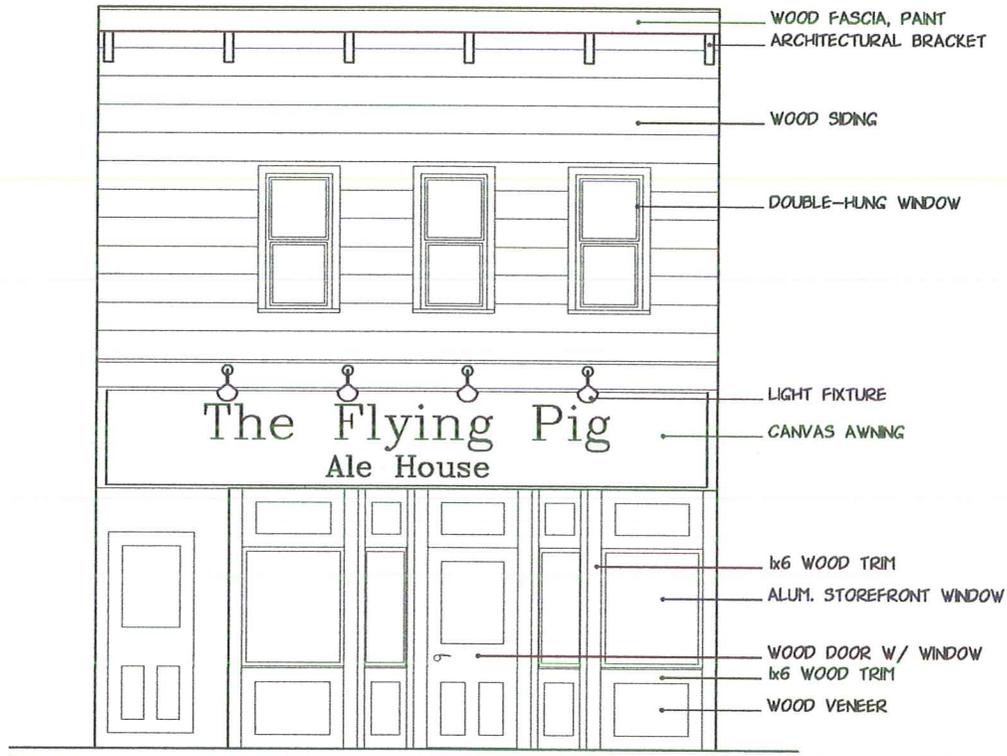
2016-2479  
 Storefront Improvements  
 12 S. Sandusky Street  
 Historic District Map

EST. 1808  
 CITY OF  
**DELAWARE**  
 OHIO



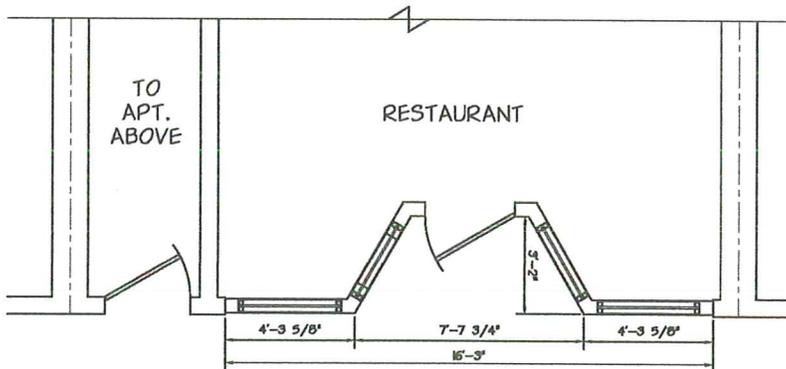
2016-2479  
Storefront Improvements  
12 S. Sandusky Street  
Aerial (2013)





**FRONT ELEVATION**

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



**STOREFRONT PLAN**

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

SHEET NO. 1	STAIRS	ELECTRICAL	MECHANICAL	PLUMBING	FOUNDATION	CONCRETE	WOODWORK	PAINT	GLASS	METALS	ROOFING	LANDSCAPE	SIGNAGE	FURNITURE	EQUIPMENT	OTHER	DATE	PROJECT NO.	THE FLYING PIG ALE HOUSE 12 S. SANDUSKY ST. DELAWARE, OH 43015	Morton Engineering & Consulting Ohio - Kentucky - Indiana 10500 Doty Rd. Pickerington, OH 43147 P: 614-460-2888	



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 [X] 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 614-806-8677

Address 10 N. Sandusky Ste. 100 Del. 43015

Fax Email xueqiong11@yahoo.com

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.

