

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
November 30, 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, Councilman Kyle Rohrer, Vice-Chairman Mark Hatten, and Chairman Roger Koch

Members Absent: James Kehoe

**Motion to Excuse:** Vice-Chairman Hatten moved to excuse Mr. Kehoe, seconded by Councilman Rohrer. Motion approved by a 6-0 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 October 26, 2016, as recorded and transcribed.

**Motion:** Mr. Nicley moved to approve the Motion Summary of the Historic Preservation Commission meeting held on October 26, 2016, as recorded and transcribed, seconded by Councilman Rohrer. Motion approved a by 4-0-2 (Coleman, Riviera) 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 (Tabled 10/26/16)

This item remains tabled at this time.

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.

Ms. Guenther provided information on the new building concept plan by the property owner, which slightly differed from that presented by the Applicant at the August 24, 2016 Informal Hearing. Ms. Guenther discussed the shortened 17 foot setback from the sidewalk and the extension of the patio. Ms. Guenther

discussed the plans for the patio fencing and fence columns. Ms. Guenther discussed staff recommendation to change the fence column material to brickface or stone.

Ms. Guenther circulated samples of the proposed graphite-colored splitface textured block and the paint color palette provided by the Applicant. Ms. Guenther discussed staff recommendation for a 3-1/2" or 4" exposure for the proposed textured woodgrain cement board siding.

**APPLICANT:**

Ron Criswell  
40 West William Street  
Delaware, Ohio 43015

Jim Clarke  
Clarke Architect Inc.  
2443 Shillingham Court  
Powell, Ohio 43065

A discussion was held regarding the entry door needing to comply with Architectural Standards. The Applicant voiced no concerns on complying with the Standards regarding the fence column materials, entry door, or the exposure of the siding.

The Commission members made the following recommendations and clarifications for approval:

- a. The roll up door shall have aluminum grids similar to and shall be the same color as the front entry door and shall have a non-milled finish.
- b. The transom window shall comply with the same minimum 50 to maximum 75% glass specification (as described in the Architectural Standards) as the entry door for conformity.
- c. The patio fence column materials shall be amended to brick or stone.
- d. Patio flooring material will be all concrete
- e. The front patio gate is to remain open unless there is a building code or Liquor Control Agency violation or concern.
- f. The graphite-colored splitface textured block materials proposed for the rear and side elevations are approved as presented.
- g. The textured woodgrain cement board siding materials proposed for the front elevation shall have a 3-1/2" or 4" exposure.

**Motion:** Vice-Chairman Hatten moved to approve 2016-2532 along with all staff conditions and recommendations with the provisions and edits as noted verbally by City Staff and the Commission, seconded by Councilman Rohrer. Motion approved by a 6-0 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)

APPLICANT:

Bill Michailidis  
16 North Sandusky Street  
Delaware, Ohio 43015

Steve Boyd  
16 North Sandusky Street  
Delaware, Ohio 43015

Mr. Koch voiced his concern to Mr. Michailidis regarding the compliance of The Hamburger Inn Diner patio and the hanging flower baskets. Mr. Michailidis stated that the baskets will be removed.

Mr. Michailidis and Mr. Boyd presented their proposal to install a transparent wind screen to be used in conjunction with the existing awning during inclement weather

Mr. Coleman voiced his concern regarding the interruption of the streetscape flow, elimination of the open air concept, and the creation of an extension of the restaurant with the potential use of the described wind screen.

Mr. Michailidis voiced his interest in the possibility of having a temporary entrance vestibule during the winter months. Vice-Chairman Hatten discussed the pilot program for the vestibule at the 12 West Cafe.

Mr. Michailidis requested that the informal discussion be continued at the January 2017 meeting.

Mr. Koch requested that staff review the Standards for patios and the permit request for this business.

Mr. Nicley stated that he believed his tenure as a commission member was up in December. Mr. Nicley expressed an interest in continuing to serve on the Commission. Mr. Schultz indicated he would verify term expiration dates and forward information regarding term renewal.

A discussion was held with Staff on their continued efforts to enforce proper signage in the downtown area.

A discussion was held on LED signage and the process to update the Standards to reflect the use of LED lighting.

Mr. Nicley stated that he will be unable to attend the meeting in December.

ITEM 5. NEXT REGULAR MEETING: December 28, 2016

ITEM 6. ADJOURNMENT

**Motion:** Mr. Coleman moved to adjourn the meeting, seconded by Ms. Riviera. The Historic Preservation Commission meeting adjourned at 8:14 p.m.

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Roger Koch, Chairman

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Elaine McCloskey, Clerk