

**CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION**

AGENDA

**CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.**

REGULAR MEETING

NOVEMBER 30, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on October 26, 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.(Tabled 10/26/16)
 - B. 2016-2532: A request by 12 West LLC for a Certificate of Appropriateness for a 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
 - 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: December 28, 2016
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
October 26, 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, Councilman Kyle Rohrer, Vice-Chairman Mark Hatten, and Chairman Roger Koch

Members Absent: Joe Coleman and Sherry Riviera

Motion to Excuse: Mr. Nicley moved to excuse Mr. Coleman and Ms. Riviera 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 September 28, 2016, as recorded and transcribed.

Motion: Vice-Chairman Hatten moved to approve the Motion Summary of the Historic Preservation Commission meeting held on September 26, 2016, as recorded and transcribed, seconded by Mr. Kehoe. Motion approved by 5-2 vote.

ITEM 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.

APPLICANT:

James Manos
5973 Macewen Ct.
Dublin, Ohio 43015

Ms. Guenther reviewed the location map and photographs of the location. Ms. Guenther discussed the applicant's plan to renovate a rear ground floor storage area into a residential unit. Ms. Guenther discussed the applicant's desire to

remove the boarded-up windows and reinstate the windows, if possible according to building and fire codes. The applicant indicated he was unclear as to what was behind the boards and which openings could be re-instated. Ms. Guenther reviewed the proposed window style and door style. The applicant had been advised by Staff the entry door style did not comply with the Standards; the applicant provided no alternative for HPC review.

Mr. Manos indicated he had a discussion with City of Delaware Inspection Division regarding his plan. City Planning and Inspection Staff provided explanation of information, drawings, and detailed plans required for presentation to HPC. The applicant wished to appear before HPC on this date without this information. Staff, therefore, could not provide adequate review.

A discussion was held on the need for the case to be brought before the Planning Commission for conditional use permit approval and then come before the Historic Preservation Commission to present materials/design requiring compliance with the Standards.

Motion: Vice-Chairman Hatten moved to table 2016-3015, seconded by Councilman Rohrer. Motion approved by a 5-0 vote.

ITEM 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)

Ms. Guenther informed the Commission the applicant requested to remove the discussion from the agenda and re-schedule at a later date.

Motion: Mr. Rohrer moved to remove the informal discussion regarding items pertaining to 16 North Sandusky Street from the agenda, seconded by Vice-Chairman Hatten. Motion approved by a 5-0 vote.

ITEM 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.)

Motion: Mr. Nicley moved to change the meeting date from November 16, 2016 to November 30, 2016 at 7:00 p.m., seconded by Councilman Rohrer. Motion approved by a 5-0 vote.

ITEM 6. ADJOURNMENT

Motion: Councilman Rohrer moved to adjourn the meeting, seconded by Vice-Chairman Hatten. The Historic Preservation Commission meeting adjourned at 7:27 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT/OWNERS

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

REQUEST

2016-2532: A request by 12 West LLC for a Certificate of Appropriateness for a 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 2016 and on August 24, 2016 presented an informal review of a proposed new building to the Commission. The Applicant is now ready to move forward with a revised design and move forward in the process to construct the building. In 2015, the previous owner received demolition approval by the HPC to raze the condemned former West End Grill and then received redevelopment approval to construct a new building (HPC 2015-1859). The site changed ownership to the Applicant prior to the new building being constructed.

**Former West End Grill
Demolished November 2015**



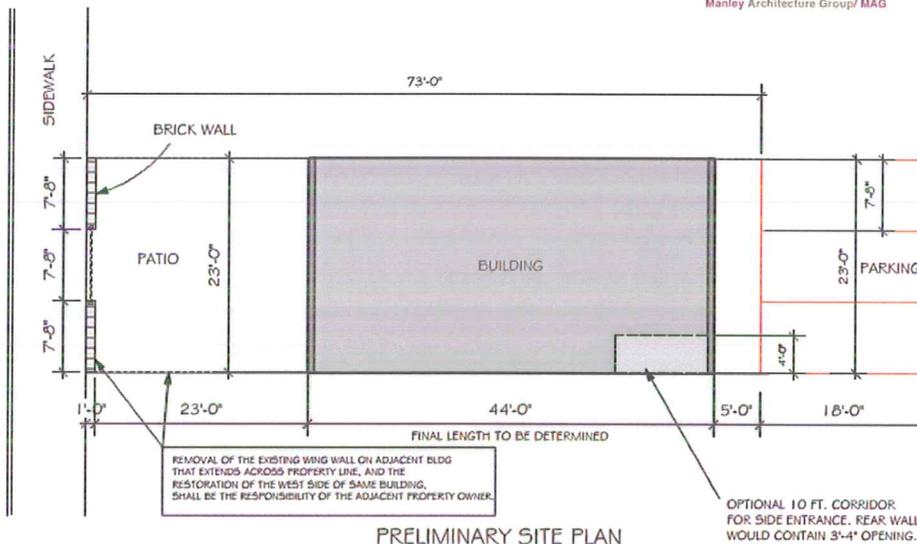
**Existing Vacant Site
November 2016**



PREVIOUSLY APPROVED DESIGN
HPC 2015-1859 Approved Site Plan & Building Elevation
Under Previous Ownership for 14 West William Street



