

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

REGULAR MEETING

OCTOBER 26, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on September 28, 2016 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2016-3015: A request by Manos Properties-9 N Sandusky Street LLC for a Certificate of Appropriateness for renovation of the rear addition of 9 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
 - A. Request by Bill Michailidis for an informal discussion regarding items pertaining to 16 North Sandusky Street (The Hamburger Inn Diner)
5. NEXT REGULAR MEETING: NOVEMBER 30, 2016 (Request Date Change From November 16, 2016 Due To Holiday. Commission is requested to take formal action in this regard.)
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
September 28, 2016**

ITEM 1. Roll Call

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

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

Members Absent: Joe Coleman

Motion to Excuse: Mr. Nicley moved to excuse Mr. Coleman, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

Staff Present: Dianne Guenther, Development Planner

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on August 24, 2016, as recorded and transcribed.

Motion: Vice-Chairman Hatten moved to approve the Motion Summary of the Historic Preservation Commission meeting held on August 24, 2016, as recorded and transcribed, seconded by Mr. Nicley. Motion approved by a 4-0-2 (Rohrer, Kehoe) vote.

ITEM 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)

Motion: Mr. Nicley moved to remove 2016-2479 from the table, seconded by Councilman Rohrer. Motion approved by a 6-0 vote.

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. Ms. Guenther reviewed the upper façade improvements, which will include cornice repair with fypon brackets, horizontal engineered cedar wood-textured lap siding, black wood aluminum-clad replacement windows, and revised color palette for the fabric awning. Ms. Guenther discussed revised plans for the sign band improvements, which include a molding above the sign band and black goose neck light fixtures. Ms.

Guenther discussed proposed detailed plans for the storefront reconfiguration and the gas meter relocation.

APPLICANT:

Amanda Sykes
10 North Sandusky Street
Delaware, Ohio 43015

Ms. Sykes stated her efforts to work with Columbia Gas to move the meters. Ms. Sykes discussed option to paint the meter the same color as outside wall or create a wood enclosure cover up.

Chairman Koch discussed concerns regarding the awning color choice and difficulty to get that color from the manufacturer. Ms. Sykes indicated she would work with the supplier to obtain a color which matches the proposed color as closely as possible.

Vice-Chairman Hatten and Chairman Koch discussed concerns regarding the width of the siding. Vice-Chairman Hatten recommends the siding exposure to be 3-½ to 4 inches wide and beveled to better complement the building's age. Ms. Sykes voiced agreement to the changes.

A discussion was held on the potential plans to install an outside patio. The Commission members recommended that the Applicant become aware of code and liquor control commission restrictions to determine patio location in relation to the potential placement of gas meters.

The Commission members were in agreement for administrative approval regarding the exterior appearance of a gas meter cover box, if installed.

Motion: Vice-Chairman Hatten moved to approve 2016-2479, including all staff recommendations and conditions, with the addition of a recommendation that the siding have a 3-½ to 4 inch beveled exposure and that the gas meter cover design be subject to administrative approval, seconded by Mr. Nicley. Motion approved by a 6-0 vote.

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)

Motion: Mr. Nicley moved to remove application 2016-2435 from the table, seconded by Mr. Kehoe. Motion approved by a 6-0 vote.

Motion: Councilman Rohrer moved to remove application 2016-2435 from the agenda per the request of the Applicant, seconded by Vice-Chairman Hatten. Motion approved by a 6-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Kehoe requested an update regarding MOhio Pizza. Staff provided update.

Ms. Guenther discussed ongoing efforts to enforce signage regulations in the historic district.

ITEM 5. NEXT REGULAR MEETING: October 26, 2016

ITEM 6. ADJOURNMENT

Motion: Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Kehoe. The Historic Preservation Commission meeting adjourned at 7:42 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT/OWNERS

Manos Properties-9 N Sandusky Street LLC
5973 Macewen Court
Dublin, OH 43017

REQUEST

2016-3015: A request by Manos Properties-9 N Sandusky Street LLC for a Certificate of Appropriateness for renovation of the rear addition of 9 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 site is located at 9 North Sandusky Street, on the west side of North Sandusky Street between William and Winter 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.

