

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

REGULAR MEETING

FEBRUARY 22, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on November 30, 2016 as recorded and transcribed.
3. ELECTION OF OFFICERS
4. 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. Informal Review: A request by Olivina Taproom for an informal review of a proposed security gate at 44 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: March 22, 2017
7. ADJOURNMENT

**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.

Roger Koch, Chairman

Elaine McCloskey, Clerk



MEMORANDUM

TO: Members – Historic Preservation Commission
FROM: David M. Efland, Director, Planning & Community Development
DATE: February 15, 2017
RE: Case No. 2016-3015 -- 9 North Sandusky Street Rear Addition Renovation

Case No. 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, has been tabled since October 26, 2016.

In summary, the Historic Preservation Commission tabled the application with the following Conditions:

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, 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.

On January 9, 2017, the Applicant notified Planning Staff that he does not plan on pursuing this project.

Therefore, Staff recommends that this item be removed from the Agenda of the Historic Preservation Commission.

APPLICANT

Olivina Taproom
44 South Sandusky Street
Delaware, OH 43015

REQUEST

Informal Review: A request by Olivina Taproom for an informal review of a proposed security gate at 44 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 44 South Sandusky Street, on the west side of South Sandusky Street between West William Street and Spring Street, 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, east, and west. 44 South Sandusky Street is considered a contributing building in the Sandusky Street National Register Historic District and was constructed circa 1910.

BACKGROUND/PROPOSAL

The Olivina Taproom is a new retail shop opening in 2016 and specializing in premium olive oils, vinegars, pastas, spices, and related accessories. Business owner and Applicant Christopher Schobert is seeking comment from the Historic Preservation Commission for the possibility of approval of a store entry security gate.

44 South Sandusky Street



The building's inset entrance consists of the store entrance and an entry door to the 2nd floor apartment. There is an approximate 4' wide brick wall at the sidewalk line, which creates a 40" deep and 50" wide alcove area for the apartment door. The front corner of the alcove, near the building's mailboxes, is being vandalized as a restroom facility and trash receptacle. Even though the alcove area is lighted and has two security cameras, the Applicant or the upstairs tenants are forced to deal with this situation on an almost weekly basis.