Manley Architecture Group/ MAG

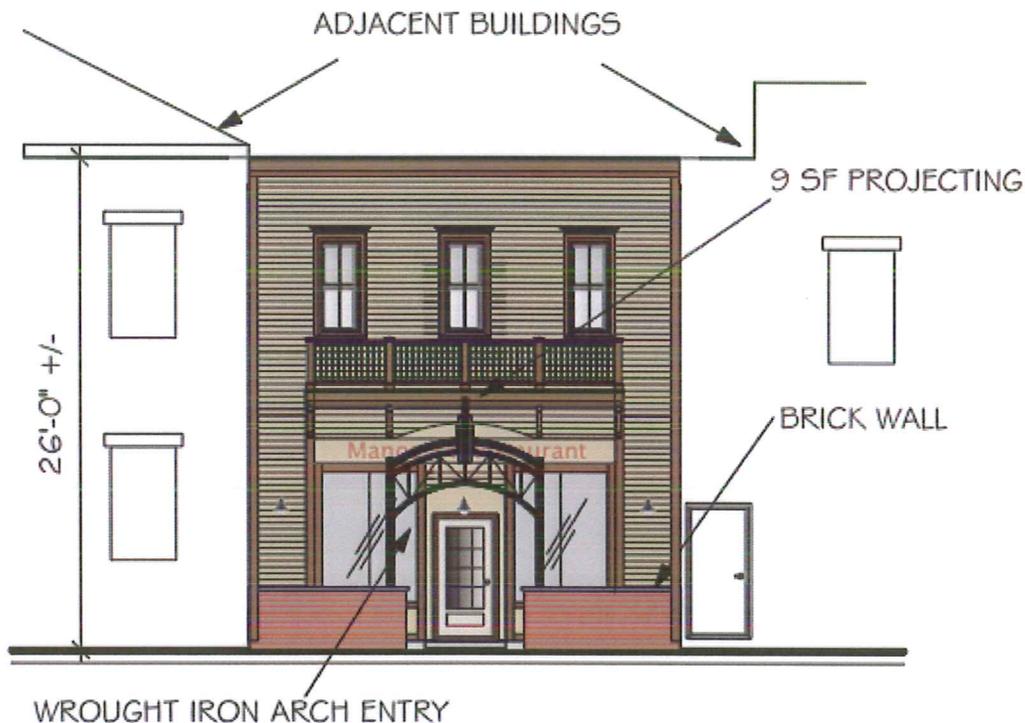


PRELIMINARY SITE PLAN

02/16/16

14 WEST WILLIAM STREET

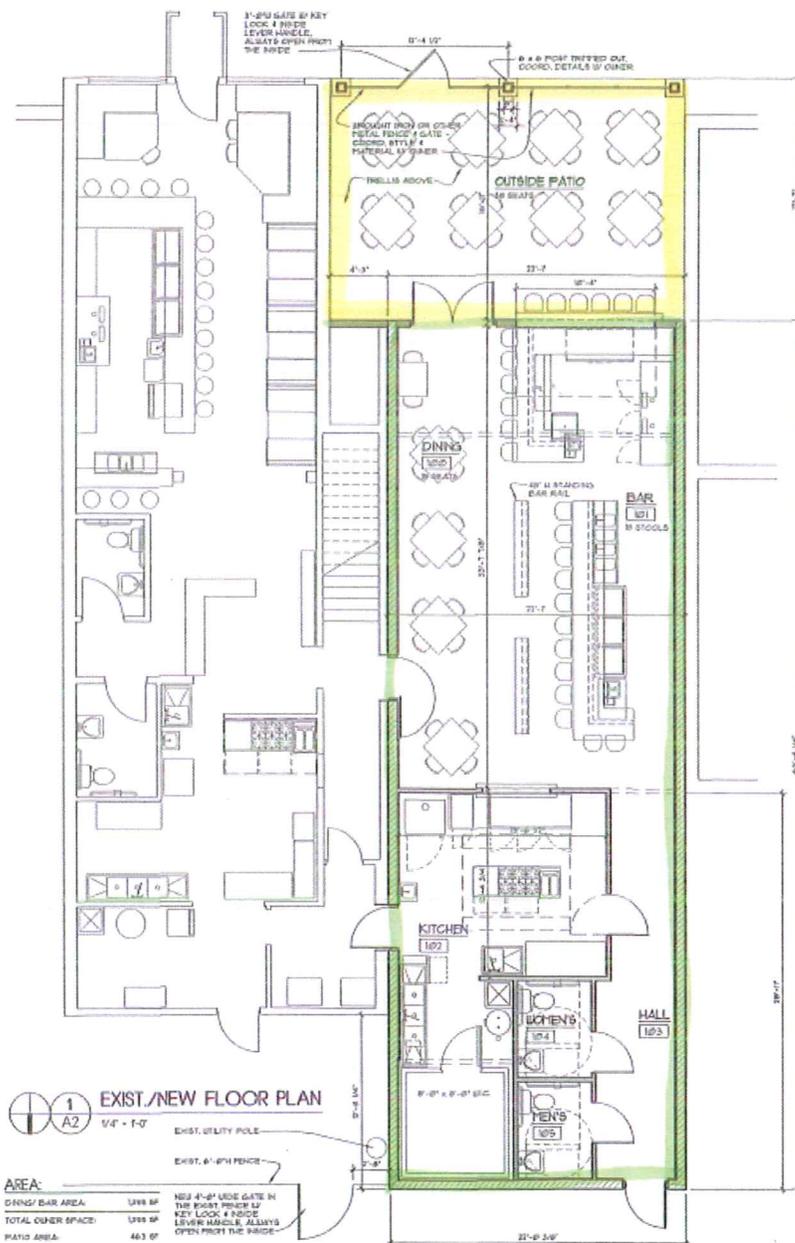
A-1



PROPOSAL/ANALYSIS

The Applicant is proposing a slightly larger building and smaller patio area than proposed by the previous owner. The new one story approximate 1,392 square foot (22 ft x 63.3 ft) building, with a 442 square foot (17 ft x 26 ft) patio, will create the appearance of a continuous streetwall along West William Street as desired by HPC. The building will still sit on its own parcel and will be constructed independently from the adjacent buildings while abutting the buildings to its east and west. The building to the east at 12 West William Street is the 12 WEST Café, which is owned by the Applicant. The building to the west at 18-20 West William Street is The Collective Hair Salon, which is owned by another party. The proposed building would give a nod to the appearance of the former West End Grill, as well as Bargdill Groceries store (circa late 1800s).

**Proposed Site Plan and Interior Layout
(north is toward the bottom of this page)**