BACKGROUND

The three-story brick building is included in the Sandusky Street National Register Historic District; however, there are no specific details listed for this building. It pre-dates the Great Flood of 1913 as the building is shown in those historic photographs. Based on the architecture, it is conceivable to speculate its construction in the late 1800s. The 1930 Business Directory indicates this address housed the Thomas Alexander Bakery. Photographs from the 1940s and 1950s show the building occupied by the New Method Cleaners. In the 1960s, the original building facade was altered to accommodate the application of light blue enamel-baked metal panels over the upper floor facade, typical of the style prevalent in that era. By 2002, the subsequent building owner (3rd Degree Tanning Salon) removed the panels to unentomb the remnants of the original facade. A one-story concrete block addition was constructed on the rear of the building for storage (that date unknown). The Applicant secured ownership of the building in 2014.

9 North Sandusky Street
North Sandusky Street After The 1913 Great Flood



1940s



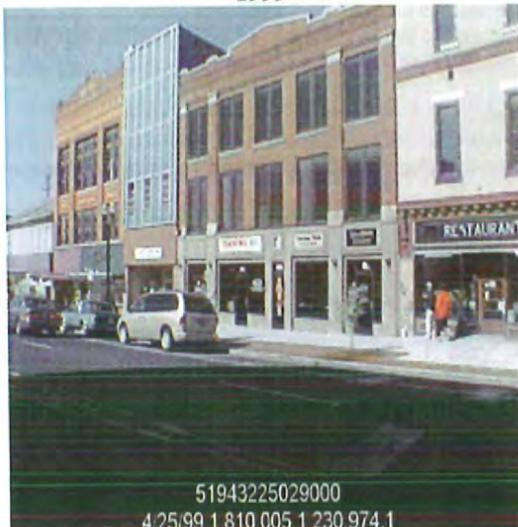
9 North Sandusky



1950s



1999



2002



2004

2016



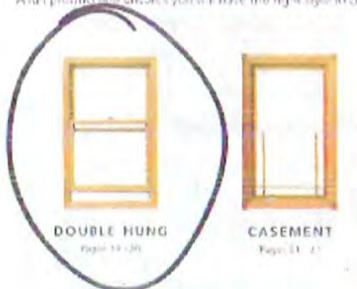
PROPOSAL

The upper floors of 9 North Sandusky Street are now residential apartments. Currently, the storefront is home to J. Gumbo's Cajun & Creole Cooking Company, which began occupancy in 2014. The restaurant uses the rear concrete block addition for storage and a rear entrance. The Applicant wishes to renovate the 34 foot by 20 foot (690 square foot) concrete block addition into a ground floor residential apartment. He desires to remove the window coverings and install new beige wood aluminum-clad, one-over-one double-hung windows in the same location and same size as the existing openings. He also wishes to install a new entry door at the end of the sidewalk at the rear southwest corner of the rear addition as the entrance to this unit. The Applicant proposed a fiberglass woodgrain full lite entry door and was advised this door type did not comply with the Standards. He also mentioned obtaining an easement from 12 WEST LLC to access this proposed unit.

Proposed Window and Door Styles

Pella® wood clad window options.

A full product line ensures you will have the right style to go



Wood window @ selected

door options.



