

**CITY OF DELAWARE**  
**HISTORIC PRESERVATION COMMISSION**  
**AGENDA**

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

REGULAR MEETING

MAY 24, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on February 22, 2017 as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2016-1725: A request by JATAK LLC for a Certificate of Appropriateness for rear addition improvements at 18-20 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
5. NEXT REGULAR MEETING: June 28, 2017
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
February 22, 2017**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:02 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:** Councilman Rohrer moved to excuse Mr. Coleman, seconded by Vice-Chairman Hatten. 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 November 30, 2016, as recorded and transcribed.

**Motion:** Vice-Chairman Hatten moved to approve the Motion Summary of the Historic Preservation Commission meeting held on November 30, 2016, as recorded and transcribed, seconded by Ms. Riviera. Motion approved a by 6-0 vote.

ITEM 3. ELECTION OF OFFICERS

**Motion:** Councilman Rohrer moved to nominate Mr. Koch as Chairman, seconded by Mr. Hatten. There were no other nominations. Motion approved by a 6-0 vote.

**Motion:** Chairman Koch moved to nominate Mr. Hatten as Vice-Chairman, seconded by Mr. Nicley. There were no other nominations. Motion approved by a 6-0 vote.

ITEM 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)

Ms. Guenther notified the Commission that the applicant is no longer pursuing the project.

**Motion:** Mr. Nicley moved to remove 2016-3015 from the agenda, seconded by Councilman Rohrer. Motion approved by a 6-0 vote.

- 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.

Ms. Guenther provided background information on the property. Ms. Guenther discussed the applicant's request for a security gate across the storefront opening due to continued incidents of graffiti, littering, and acts of public intoxication from passers-by.

APPLICANT:

Chris Schobert  
44 South Sandusky Street  
Delaware, Ohio 43015

Mr. Schobert discussed problems that have occurred in the alcove area of the front of his business, the Olivina Taproom. Mr. Schobert reported continued incidents of graffiti, littering, and acts of public intoxication from passers-by in the alcove despite security cameras and security lighting.

A discussion was held on code regulations for the security gate and lock design modifications.

A discussion was held with the Commission regarding the precedence that the security gate across the storefront opening could create in the downtown area. Chairman Koch recommended that Mr. Schobert discuss with the building owner the option to build a new wall frame and new entry door at the alcove entrance.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

A discussion was held regarding the patio design for the Hamburger Inn. Ms. Guenther informed the Commission that Staff is starting the annual sidewalk use permit process, and that Staff has a meeting set with the owner for discussion.

ITEM 6. NEXT REGULAR MEETING: March 22, 2017

ITEM 7. ADJOURNMENT

**Motion:** Mr. Nicley moved to adjourn the meeting, seconded by Mr. Kehoe. The Historic Preservation Commission meeting adjourned at 7:48 p.m.

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Roger Koch, Chairman

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Elaine McCloskey, Clerk

#### APPLICANT/OWNERS

Jack Kahaian - JATAK LLC  
18 West William Street  
Delaware, OH 43015

#### REQUEST

**2016-1725:** A request by JATAK LLC for a Certificate of Appropriateness for rear addition improvements at 18-20 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 18-20 West William Street, on the north side of West William Street between North Sandusky and North 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, while the properties immediately to the east and 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. 18-20 West William Street is considered a contributing building in the Sandusky Street National Register Historic District.

