

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

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

REGULAR MEETING

OCTOBER 25, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on September 27, 2017 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2017-2427: A request by M and J Union LLC for a Certificate of Appropriateness for a patio extension at Roop Brothers Bar at 17 North Union Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.
 - B. 2016-2532: A request by 12 West LLC for a Certificate of Appropriateness for a scope change for the 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. STAFF COMMENTS
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: November 29, 2017
7. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
September 27, 2017**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:04 p.m.

Members Present: Joe Coleman, Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, Councilman Kyle Rohrer, Vice-Chairman Hatten and Chairman Roger Koch

Staff Present: Dave Efland, Planning and Community Development Director, Sean Hughes, Economic Development Director, and R. Thomas Homan, City Manager

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on July 26, 2017, as recorded and transcribed.

Motion: Councilman Rohrer motioned to approve the amended Motion Summary of the Historic Preservation Commission meeting held on July 26, 2017, as recorded and transcribed, seconded by Vice-Chairman Hatten. Motion approved a by 6-01 (Coleman) vote.

ITEM 3. REGULAR BUSINESS

A. 2017-2403: A request by the City of Delaware for a Certificate of Appropriateness for the demolition of 20 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Mr. Efland reviewed the Zoning Code 1190.07 for demolition and the Concept Plan for Parking Lot Development. Mr. Efland discussed the increase to a 24 ft. wide drive aisle and the addition of parking spaces with the demolition. Mr. Efland reported that there is a potential to lose some on street parking. Mr. Efland discussed efforts to reach out to the neighbor to the east to have shared access to their parking lot, but that no interest was expressed.

Mr. Homan discussed the need to increase parking to the public and that the demolition of the building will increase the current parking availability and be easier to access. Mr. Homan plans for public parking to be available after working hours and weekends.

Mr. Efland did explain the appeal process that the city can proceed with if the Commission does not approve the request.

Mr. Hughes updated the Commission on current negotiations on a company that provides co working space utilizing the first floor of the Gazette building.

The Commission voiced concerns regarding the proposed demolition and the potential affects to the appearance and loss of a historically significant building. Mr. Coleman discussed other denied cases that were brought before the Commission requesting surface parking spaces and discussed the Parking Study and the need for a parking garage. Vice-Chairman Hatten voiced concerns over the gap to the entryway of the City. Chairman Koch recommended that the City look at demolition to the south section of the Gazette Building. Ms. Van Gundy recommended the use of trolley transportation for public transportation to surrounding parking lots.

PUBLIC COMMENT:

Chairman Koch read into the record a letter received September 26, 2017 from:
Larry and Marian Vance
188 N. Franklin Street
Delaware, Ohio 43015

Mr. and Mrs. Vance wrote their encouragement to the Commission to deny the permit to demolish 20 E. William Street.

Chairman Koch read into the record a letter received September 25, 2017 from:
Maggie Schmidt
4050 Columbia Street
Hilliard, Ohio 43026

Ms. Schmidt wrote in the letter her support to save the house on 20 E. William Street.

Devon Hardwick
Preservation Ohio Representative
219 N Sandusky Street
Delaware, Ohio 43015

Mr. Hardwick informed the Commission that the potential demolition of 20 E. William Street was discussed at the recent Preservation Ohio Board meeting. Mr. Hardwick voiced concerns over the proposed demolition.

Mr. Homan recommended for the Commission to consider tabling 2017-2403 to allow staff to provide additional information.

Motion: Vice-Chairman Hatten motioned to table 2017-2403, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Efland discussed continued efforts to keep signage in compliance.

A discussion was held regarding the outside vestibule and process to permit use.

ITEM 5. NEXT REGULAR MEETING: October 25, 2017

ITEM 6. ADJOURNMENT

Motion: Mr. Coleman moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 8:34 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT/OWNERS

M and J Union LLC
17 North Union Street
Delaware, OH 43015

REQUEST

2017-2427: A request by M and J Union LLC for a Certificate of Appropriateness for a patio extension at Roop Brothers Bar at 17 North Union 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 17 North Union Street, on the west side of North Union Street between East William and East Winter Streets, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north, south, 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. The site lies outside the Sandusky Street National Register Historic District.

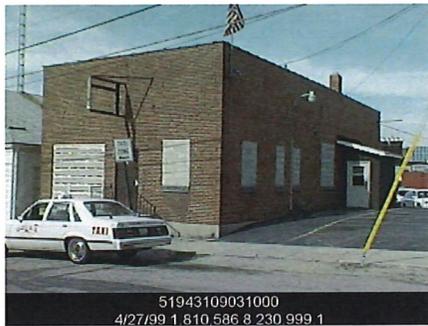
BACKGROUND

According to the Delaware County Auditor's Office, the simple one story brick commercial building was constructed in 1940. It was occupied by Beck's Machine Shop from the 1940s into the 1970s. Roop Brothers Pub, or Roop Brothers Bar (or Roops as the bar is known locally) started its drinking establishment at this site and has been a Delaware mainstay for many years, drawing popular bands and musical artists to the local market and sponsoring many charity events. In 2008, a side addition and a covered patio were added to the Roop Brothers Bar on the north side of the building. The current Owner purchased the building in 2014, keeping the bar's name and appearance intact in honor of its founders and continuing on with many of its traditional fundraising events.