CLARKE ARCHITECTS, INC.
 7844 Flint Rd.
 Columbus, Ohio 43235-6407
 Office: 614-791-1200
 Mobile: 614-271-8420
 jclark@clarkearchitects.com

ZONING SUBMITTAL

These Drawings and Specifications prepared by Clarke Architects Inc. are statements of opinion for use solely with respect to the Project and shall not be construed as a warranty, representation or contract. Clarke Architects Inc. shall be deemed the author of these drawings and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others for any purpose, for additions to this Project or for completion of this Project, by others. No modifications or changes to the drawings shall be permitted.

DATE: NOVEMBER 11, 2016

REVISION DATES:

PROJECT:
THE BACKYARD
 14 WEST WILLIAM ST.
 DELAWARE, OHIO 43015

PROJECT NUMBER: 040001
 SHEET TITLE:

FULL FLOOR PLAN/NOTE

REV. NUMBER: A

Existing Streetwall – November 2016



Proposed South (Front) Elevation – With Patio Fence

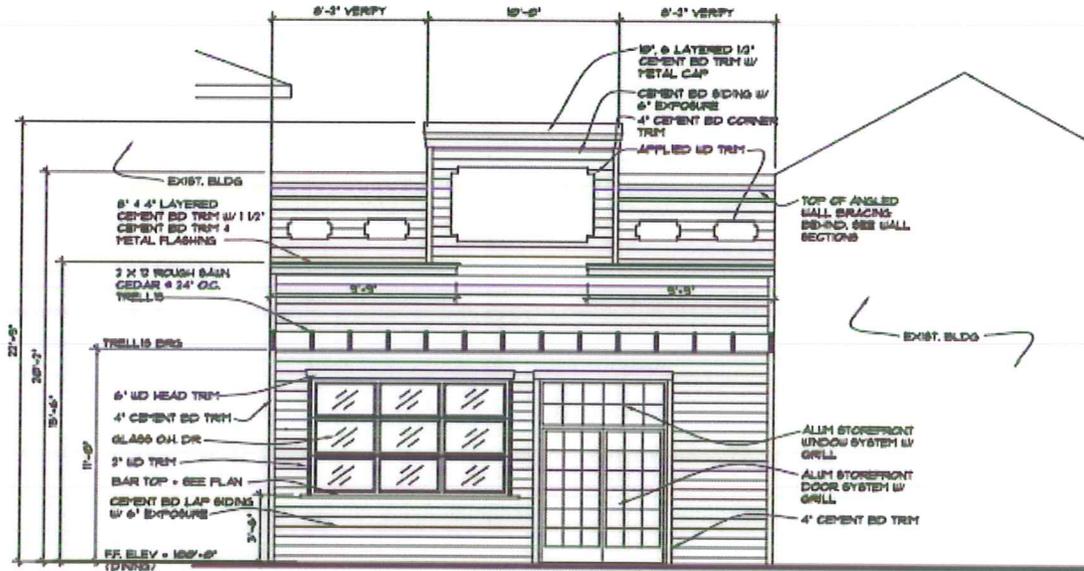


1 SOUTH STREET ELEVATION
 A4 1/4" = 1'-0"



4 COLUMN DETAIL
 A4 1/2" = 1'-0"

Proposed South (Front) Elevation – With Patio Fence Removed for Illustrative Purposes