#### BACKGROUND

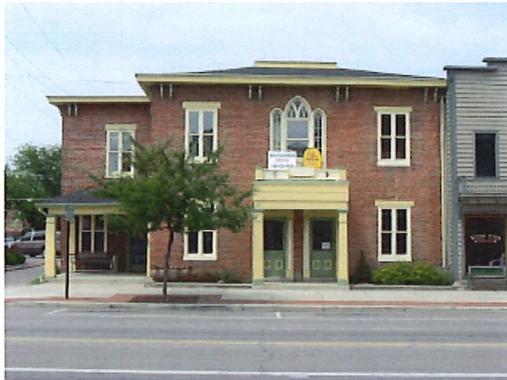
According to the Delaware County Auditor's Office, the building was constructed in 1901. However, local history indicates it was constructed in 1865-1866 as a two-story brick single family home with a hip roof. The flat centered roof may have been the location of a large cupola with windows, given the age and style of the structure. Although this building survived the City of Delaware's Great Flood of 1913, there appears to be no other known historically significant events associated with this site. The 1930 City Business Directory lists 18 West William as occupied by the Charies Corset Shop and 20 West William by Cyrus Bargdill Real Estate. Apparently during the 1970s or 1980s, the building was sectioned into three commercial units with three separate street-side entrances facing West William Street. The building's cornice and fascia were eventually boxed in and wrapped in aluminum with vented soffit panels, with the corbels remaining intact. The original wood windows were replaced with aluminum clad double hung windows. 'Faux lintels' are painted onto the courses of brick immediately above some of the windows to attempt to mimic those removed. Some entry doors have been replaced, while other original doors have been repaired. There are two rear brick additions which may have formed a central courtyard setting for the one-time home. The east one-story addition and the west two-story brick addition may be original to the building or constructed shortly after its construction. A one-story 12'x12' wood frame, metal-roofed, vinyl-sided extension was built onto the back of the west two-story rear brick addition prior to the 1950s and is a target for vehicular damage by unaware drivers using the adjacent alley and parking lot.

The current Owner purchased the building in 1999 and has invested his monies in its preservation since then. He expanded his hair salon and spa services business to encompass the entire first floor area. Remnants of original wood flooring, archways, and connecting doors can still be seen. The second floor has been renovated into residential living space with new kitchen and bathroom facilities. In 2005 (HPC 2005-002), the Owner rebuilt two of the street-side side-by-side south (front) entry doors and re-instated the 2<sup>nd</sup> floor balcony and porch columns in an appropriate design to mimic what was in place at one time.

**18-20 West William Street – Circa 1950s and 2001**



**18-20 West William Street – 2005 and 2016**



In 2012 (HPC 2012-2083), the Owner repaired and repainted the front porches, as well as performed extensive brick and masonry repairs on the front (south), alley-side (west), and rear (north) elevations of the building. The east (side) elevation was entombed in the late 1800s when adjacent 14 West William Street (most recently, the former West End Grill) was constructed. The adjacent buildings literally were spliced together with conjoining asphalt roofing and gutter materials. In 2013, the former West End Grill closed, and the vacant building was sold in 2014 after going to auction. It was subsequently condemned and demolished in late 2015. The east (side) brick elevation of 18-20 West William was exposed to the elements once again after 130 years.

In June 2016 (HPC 2016-1725), the Owner received approval from the HPC to repair unintended damage to the now-exposed east elevation of the main building and rear brick addition. By November 2016, masonry work was completed that included brick and mortar cleaning and replacement. The brick in four (4) unentombed window openings that were apparently bricked in prior to the construction of 14 West William Street was re-laid. (These window openings had been walled over on the interior years ago; the windows themselves have been lost to history.) Second story soffit repair was performed and re-wrapped with white aluminum fascia and soffit panels and is in process of being painted to match the rest of the building. New white aluminum gutters and downspouts will eventually be installed, depending on the new building plans for the vacant lot at adjacent 14 West William Street. The damaged roof and soffit on the east rear brick addition was replaced.

**Completed East Elevation Repairs**



**PROPOSAL**

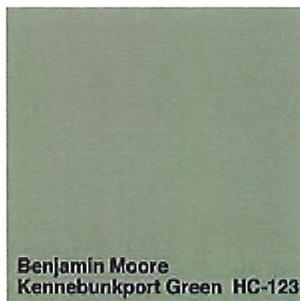
The Owner found himself in the unexpected position of making needed repairs to his building and accelerating improvements planned for a future date. To correct, reverse, and deter additional deterioration of this historic structure, and to improve the commercial presence and customer appeal of this building, the Owner had also received approval at the June 2016 HPC meeting to deconstruct the failing west rear addition extension on the alley-side of the property. The Owner is removing the one-story 12'x12' wood frame, metal-roofed, vinyl-sided extension this summer and is requesting approval of the restoration plans for this area of his building.