Storefront Area

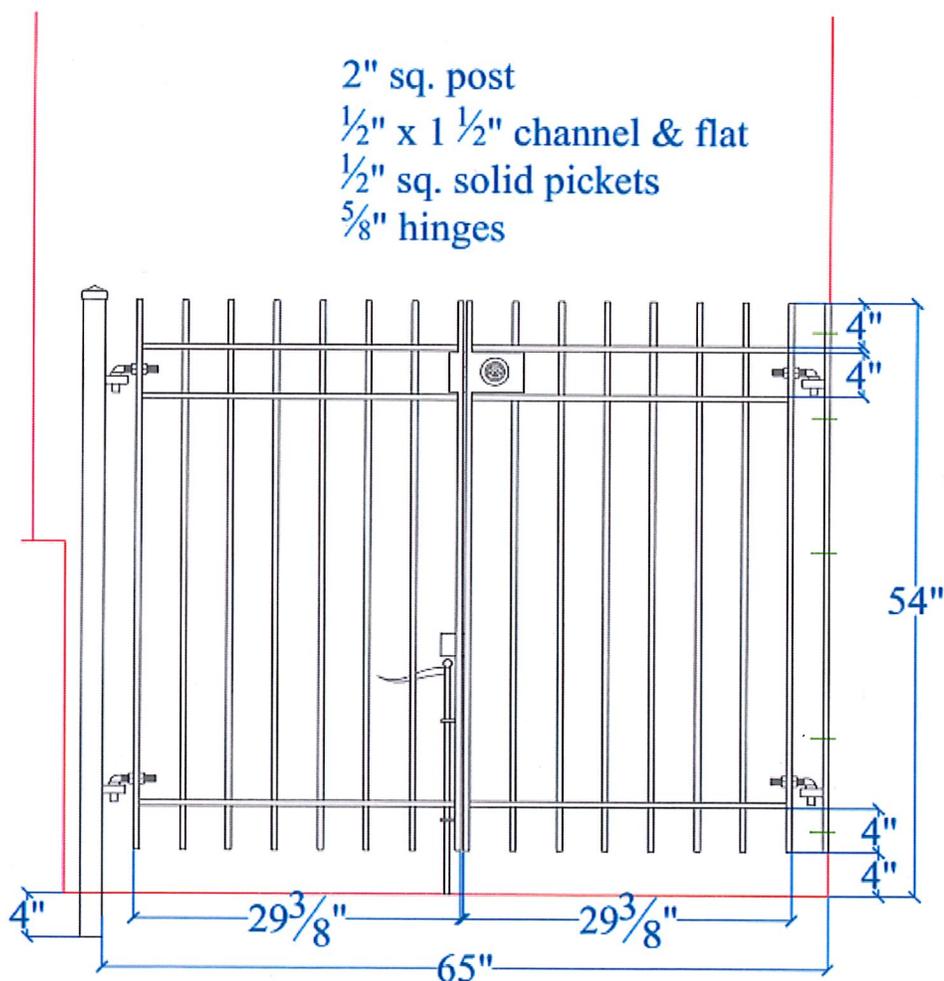


Interior Alcove



The Applicant is proposing a security gate across the building entrance opening as a possible solution. The gate would be a 54" high, iron, split-fold picket gate with keyed lock (keyed on both sides of the lock) mounted on a 2" square post on the south end and attached to the brick wall on the north end. The upstairs tenants would be given a key to the gate. The gates would swing inward (and not over the public sidewalk except in the case of an emergency) and would remain open during business hours (currently Tuesday-Saturday 10-6, Sunday 12-5, and closed Monday). The gate would remain closed and locked during all other times. The Applicant indicated that the width of the gates can be adjusted to allow enough room for the tenants to access the entry door. The picket gate design is intended to give an "open air" concept in the hopes of not detracting from the aesthetic of this historic building, as well as the safety and security perception of Downtown Delaware. The Applicant realizes this design would not guarantee that trash or other items would not be thrown over or through the gate.

**Proposed Security Gate for Store Inset Entrance
at 44 South Sandusky Street**



STAFF ANALYSIS / Informal Review:

Staff is sympathetic to the Applicant’s dilemma, as well as the effect of a black iron security gate within the historic fabric of Downtown Delaware. The Applicant did speak with previous businesses which occupied this location and found the improper use of the storefront alcove is not a recent occurrence and has been ongoing for a number of years. The Applicant indicated he has notified the Police Department of trespassers into the storefront area; and the Police Department has committed to increase patrols in the area. Several options and ideas were discussed concerning modifications to the storefront, such as installation of a full side-folding solid or grilled gate, an overhead rolling solid or grilled gate, a gate across the apartment door alcove area only so it is not visible streetside, or perhaps constructing a flush entryway storefront wall at the sidewalk line to create an inner vestibule that includes both the store entrance and the apartment stairway door. However, the Applicant is not the building owner, and these options did not seem agreeable to all parties. At this point, a gate/fence as proposed was the best, financially feasible, and most workable of the options discussed from that variety of perspective.

Planning Staff did solicit comment from City Staff regarding the configuration of this particular gate design. Comments were received concerning the aesthetics of a locked gate across a downtown storefront. In terms of public safety and code requirements, both the Fire Department and the Chief Building Official require the gate to be open at all times while the business is open. It must be locked at night; however, the upstairs tenants (or visitors) must be able to exit the gate without special knowledge or the operation of a key. There must be an ADA-accessible lever-type or push pad on the inside that releases the locked gate in the case of an emergency. As submitted, the proposed gate lock design would not be acceptable since someone can simply reach around through the open pickets and open the gate (with the required modifications described). Expanded metal (metal diamond-design mesh) welded to the back of the gate may be a solution and yet keep the overall appearance as presented or another solution for the lock. In addition, while the gate is open, it should not inhibit the upstairs tenants from accessing the apartment and should meet all building code and fire department requirements.