2 SOUTH PATIO ELEVATION
 A4 1/4" = 1'-0"

C.A. Bargdill Groceries Store – Circa Late 1800s



The site plan reveals the building would be setback almost 17 feet from the property line with an outdoor patio in the area between the sidewalk and building and extending to the buildings to the east and west. (The plan previously approved had a building setback of 23 feet from the property line with an outdoor patio in the area between the sidewalk and building and extending to the buildings to the east and west.) A 3 foot high black steel spindled fence will be supported by three (3) three feet high graphite-colored splitface textured block columns with a beveled stone column cap to separate the patio from the sidewalk. (Staff would suggest using a different brick face in the color and texture of the historic brick of the surrounding buildings such as face brick, quik-brik – structural brick, and cultured limestone.) An entrance gate would be located on eastern portion of the fence. (Staff would suggest that this entrance gate not be utilized as entrance gates for sidewalk patios are not utilized, generally, in the downtown. This has been acceptable by the State for liquor control approval purposes in the past. The issues Staff would note with the proposed gate configuration are that it would swing out over the City's property requiring permission and licensure for such, the gate blocks emergency services for immediate access to the site, and each patron would have to open the gate to reach the front door of the building. Alternatively, the gate should be made to swing both inside and outside and a City licensure would be required to be obtained to retain this element.) Patio flooring materials are still under discussion and should be discussed by the Commission to ensure clarity of requirements in this regard.



Trimmed out 6'x6' exterior grade wood columns would extend 8 feet from the three foot column caps to support a 2' x 12' rough sawn cedar trellis (at 24" on center) with cedar top trim extending over the entire outdoor patio.

The proposed color scheme is gray-tones in a combination of lighter grays SW7067 Cityscape/SW9163 Tin Lizzie and darker gray/browns SW7625 Mount Etna/SW7675 Sealskin. The specific color combination is still to be determined. The approximate 23 foot high building would be constructed of gray-toned cement lap siding with 6 inch exposure. (Staff would like to recommend a 3-1/2" or 4" exposure which may be more conducive to the time period of this building site.) A double front 27 light aluminum exterior storefront entry door with a 12-light transom will be the main entry on the east side of building front to align with the entrance gate of the patio fence. (Staff would like to recommend the entry doors be wood or wood metal-clad and glazed with at least 50% and not more than 75% glass in area according to the Architectural Standards.)

A ten foot wide bar top will be situated to the west of the entrance door to provide an open transition from the interior bar area to outdoor patio in warmer weather. A mini-glass 'overhead' rolling door will be installed in the approximate 5 foot high and 10 foot wide opening above the bar top. Six inch wide exterior wood head trim would be located above the entrance and overhead door, respectively.

Above the trellis line on the building, the building elevation would feature a dedicated sign area on the portion of the elevation that extends approximately 2.5 feet above the adjacent walls. The sign area is shown below the cornice line

and above the header trim detail. (Staff recommends the final sign design features be presented separately for review and consideration of a Certificate of Appropriateness.) The façade between the sign band and the cornice will have five wood trimmed medallions similar to those at adjacent 12 West William Street. The cornice area will be capped by a 10 foot, 6- layered ½” cement board trim with a metal cap.

The north (rear), east (adjacent to 12 West William), and west (adjacent to 18-20 West William) elevations will be finished with the same graphite-colored splitface textured block found on the front patio fence columns. (Staff would suggest using a different brick face in the color and texture of the historic brick of the surrounding buildings such as face brick, quik-brik – structural brick, and cultured limestone.) A flush metal service entry door, painted to match a proposed shed-type fabric awning, will be located on the north (rear) elevation. Because of the size and design of the adjacent buildings, about 13 feet of the east elevation (rear portion) would be exposed to the public and approximately 48 feet of west elevation (front and rear) would be exposed to the public. Due to Building Code requirements, no openings are allowed in this exposed rear portion of the side elevations.

All roofing material is proposed to be an EPDM (rubber) roof system, edged and capped according to manufacturer installation instructions and code requirements. Aluminum gutters and downspouts in a color to complement the building color scheme will also be installed to catch and direct rainwater away from the building. (Staff recommends discussing the proposed drainage pattern with adjacent building owners so that adverse stormwater events can be prevented or will not occur.)

Staff also recommends the final lighting fixture designs and any proposed signage be submitted for separate Certificate of Appropriateness consideration should this building design be approved and should the project move forward.

STAFF RECOMMENDATION

Staff recommends approval of a request by 12 West LLC for a Certificate of Appropriateness for a 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, with the following conditions that:

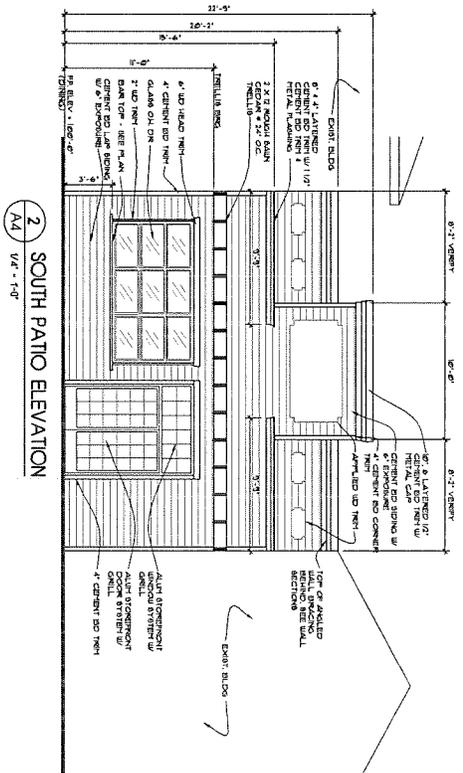
- 1) Any significant revisions to the approved plan layout would need, at a minimum, administrative approval by the HPC or another appearance before the HPC by the Applicant, depending on the magnitude of any future revisions.
- 2) The Applicant shall assess and address building classification, storm water drainage, parking, and refuse pick-up issues with adjoining property owners/business and construct said building and site according to the State Building Code, City codes, and Historic District Architectural Standards.
- 3) The Applicant shall adhere to Historic District Architectural Standards for new construction of this building and site (i.e., entrance doors, trim covering, paint and material colors, light fixture style, etc.). Such items are to be incorporated into final construction drawings and discussed with and approved by Staff and HPC Chairman prior to construction.
- 4) Proposed signage and lighting shall achieve compliance with minimum zoning and historic requirements and shall be submitted via separate Certificate of Appropriateness applications for review and consideration.
- 5) The fence gate proposed shall either be eliminated or shall require separate review and consideration by the City in order to allow it to swing over the City right-of-way. The Applicant is required to approach the State of Ohio liquor control agency to attempt to have this removed to facilitate safety force access to the front of the structure.
- 6) The Applicant shall notify adjoining property owners/business owners of construction timelines.