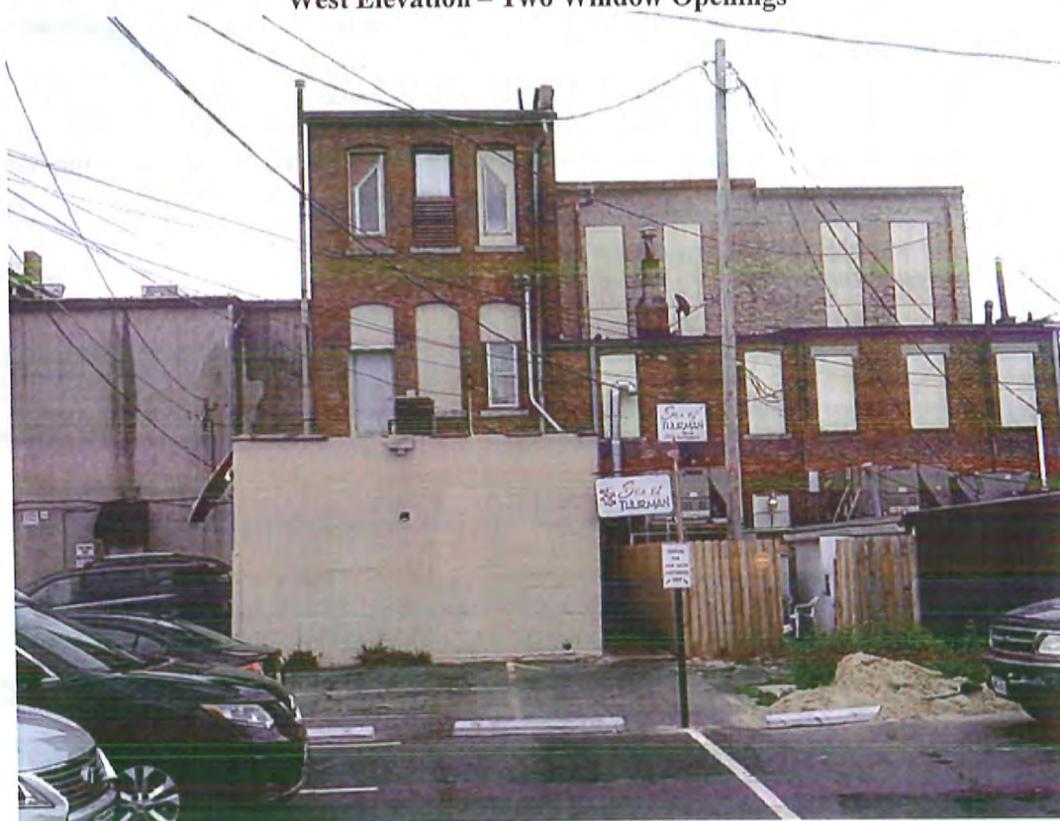
Attractive & Affordable - Authentic look & feel of wood

We set the standard for beauty, quality and performance at an excellent value. Fiberglass remains the most advanced material for doors. It is beautiful, durable, low-maintenance, secure and energy efficient. Our patio doors are delivered fully assembled and ready to install with a variety of options that allow you to design the perfect patio door for your home.

Rear Concrete Addition
North Elevation – Two Window Openings and Restaurant Entry Door



West Elevation – Two Window Openings



South Elevation – Two Window Openings and New Apartment Entry Door Location



STAFF ANALYSIS

The Applicant understands the renovation design is to comply with the Architectural Standards of the Historic District and that the design will also be dictated by the building codes should renovation of the rear concrete addition into a residential unit occur. As of this writing, however, the Applicant does not know what lies behind the wood coverings over the existing window openings. Per discussion with the Chief Building Official, due to residential use and depending on where the bedroom will be located, window opening size may need to increase for egress. It is currently not known if the original or any windows are located behind the coverings. Should concrete block exist behind the coverings, the block may need to stay in place to accommodate fire rating. The new residential entry door will need to be fire-rated, as well. This will affect the style and materials, which may or may not comply with the Standards. The entry door may need to be a solid door or have fire-rated glass or an automatic shutter. Staff stressed to the Applicant to provide HPC a detailed, comprehensive design proposal to review. As a design review commission, the HPC is not in a position to provide carte-blanche approval of a window or door design without a specific detailed plan being presented. City Planning and Inspection Staff began discussion with the Applicant about this project in August 2016 with an explanation of the information, drawings, and detailed plans required. The Applicant, however, wished to appear before the HPC on this date.

Staff also offers if this is a proposed ground floor residential unit in the designated B-2 (Central Business District), this proposal will require the Applicant to obtain a Conditional Use Permit (CUP) through the Planning Commission and City Council approval process. In referencing Schedule 1143.02 Permitted Uses of Chapter 1143 Business District Regulations of the City Zoning Code, Section (a) Residential and Item (2) Residential uses as conversions from warehouse and retail uses in the B-2 Central Business District is considered a Conditional Use. Chapter 1148 Conditional Use Regulations, Section 1148.05(q) (2) further clarify:

In the Central Business District (B-2), multiple-family dwellings and residential uses as conversions from warehouse and retail uses shall be located above the first floor to preserve the continuity of retail/service uses along the street frontage. Such residential uses may only be considered on the first floor when compelling reasons have been submitted by the applicant and the Planning Commission has determined:

A. That such first floor occupancy provides minimal disruption to the continuity of the retail/service use street frontage; and

B. That such first floor occupancy will not otherwise be inconsistent with or conflict with the objectives and intention of the B-2 District.