Staff is aware of two lockable iron gates in the downtown area. One gate is located at the private alley between 5 (the Green Door Spa) and 9 East William Street (The Barber Shop). The alley gate pushes open from the interior and locks upon exiting; the keyed lock is on the exterior side only. The other gate is located at the private entrance to the apartments above 24-26 North Sandusky Street.

It does not appear the Architectural Standards speaks to gated features on buildings.

STAFF RECOMMENDATION (INFORMAL REVIEW)

This is an informal review; therefore, no action by the Commission is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the installation of a security gate across a storefront entrance in the Downtown Delaware Historic District.

COMMISSION NOTES:

CASE NUMBER: Informal Review – 44 South Sandusky Street Security Gate

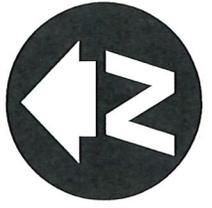
MEETING DATE: February 22, 2017

PAGE: 5 of 5

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

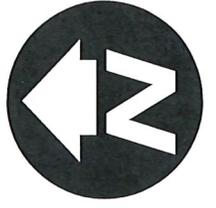
CONDITIONS/MISCELLANEOUS:

FILE: S:\PLANNING\HPC CASES\2017 HPC CASES\2017-XXXX_44 S SANDUSKY SECURITY GATE\2017-XXXX_INF
ORIGINAL: REV_OLIVINA SECURITY GATE STF RPT.DOC
REVISED: 2/17/2017