COMMISSION NOTES:

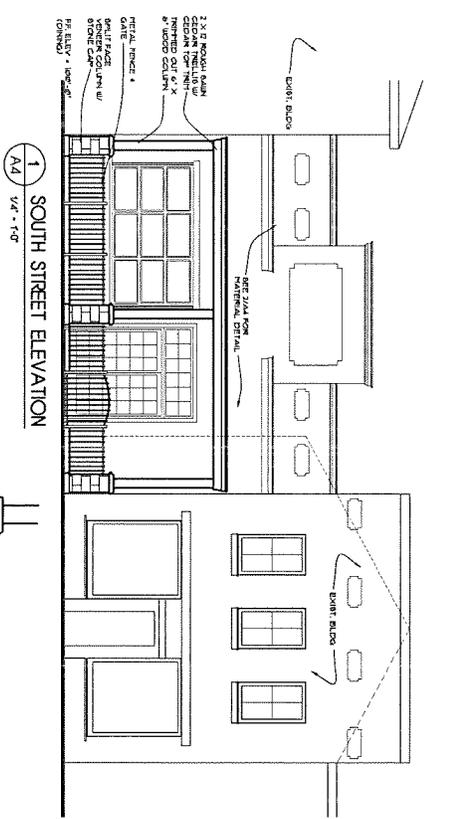
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

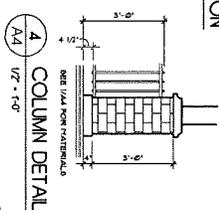
FILE: S:\PLANNING\HPC CASES\2016 HPC CASES\2016-2532_14 W WILLIAM NEW BLDG CONSTRUCTION\HPC MTG 11.30.16\2016-2532 14 WEST WILLIAM STREET NEW BLDG.DOC
ORIGINAL: 11/22/16
REVISED:



2 SOUTH PATIO ELEVATION
 A4 1/4" = 1'-0"

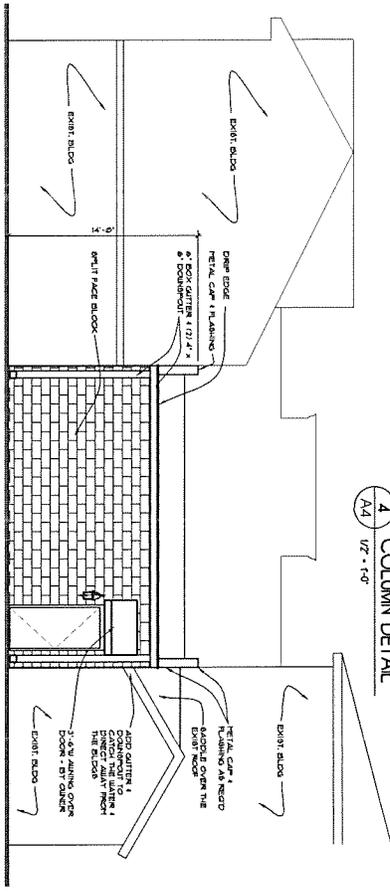


1 SOUTH STREET ELEVATION
 A4 1/4" = 1'-0"



4 COLUMN DETAIL
 A4 1/2" = 1'-0"

- ELEVATION NOTES**
1. ALL EXTERIOR FINISHES SHALL BE COMPLETED BY THE OWNER.
 2. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 3. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 4. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 5. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 6. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 7. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 8. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 9. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 10. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.



3 NORTH ELEVATION
 A4 1/4" = 1'-0"

CLARKE ARCHITECTS, INC.
 7844 Finn Rd.
 Columbus, Ohio 43228-6407
 Office: 614-791-7000
 Mobile: 614-271-8420
 john@clarkearchitects.com

ZONING SUBMITTAL

PROJECT: THE BACKYARD
 14 WEST WILLIAM ST.
 DELAWARE, OHIO 43015

PROJECT NAME: CARRIAGE

SHEET TITLE:

ELEVATIONS/NOTES

SHEET NUMBER: A4

DATE: NOVEMBER 1, 2016

REVISION DATES:

These drawings and specifications are prepared by Clarke Architects, Inc. and are intended to be used by the contractor in conjunction with the zoning ordinance and other applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. Clarke Architects, Inc. is not responsible for any errors or omissions in these drawings or specifications, or for any consequences arising from the use of these drawings or specifications. No modifications or changes to these drawings or specifications shall be permitted without the written consent of Clarke Architects, Inc.