**Existing Condition West Rear Addition and Rear Stair Enclosure/Addition**



As described at the Owner's last appearance before HPC, the demolished addition will not be replaced with a new structure. Instead, the area where the addition stood will be filled and graded. A concrete pad will be poured in the footprint of the demolished addition to create two additional parking spaces for the business. The newly exposed north elevation masonry wall will be restored to a sound and weathertight condition with brick and mortar replacement as needed. Plaster currently covering the lower half of the rear masonry wall (which is the interior wall of the addition) and the metal roof flashing will be carefully removed prior to restoration. The selected mason will have previous experience working on National Register buildings. All work will be done according to historic masonry restoration standards per the US Department of Interior and the Architectural Standards. An entry door opening now exists in the rear masonry wall to gain access to the wood-frame addition. An exterior grade wood entry door with 50% glazing will be installed, the style of which will match the front elevation doors of the building as closely as possible. A small shed-type awning with the salon logo is planned to be installed above the entry door. The Sunbrella fabric will more than likely match the Kennebunkport Green highlights on the building front; the closest fabric colors being considered are Basil or Fern.

**Proposed Entry Door Style and Awning Fabric Color**



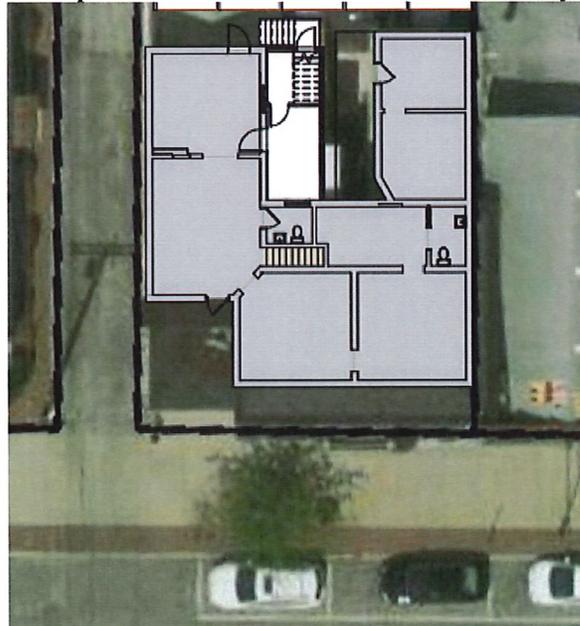
To complement this effort, the Owner would like to move forward with creating an enclosed stairwell to the second floor, as recommended by the Chief Building Official. This component of the project entails removing the existing wood stair and aluminum roof covering. The wood stair and aluminum roof covering will be replaced with a two-story wood-framed covered stairway, creating an additional spa treatment room on the first floor and a

storage vestibule on the second floor. The 8 foot wide and 20 foot deep enclosed stairwell will be constructed within the footprint of the existing building; the 8 foot wide north face will be in line with the newly exposed west brick addition wall. The 20 foot deep east elevation will be contained within the courtyard area between the east and west brick additions.