Unfortunately, due to the lack of detail needed, Staff is unable to make its recommendation to the HPC regarding this project proposal. It is suggested the matter be tabled until such time the Applicant has had the opportunity to fully develop the project concept and present the appropriate documentation for further review by the pertinent City Staff.

The City of Delaware is aware and does appreciate the Applicant's efforts in purchasing and renovating many properties within the downtown (and other areas of the city) over the years. He has appeared before the HPC on many occasions. Staff is confident this project will prove to be equally successful once the proposal is full developed.

STAFF RECOMMENDATION (HPC 2016-3015 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends tabling the request by Manos Properties-9 N Sandusky Street LLC for a Certificate of Appropriateness for renovation of the rear addition of 9 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 in accordance to the Architectural Standards and the pertinent building code and regulations, the HPC shall table the matter, if the Historic Preservation Commission so chooses, to allow the Applicant opportunity to fully develop the project concept and provide the required documentation needed to make an appropriate determination.
- 2) The Applicant and all retained design professionals and contractors shall coordinate with City Zoning and Inspection Division regarding building and zoning regulations.

COMMISSION NOTES:

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

CASE NUMBER: 2016-3015 9 North Sandusky Street Rear Addition Renovation

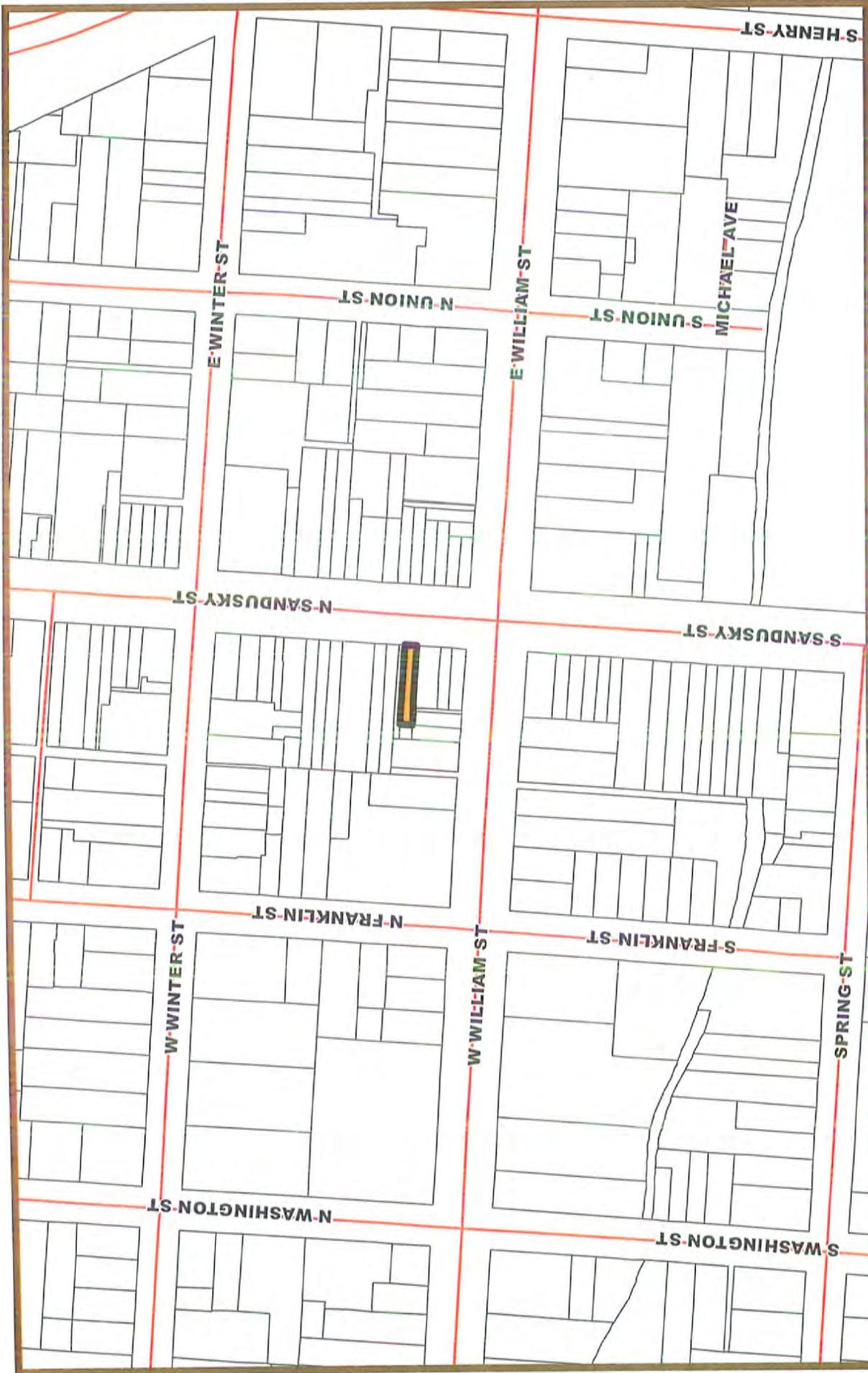
MEETING DATE: October 26, 2016

PAGE: 7 of 7

CONDITIONS/MISCELLANEOUS:

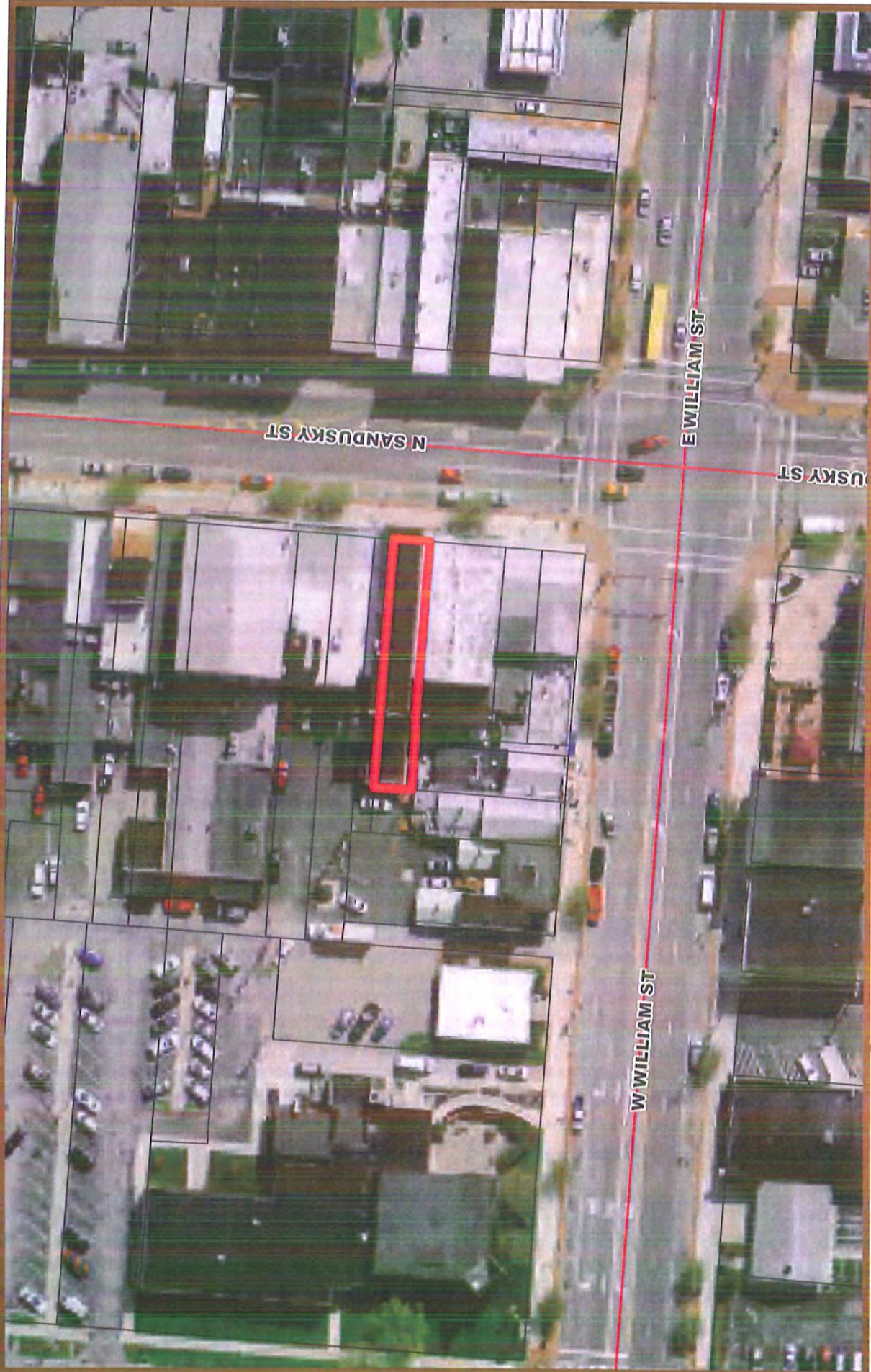
FILE:
ORIGINAL:
REVISED:

PLANNING/HPC CASES/2016 CASES/2016-3015_9 N SANDUSKY REAR ADDITION STF RPT
10/20/16



2016-3015
Rear Addition
9 N. Sandusky Street
Location Map





2016-3015
Rear Addition
9 N. Sandusky Street
Aerial (2013)





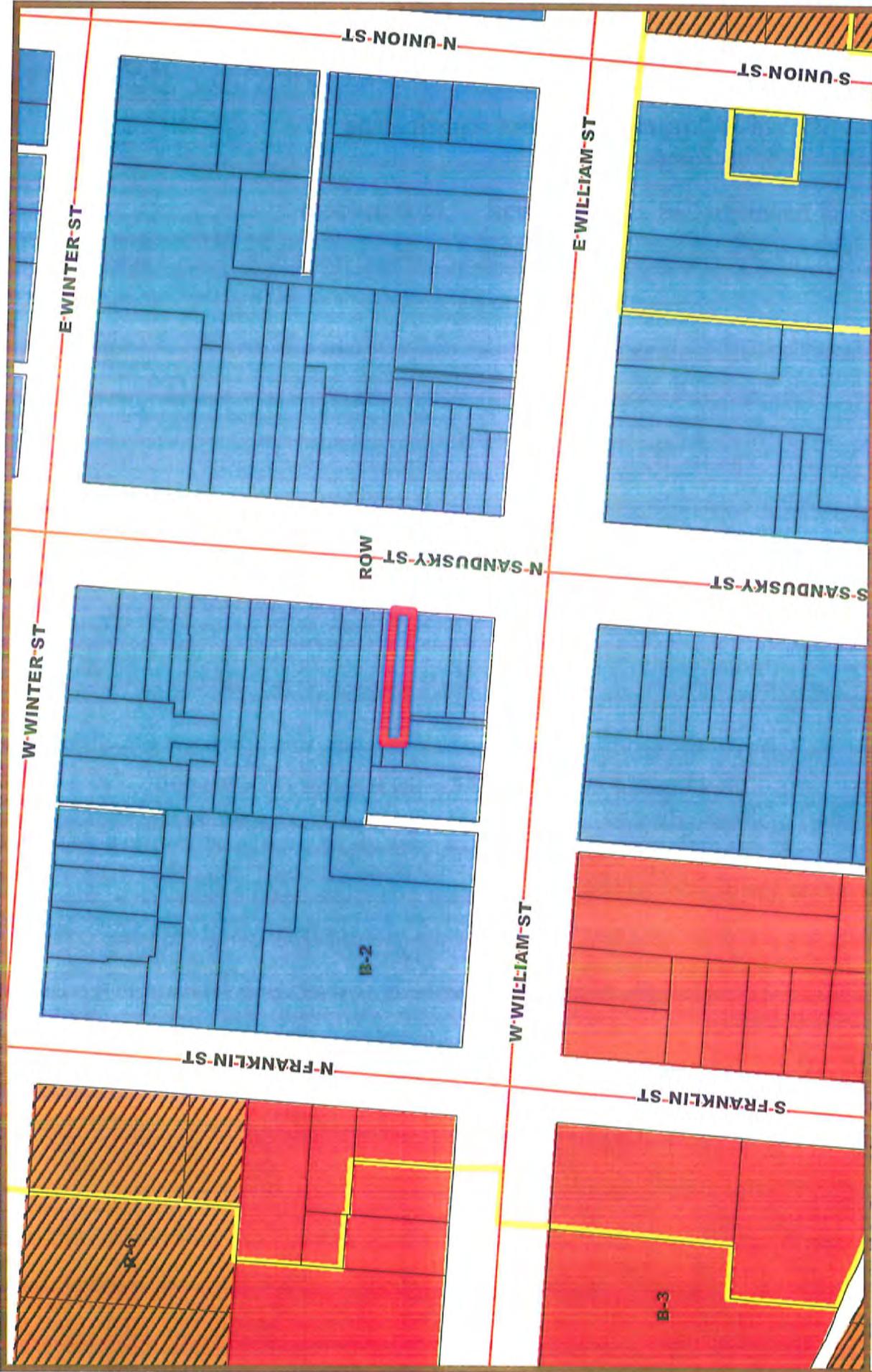
Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2016-3015
 Rear Addition
 9 N. Sandusky Street
 Historic District Map