ZONING SUBMITTAL

These Drawings and Specifications prepared by Clarke Architects Inc. are instruments of service for use solely with respect to this Project and, unless otherwise provided, Clarke Architects Inc. shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others. No modifications or changes to the drawings shall be permitted.

DATE: NOVEMBER 11, 20

REVISION DATES:

PROJECT:

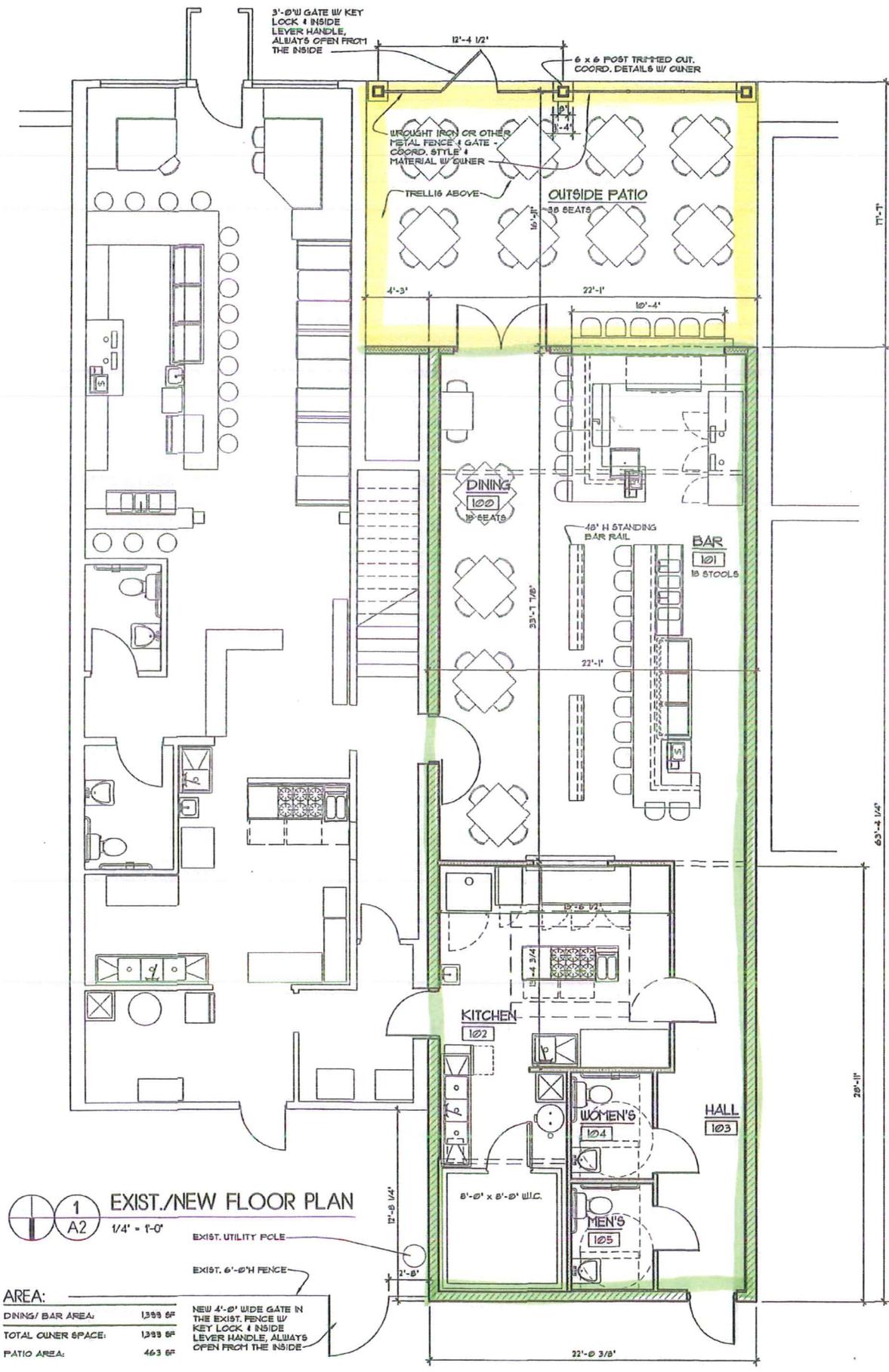
THE BACKYARD
14 WEST WILLIAM ST.
DELAWARE, OHIO 43015

PROJECT NUMBER: CA20632

SHEET TITLE:

INFILL FLOOR PLAN/NOTE

SHEET NUMBER: **A2**



1 **EXIST./NEW FLOOR PLAN**
A2 1/4" = 1'-0"

EXIST. UTILITY PCLE

EXIST. 6'-0" H FENCE

AREA:

| | |
|--------------------|---------|
| DINING/ BAR AREA: | 1393 SF |
| TOTAL OWNER SPACE: | 1393 SF |
| PATIO AREA: | 463 SF |

NEW 4'-0" WIDE GATE IN THE EXIST. FENCE W/ KEY LOCK & INSIDE LEVER HANDLE, ALWAYS OPEN FROM THE INSIDE



GILPIN INC

[Home](#) [Gallery](#) [Where to Find](#) [FAQ](#) [About Us](#) [Contact Us](#)