**Existing Rear Stair to Second Floor**

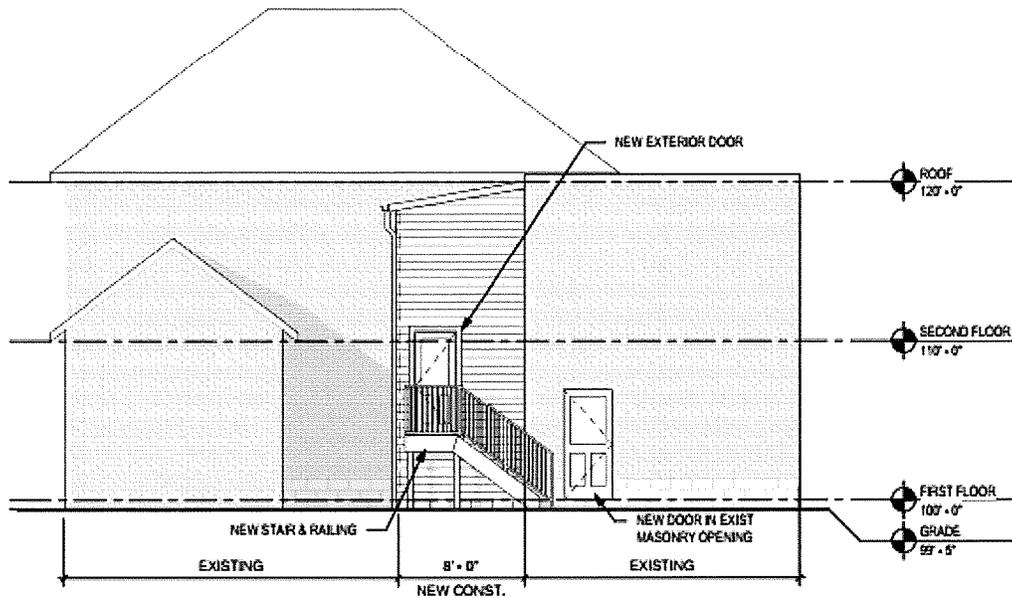


**Proposed Plans for Rear Enclosed Stairway Addition**



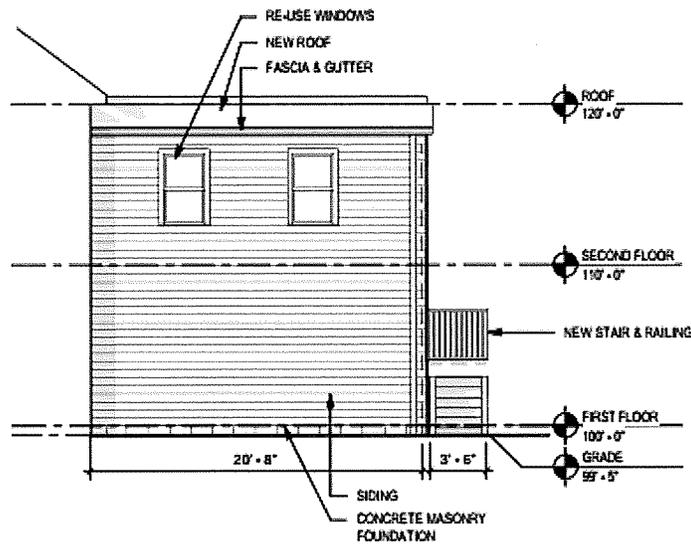
**SITE**  
1/16" = 1'-0"

**1820 COLLECTIVE**



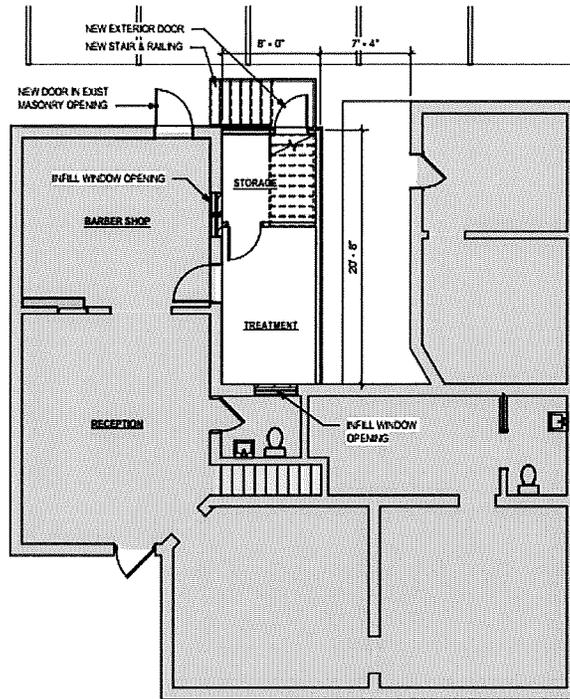
### NORTH ELEVATION

1/8" = 1'-0"



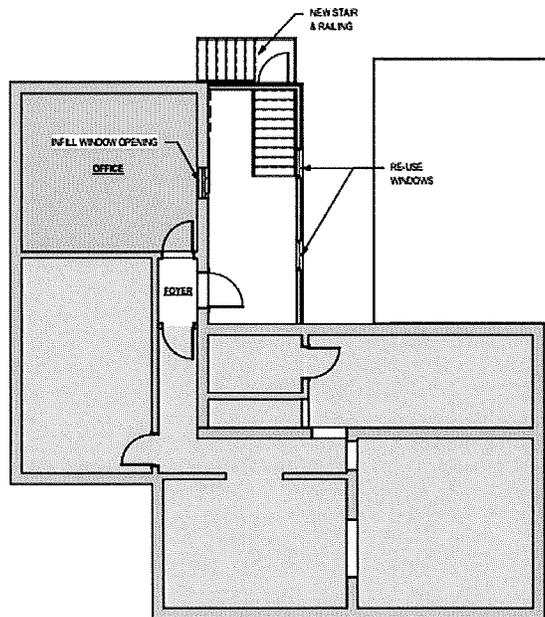
### EAST ELEVATION

1/8" = 1'-0"



1st Floor

1/8" = 1'-0"



2nd Floor

1/8" = 1'-0"

The roof of the rear enclosed stairway will be black asphalt shingle to match the others roofs on the building. The enclosure will be sided with an exterior grade wood siding with a 3-1/2” or 4” exposure. It will be painted Chestertown Buff (yellow toned) with Montgomery White (off white) trim to match the color palette of the existing building.