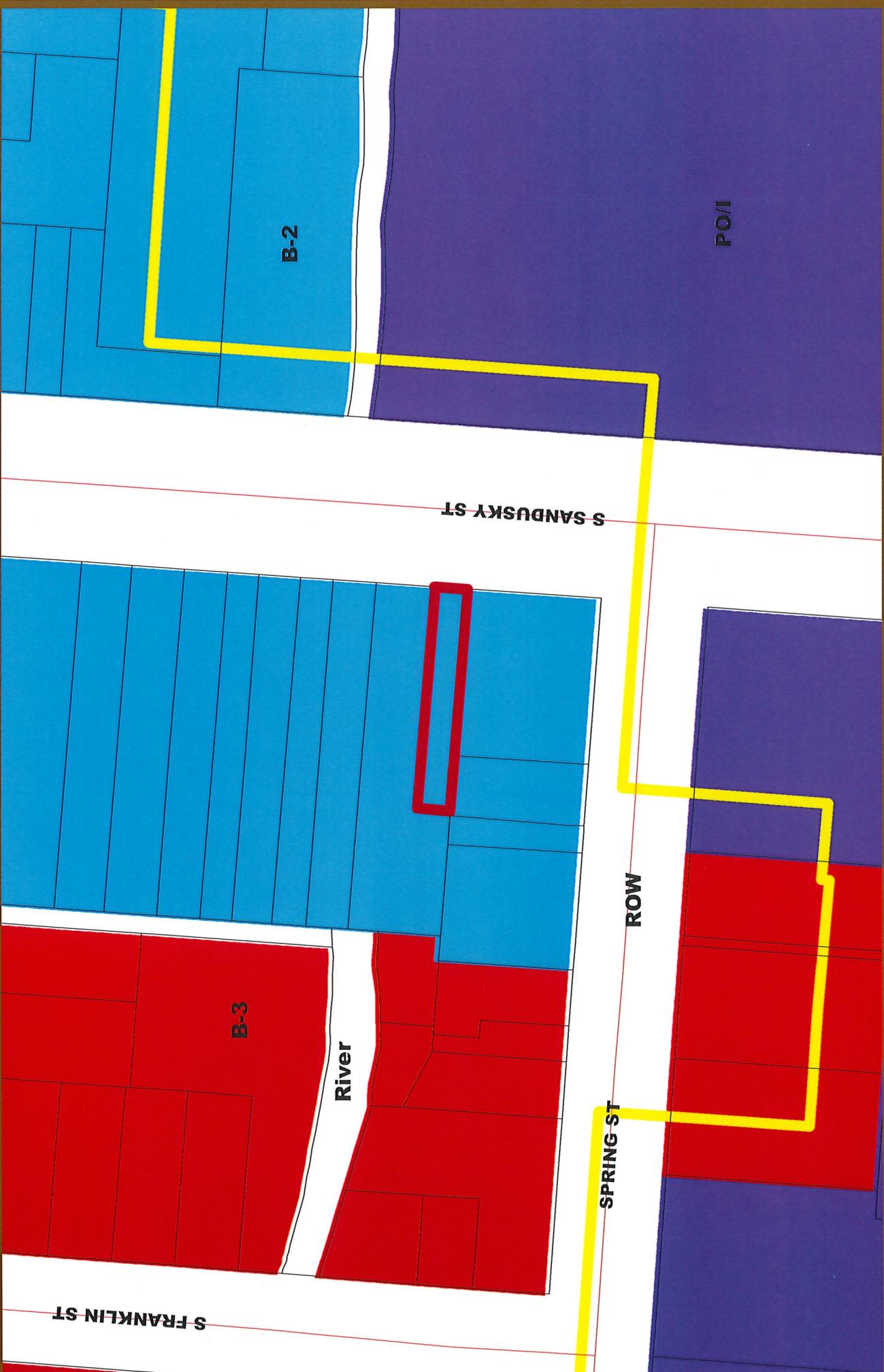


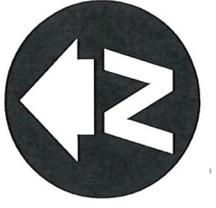
Informal Review
Olivina Taproom - 44 South Sandusky Street
Location Map