EST. 1808
 CITY OF
DELAWARE
 OHIO



2016-3015
 Rear Addition
 9 N. Sandusky Street
 Zoning Map





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

2016-
HPC 3015

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 9 N. Sandusky St. Delaware, Oh 43015

Parcel Number(s) _____

Applicant Name/Contact Person Jim Manos Phone 614 562-2421

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

Address _____

Fax NA Email JMANOS6@ATT.net

Property Owner Jim Manos Phone 614 562-2421

Address 5973 Macewen Ct. Dublin, Oh 43017

Fax NA Email JMANOS6@ATT.net

Project Type

- Signs or Graphics
- Demolition Permit(s)
- New Construction
- Other (specify): New windows @ existing window openings + new door @ southwest corner of back addition.
- Exterior Building/Site Alterations

Work Description (please type or print legibly)

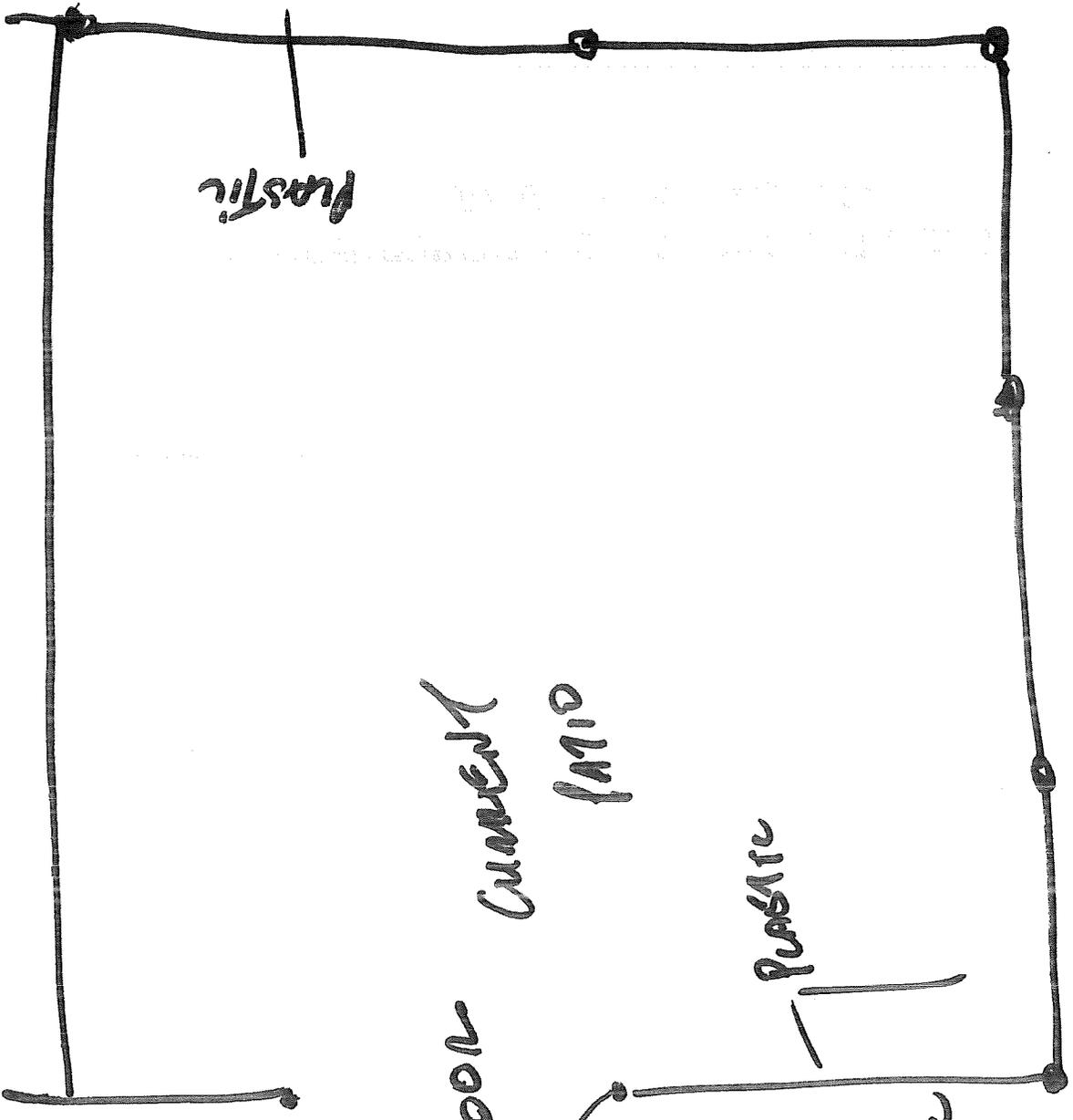
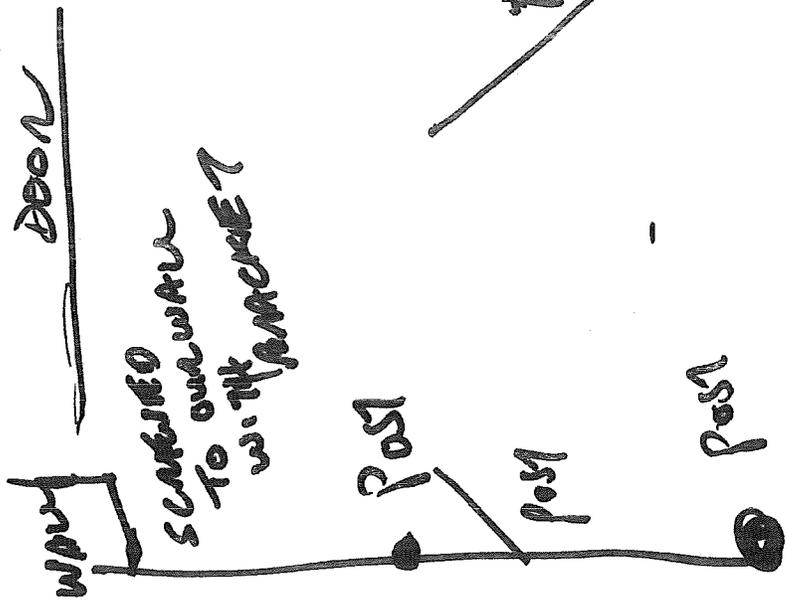
Describe the proposed project in detail, describing materials and colors proposed, including all changes to the building, site or lot. Include all features to be removed, altered, or added and provide a narrative of why the particular type of construction or other environmental changes are being proposed. Indicate all materials to be used. Attach additional sheets as needed.

Put new windows in @ the same location + same size of openings that are boarded up as well as putting a door at end of sidewalk @ back southwest corner of the back addition. For what its worth I have a full easement from Row @ 12 west as well. Call @ any questions. Jim Manos (614) 562-2421
Should not have to go to HPC ??

**CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION**

COMMISSION MEMBER COMMENTS AND DISCUSSION

- A. Request by Bill Michailidis for an informal discussion regarding items pertaining to 16 North Sandusky Street (The Hamburger Inn Diner)



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