**Proposed Rear Enclosed Stairway Paint Colors**



An exterior grade wood entry door with 50% glazing will be installed, the style of which will match the front elevation doors and the new rear entry door as closely as possible. A small shed-type awning with the salon logo is planned to be installed above the entry door. The Sunbrella fabric will more than likely match the Kennebunkport Green highlights on the building front; the closest fabric colors being considered are Basil or Fern. Four existing windows from the existing building will be removed and their openings in-filled to accommodate the stair enclosure; three of the four two-over-two double-hung windows will be re-purposed and installed on the east elevation of the stairway enclosure. The new exterior stair, landing, guardrail, and handrails are proposed to be made of TREX. (TREX is a low-maintenance green material, an eco-friendly composite of 95% recycled wood and recycled plastic film with a wood-grain pattern. Colors range from dark to light brown, red, and gray tones. The Owner will work with City Staff on final color selection to complement the building.) The gutters and downspouts will be white and will hook into the building’s drainage system. Lastly, a security light will be mounted toward the top of the new enclosure to provide illumination to the entire rear parking lot. The Owner will work with City Staff to select a fixture compatible with the Architectural Standards and the city lighting standards for parking lots.

The Owner is open to suggestions from the HPC regarding material and color selections.

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**STAFF ANALYSIS**

City Staff is supportive of the proposed renovation plan as presented. The Owner has been cooperative and sensitive to the suggestions and guidance as provided by Staff and the Architectural Standards of the Historic District. It is an unfortunate circumstance that the Owner’s property sustained damage, and the City is appreciative of the past and present monetary and time investments the Owner has undertaken to preserve and improve this historic structure. Staff has been working with the Applicant to help ensure that the structural integrity of this building, which is the Owner’s place of business and source of livelihood for his family, is properly maintained and preserved. The masonry work after the removal of the substandard wood-framed addition will stabilize the unentombed north wall of the west addition. The new entry door will provide a safer entry and exit for the clients and employees of this business. In regard to the proposed enclosure of the stair to the second floor, the site is located in the Transitional Sub-district, a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. Staff offers that the building was built originally as a free-standing residence, maintains a residential use on the second floor, and still maintains the appearance of a residential home. Therefore, Staff recommends that the rear enclosed stairway project would be appropriate for this building since it will add a sense of safety and security to upper floor residents, as well as clients who might

use this entrance. The enclosure will not be obtrusive since it will be contained within the confines of the rear courtyard area of the building, away from public view, and constructed of materials and a color palette compatible with the existing building and the Architectural Standards. All proposed work, materials, and color selections appear to meet the Standards, as well as pertinent building codes and regulations. The Owner will need to continue to work with the adjacent building and business owners regarding the parking situation at the rear of the properties and continue to work with City Staff to achieve compliance with applicable zoning codes in this regard.

**STAFF RECOMMENDATION (HPC 2016-1725 – CERTIFICATE OF APPROPRIATENESS)**

Staff recommends approval of a request by JATAK LLC for a Certificate of Appropriateness for rear addition improvements at 18-20 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) 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 Owner and all retained contractors are to coordinate with City Zoning and Inspection Division and any adjoining property owners regarding required access and building and zoning regulations.
- 3) Any building signage or graphics shall achieve compliance with the zoning code. The Owner shall coordinate with City Staff for selection of coloration of entry door awnings and graphics and seek administrative approval by HPC of same.
- 4) The Owner shall coordinate with City Staff for selection of coloration of new exterior stair, landing, guardrail, and handrails of enclosed stairway and seek administrative approval by HPC of same.
- 5) Any building lighting shall achieve compliance with the minimum zoning standard and be approved by the Chief Building Official. The Owner shall coordinate with City Staff for selection of new light fixture styles for compatibility with Architectural Standards and seek administrative approval by HPC of same.