Our Products

- [Railing](#)
- [Fencing](#)
- [Columns](#)
- [Gates](#)
- [Browse Catalog](#)
- [Instructions, literature, and other information](#)

Cambridge Steel Railing



Gilpin Inc.
1819 Patterson Street
Decatur, IN 46733

(260) 724-9155
(800) 348-0746
Fax: (260) 724-9849

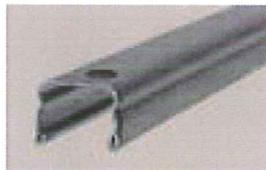
sales@gilpininc.com



Cambridge is a premium railing product for use on decks or your front porch. For a unique look, Cambridge railing combines the contemporary look of Hampton railing, with an additional rail for extra style.

Cambridge railing comes fully assembled and ready to install using our Cambridge fitting sets (posts and fittings sold separately).

Cambridge offers a 1 1/4" x 1" sculpted channel. The 4" spindle spacing responds to most building codes. Cambridge rail is for straight applications only. Use Hampton rail for steps.



When installed, Cambridge has a mounted height of 36" or 42".

The long lasting black, baked-on finish will keep your railing looking good for years. Mounting hardware, cuts, holes, and scrapes

must be maintained and painted with rust resistant paint. Matching gates are available and come with hinges and a latch.

| Product Specifications | Part Numbers | Other Information |
|------------------------|--------------|-------------------|
|------------------------|--------------|-------------------|

Pickets: 1/2" square

Picket Spacing: 4" on center

Rails: 1 1/4" x 1" Sculpted Channel

Posts: 37" Newel Post 1-1/2" with Welded Flange, Longer Post may be needed for stair application

Panel Mounted Height: 36" or 42"

Panel Actual Height: 32 or 38"





BIG WALNUT ELEMENTARY SCHOOL



DESIGNBLOK™ SPLIT FACE

DesignBLOK® is the heart of the OBERFIELDS product line. Available in a myriad of shapes, sizes, colors and textures, OBERFIELDS DesignBLOK® units provide architects, specifiers and developers all the benefits of concrete masonry units without sacrificing any structural benefits. DesignBLOK® units are manufactured to meet current LEED requirements.

PROPOSED





STAFF ALTERNATE SUGGESTION?



Spec-BRIK®

Spec-BRIK® is an energy-efficient concrete masonry unit that provides a smooth, brick like texture in colors that replicate clay brick. Spec-BRIK® offers one-step installation, unlike traditional brick veneers that require structural backup. All Spec-BRIK® units are manufactured with Water Control Technology for single-wythe walls; which resists moisture penetration by diverting water downward into the wall's drainage system. All Spec-BRIK® units are mold and fire resistant and require minimal maintenance. Spec-BRIK® is just one of the many products available directly through OBERFIELDS and its partnership with the Concrete Products Group and can be specified nationwide.

R-Value and U-Factor Comparison 12" Thick Units

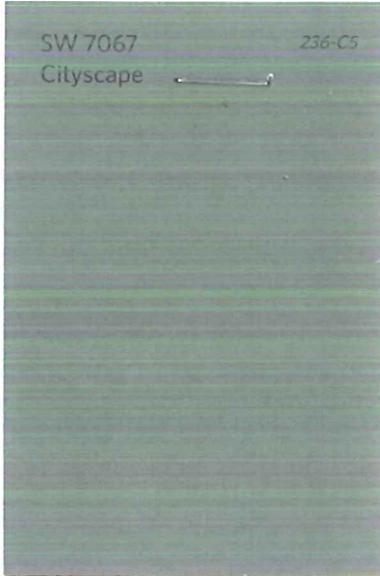
| Density of Block | 12x4x16 Conventional Masonry (ungrouted) | 12x4x16 Spec-Brik Hi-R (ungrouted) | 12x4x16 Conventional Masonry (ungrouted) | 12x4x16 Spec-Brik Hi-R (ungrouted) |
|------------------|--|------------------------------------|--|------------------------------------|
| | R-Value | R-Value | U-Factor | U-Factor |
| 105 | 2.3 | 11.97 | 0.43 | 0.08 |
| 125 | 2.1 | 10.03 | 0.48 | 0.10 |



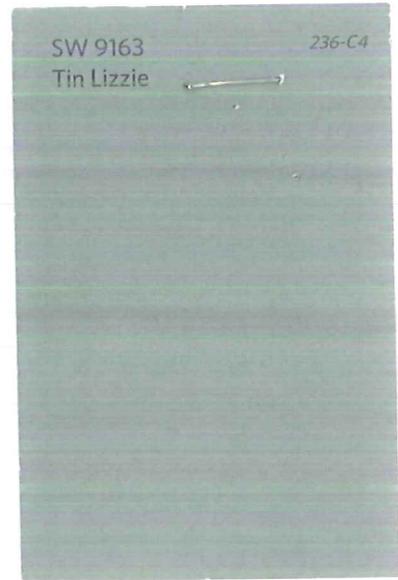
PAINT COLOR SCHEME : TRIM AND BODY

(SPECIFIC COLOR COMBINATION TO BE DETERMINED)