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):

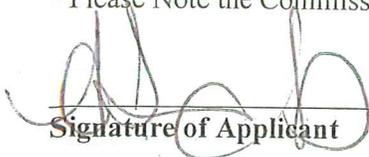
- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing the view from front, sides, and rear;
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications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

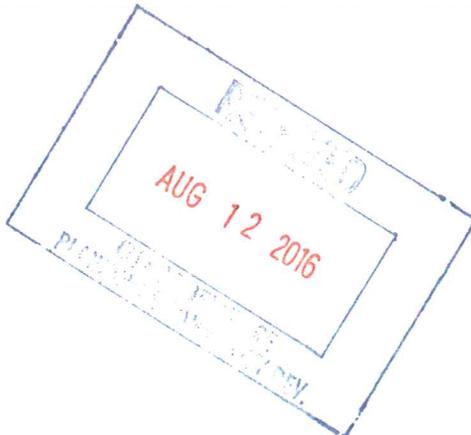
  
\_\_\_\_\_  
Signature of Applicant

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



**The Flying Pig  
Ale House  
12 S Sandusky**

For the project at 12 S Sandusky we propose to improve the facade of the building with cosmetic and structural improvements. All existing siding, windows, and first story front door will be removed and replaced. First story south entrance to inhabited apartment will remain, but be painted to match the rest of the building. Second story siding will be horizontal, engineered wood cedar texture lap siding, painted Kings Canyon Gray, (SW3026). Second story windows will be replaced with Double Hung wood windows, wrapped in aluminum on the exterior side, which will be Tricorn Black, (SW6258). The windows have a slight cornice trim on top. Window trims will be Tricorn Black, (SW6258). The existing cornice will be repaired and six architectural brackets, all black, will be added.

Between first and second story, space will be divided by fypion lintel running length of the building, painted black, (see attached moulding example). Beneath the lintel will be four, black, gooseneck lights to light up the shed type Sunbrella awning in Jalepeno (SW6629). This color is to replaced the previously proposed color of Sun Dried Tomato, (SW7585). The awning will display "The Flying Pig Ale House", as depicted in rendering, black letters, no larger than 15" high. Awning will cover entire width and height of existing sign band area.

First floor store front will be demolished and rebuilt with a central inset entry door and flanking, flush, storefront windows. First story will consist of wood veneer, wood trim, wood storefront windows, wood door with nine panel window. Majority of the facade will be same gray as second story, (SW3026), with wood trim painted black, (SW6258), and wood veneer inset panels painted cream. A new, wood front door will be added with nine panel window for store front entry. Door will be painted to match as in rendering. Existing windows will be removed and replaced with 1/4" plate safety glass, store front windows. Structure will change, as the outside windows/walls will be built flush with the existing store fronts and windows/walls on either side of the front door will be angled inwards to door, similar to the existing structure. The second story entrance door will remain, but will be painted same color as store entry door.

Existing now on the north end of the building are two Columbia Gas meters. At this time we propose to build a moveable, wood structure to cover the meters. It will be approximately 40"Wx30"Hx16-20"D, painted gray, (SW3026). We are working with Columbia Gas at other options for moving the gas meters so they are less of an eye sore. Proposed options are having the gas meters stacked vertically on the north end of the building on our property, just before the

start of 10 S Sandusky property. We have included pictures of the gas meter being vertically stacked on the north end of the building. If they are moved to this side of the building, we plan to paint them to blend in with the exterior of the building. We have included pictures of options to hide the meters if requested by the committee. If we cover the meters, it will be removable and we will use siding and color to match the second story siding.

We hope to bring new life and business to this block of Sandusky St with our revitalization of the facade, while maintaining an accurate and historical representation of Downtown Delaware.