**COMMISSION NOTES:**

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

**CONDITIONS/MISCELLANEOUS:**

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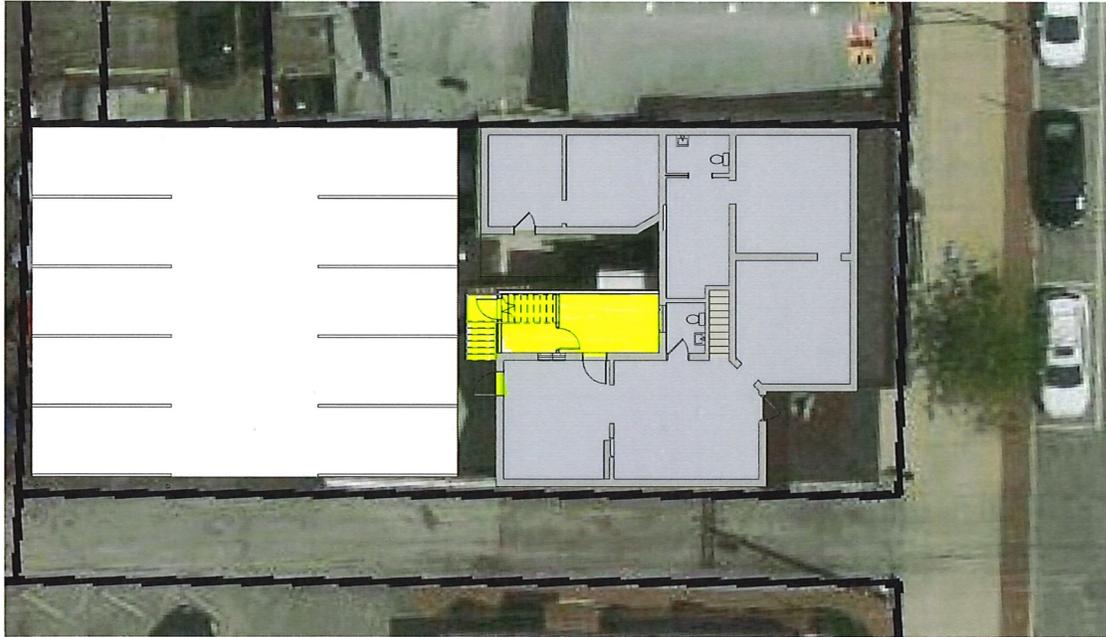
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**SITE**  
1/16" = 1'-0"