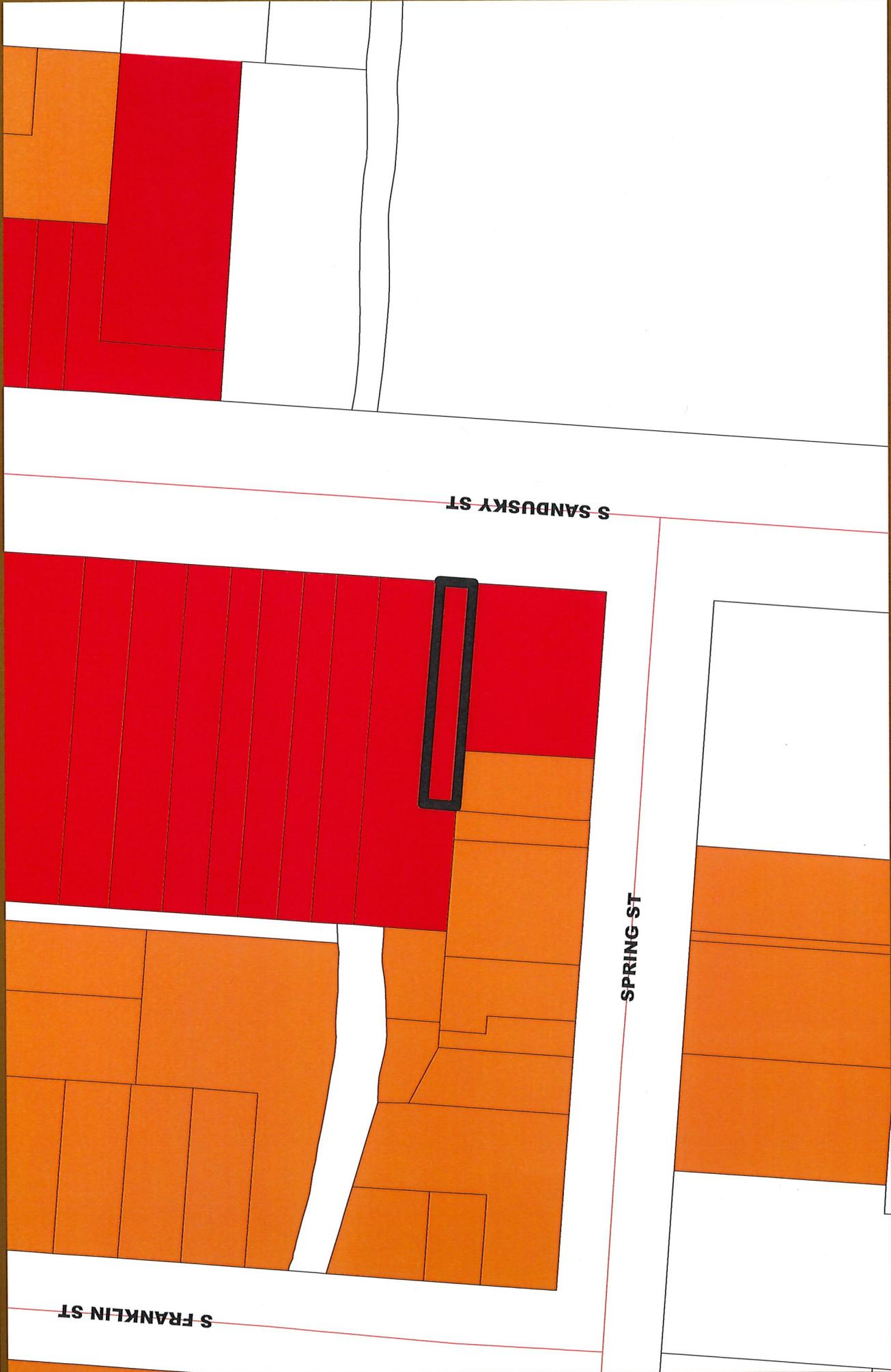


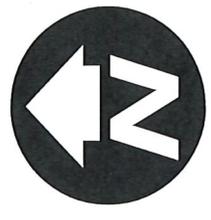
Informal Review
Olivia Taproom - 44 South Sandusky Street
Zoning Map