SW 7067 CITYSCAPE



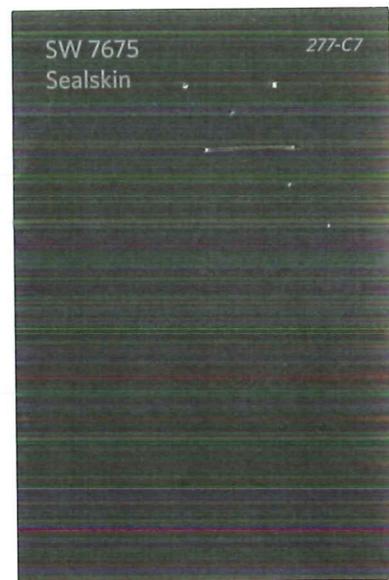
SW 9163 TIN LIZZIE



SW 7625 MOUNT ETNA



SW 7675 SEALSKIN



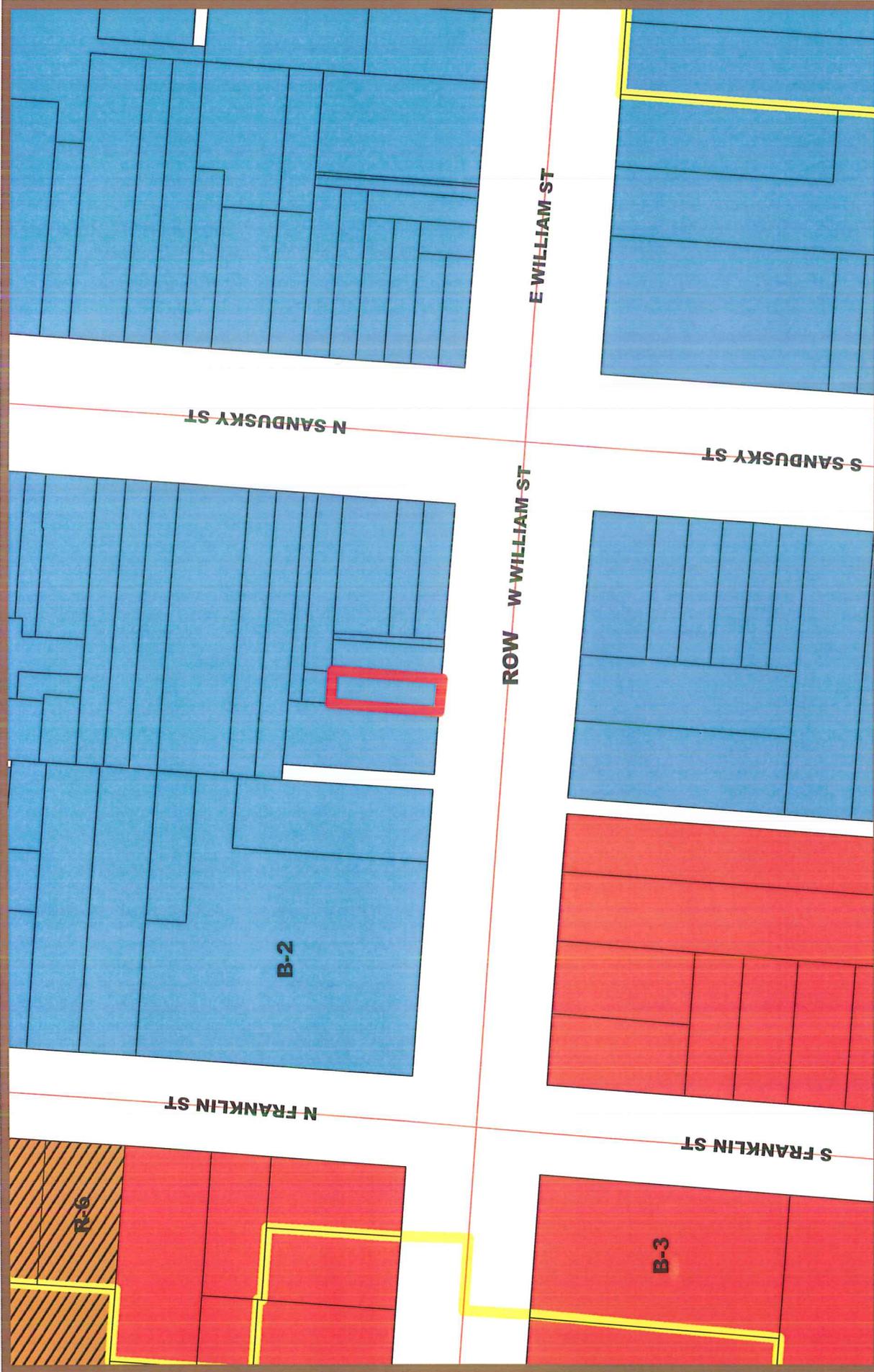
Cement board siding - textured





2016-2532
Certificate of Appropriateness
14 West William Street
Location Map





2016-2532
 Certificate of Appropriateness
 14 West William Street
 Zoning Map





2016-2532
 Certificate of Appropriateness
 14 West William Street
 Sub-District Map





2016-2532
Certificate of Appropriateness
14 West William Street
Aerial





**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 2161 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
 - 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.

New building construction with patio, building, and
Kitchen.

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.


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