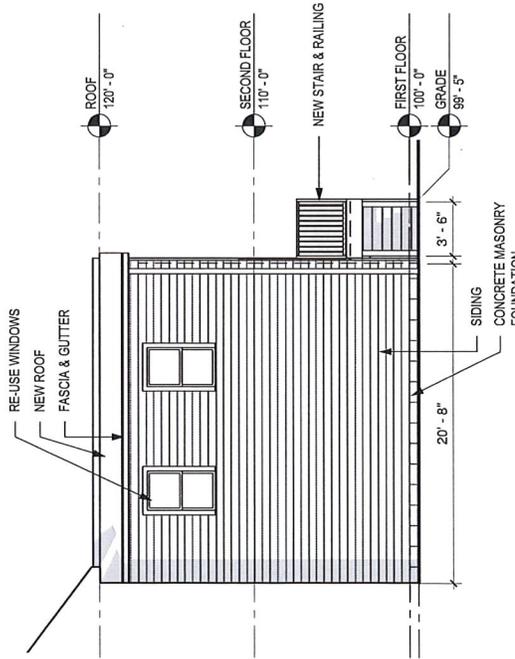
## 1820 COLLECTIVE

18 WEST WILLIAM STREET | DELAWARE, OHIO 43015 |

PROPOSED RENOVATIONS

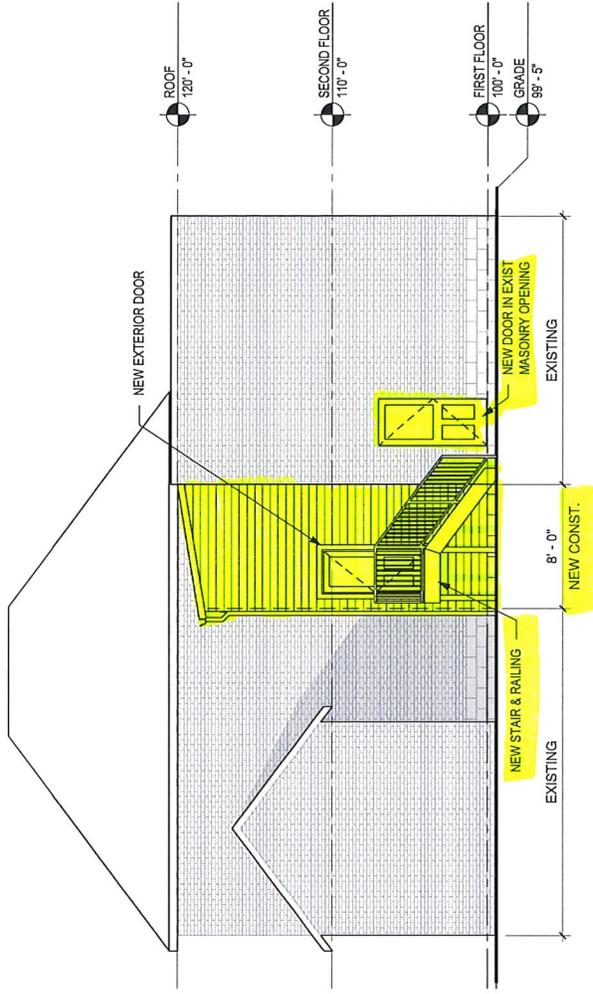
04/03/17

**dk** ARCH  
Dave Kerr, Architect  
7700 C. Clemons Road, #2  
Bldg. 200, Columbus, OH 43229  
www.dkarch.com



**EAST ELEVATION**

1/8" = 1'-0"



**NORTH ELEVATION**

1/8" = 1'-0"