Informal Review
Olivina Taproom - 44 South Sandusky Street
Sub-District Map



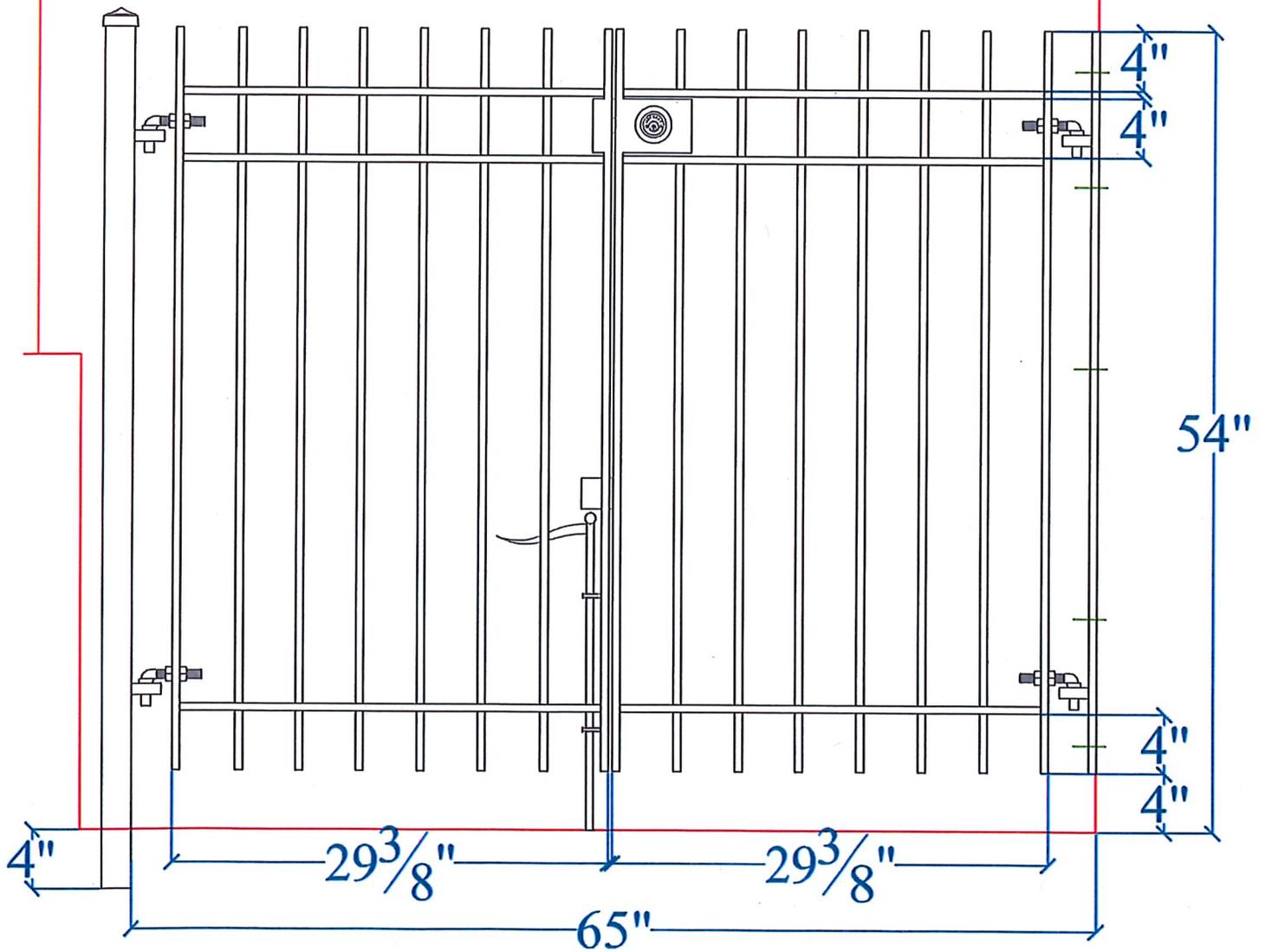


Informal Review
Olivia Taproom - 44 South Sandusky Street
Aerial (2016)



Proposed Security Gate for Store Inset Entrance at 44 South Sandusky Street

2" sq. post
1/2" x 1 1/2" channel & flat
1/2" sq. solid pickets
5/8" hinges





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
HPC _____

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 44 South Sandusky Street

Parcel Number(s) 519-433-01-025-000

Applicant Name/Contact Person Christopher Schobert Phone 201-446-1699

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

Address 5771 Baja Ct, Lewis Center, OH 43035

Fax _____ Email chris@olivinataproom.com

Property Owner Mada International Phone 614-565-7227

Address PO Box 1265, Powell, OH 43065

Fax 614-416-0568 Email mada.intl@gmail.com

Project Type

- Signs or Graphics
- Demolition Permit(s)
- New Construction
- Other (specify): Installing an iron security gate
- 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.

Due to many recent incidents, we would like to install a security gate.

The gate would be a iron, split fold gate with a keyed lock.

The gate is less dense, and 54" in height. We would require it to be mounted within the entry, attached to both sides of the entrance.

Engineered drawings within by Fortin Ironworks.

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: 4th 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.

Scott Atway

Digitally signed by Scott Atway
DN: cn=Scott Atway, o, ou, email=satway@gmail.com, c=US
Date: 2017.02.08 14:25:14 -05'00'

2/8/16

Signature of Applicant

Date

Scott Atway

Digitally signed by Scott Atway
DN: cn=Scott Atway, o, ou, email=satway@gmail.com, c=US
Date: 2017.02.08 14:25:46 -05'00'

2/8/16

Signature of Owner (if not the Applicant)

Date

Application Fee \$50.00 Fees Received \$ _____ Received by _____ Date _____