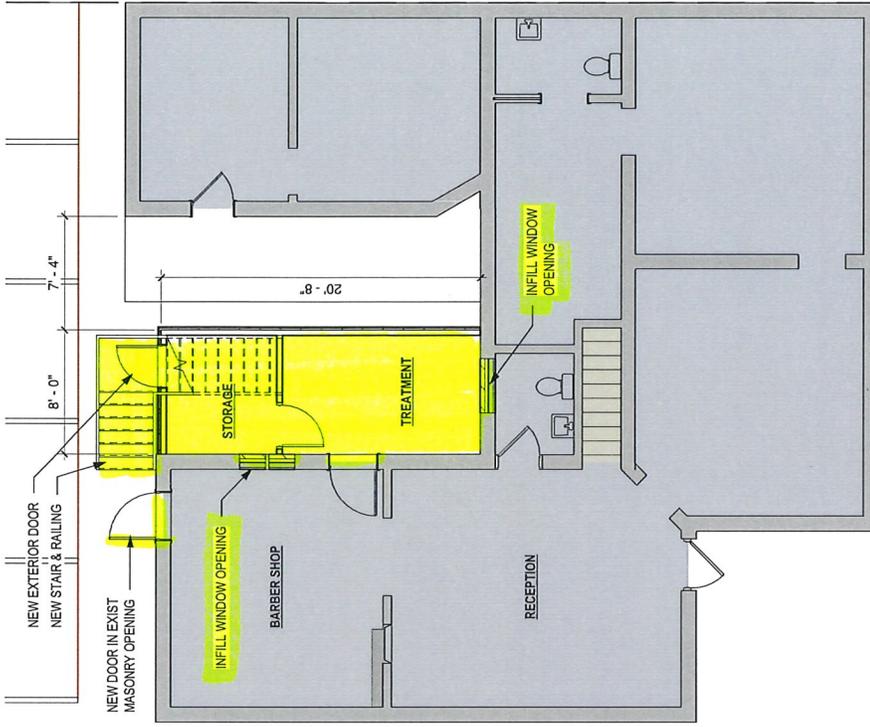
**1820 COLLECTIVE**

18 WEST WILLIAM STREET | DELAWARE, OHIO 43015 |

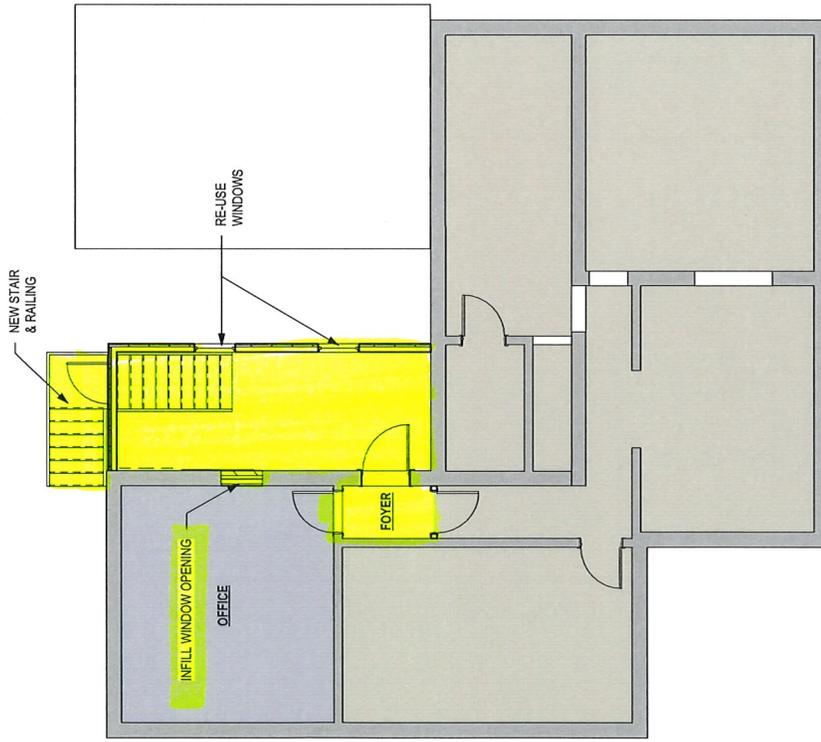
PROPOSED RENOVATIONS

04/03/17





**1st Floor**  
1/8" = 1'-0"



**2nd Floor**  
1/8" = 1'-0"

**1820 COLLECTIVE**

18 WEST WILLIAM STREET | DELAWARE, OHIO 43015 |

PROPOSED RENOVATIONS

04/03/17

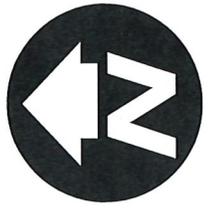
**dk ARCH**  
 Dave Kerr, Architect  
 775 C. Osborny Road, #4  
 Columbus, OH 43214-1405  
 www.dkarch.com



N SANDUSKY ST

E WILLIAM ST

W WILLIAM ST

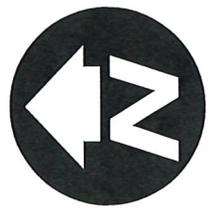


2016-1725  
Building Improvements  
18 & 20 West William Street  
Aerial (2013)



**Legend**

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2016-1725  
Building Improvements  
18 & 20 West William Street  
Historic District Map





2016-1725  
Building Improvements  
18 & 20 West William Street  
Location Map





2016-1725  
 Building Improvements  
 18 & 20 West William Street  
 Zoning Map





CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:  
2016-  
1725

Certificate of Appropriateness Application

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 18 W. William St.

Business name 8 Jatak LLC - 1820 Collective

Applicant Name/Contact Person Jack Kaharian Phone 614-309-0609

Address 18 W. William St., Del. 04 43015

Email jkaharian@yahoo.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 Same 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.

Attached are the sketches of the proposed demolition and construction of the site behind 1820 West William.

1- The area ok'd to demolish will NOT be replaced with a structure rather create 2 parking spots

2- The existing wooden staircase will be torned down and replaced with a 2 story covered stairway, creating one extra room on the ground level and a vestibul with some storage on second story. The Addition will be wood framed with matching roof to shingled roof on rest of building. The exterior will be sided with "woodlike" planks with ~~brown~~ white buff ~~color~~ white trim

**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:

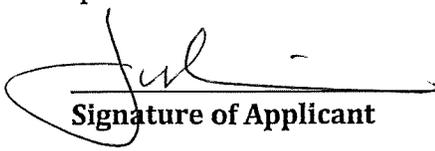
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable 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:** 4<sup>th</sup> 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.


4/10/17  
 \_\_\_\_\_  
 Signature of Applicant Date

\_\_\_\_\_  
 Signature of Owner (if not the Applicant) Date

Application Fee \$50.00    Fees Received \$ 50.00    Received by jm    Date 6/8/16