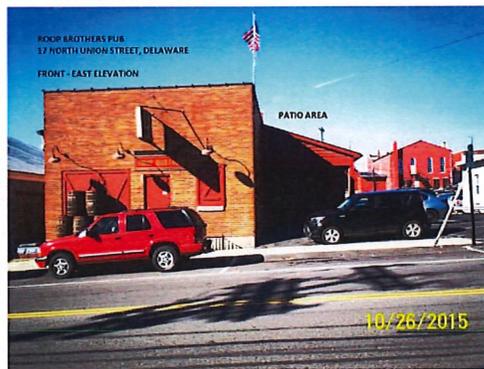
17 North Union Street – Beck's Machine Shop - Circa 1940s



17 North Union Street – 1999 and 2004



17 North Union Street – 2009 and 2015



17 North Union Street – 2017: Front (East), Side (North), and Rear (West) Elevations
(The Side (South) Elevations Abuts 9 North Union Street)



In 2015 (HPC 2015-2193), the Owner was approved by HPC for the installation of a black metal picket fence around the perimeter of the existing covered patio.

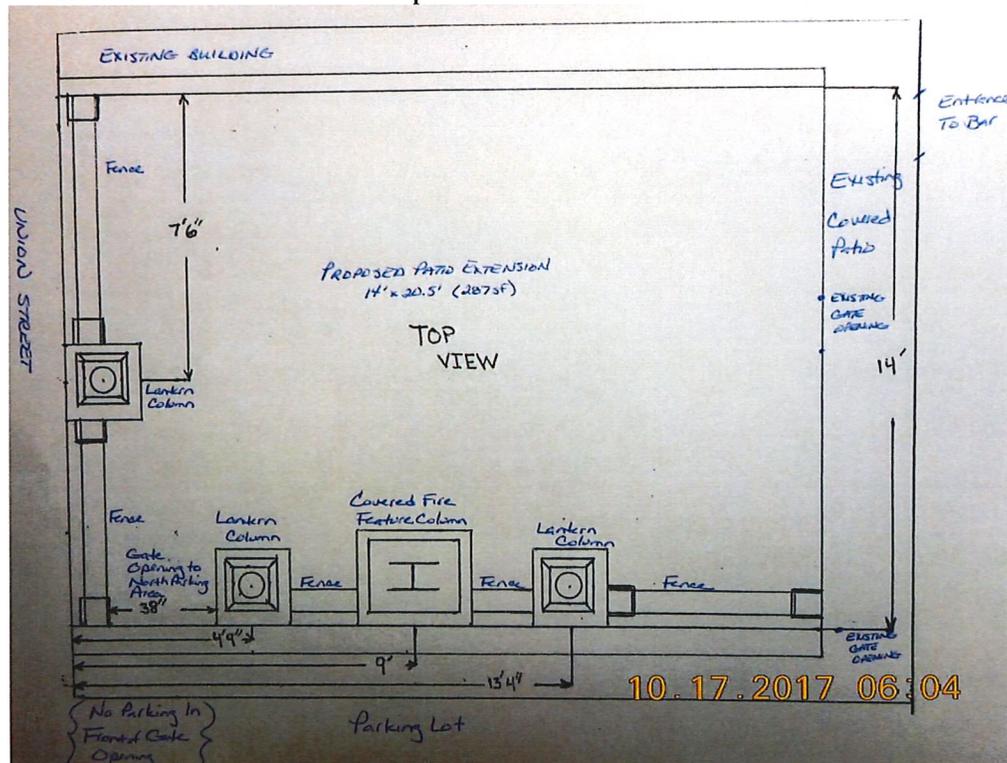
Covered Patio Perimeter Fence - 2016



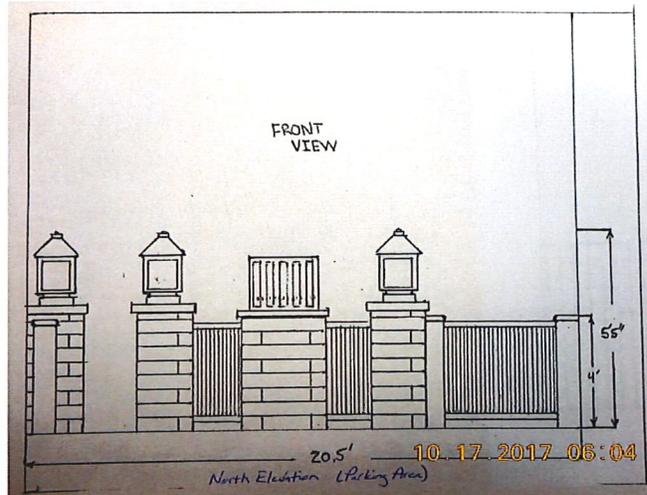
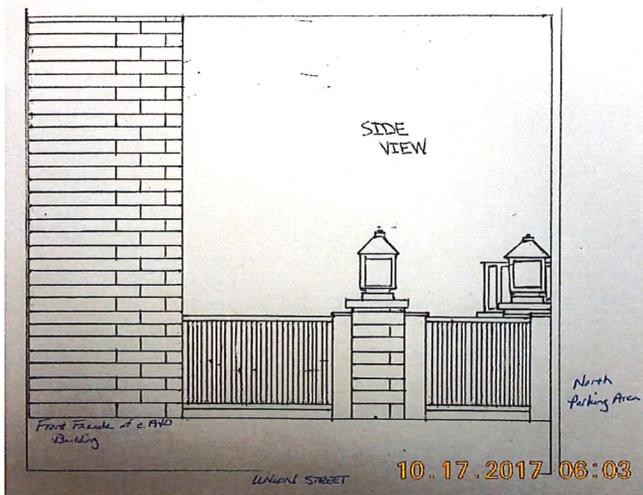
PROPOSAL

The Owner wishes to extend the existing concrete patio pad and fence farther east to the edge of the building to create a 14 foot by 20-1/2 foot (287 square foot) patio area on the Owner's private property. (Staff wishes to point out there will be no infringement on any public right-of-way.)

Proposed Patio Site Plan



Proposed Patio Union Street Elevation and North Parking Area Elevation

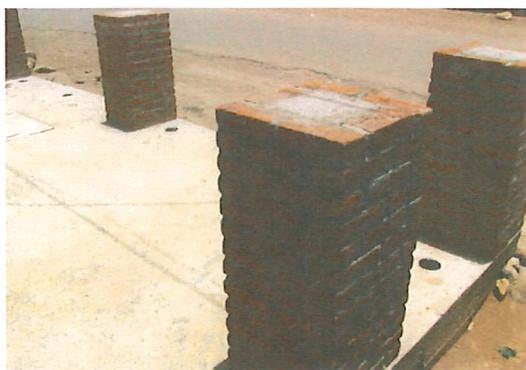


Referring to the Old Bag of Nails patio at 66 North Sandusky Street as a basis for design, as the Applicant describes, the 4 foot high black aluminum picket fence will incorporate a total three 4 foot high brick columns built of brick that will match the front (Union Street) façade of the building. One column will be on the Union Street side (east elevation), while two columns will face the parking area on the north elevation. Each brick column will be topped with an 18" high black lantern. (See Exhibit A and B)

Exhibits A and B: Brick Column and Lantern Designs



Brick Column Construction and Fence Design



CHANGE IT UP:

- Rails: Charcoal Black aluminum
- Posts: Charcoal Black aluminum
- Balusters: Charcoal Black square aluminum

IM-3

FENCE EXAMPLE



The lanterns are proposed to be lit and fueled by natural gas, which typically flows through a mesh mantel that controls the flame and its intensity inside the lantern. In between the two columns facing the north parking area will be an enclosed (and caged) fire feature also fueled by natural gas, the base of which will be brick to match the other columns. The height of the fire feature will be slightly shorter than the flanking 5-1/2 foot lantern columns. As a safeguard against customer interference, each lantern and the fire feature will have a lockable key valve to control the operation of the natural gas by management. The fire feature is for decorative purposes only; it will not be used for any type of cooking.

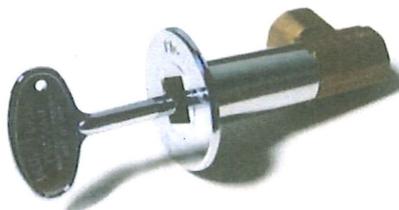
Selected Lantern Design and Gas Lighting Mantel Examples



Fire Feature Column and Cage Design



Locking Key Valve To Control Operation of Lanterns and Fire Feature



In addition to the gate opening to the north parking area under the covered patio, there will be another gate opening at the northeast corner of the patio extension facing the north parking area for an emergency and handicapped accessibility exit to Union Street. (See Exhibit C and D)

Exhibits C and D: Fence and Lantern Columns Renderings



The Owner's primary purpose for the patio extension is to provide a smoking area further away from the main entrance which tends to get congested with smokers congregated under the covered patio and patrons coming in and out of the bar. Plans call for limited seating in the expanded area to keep an open area; however, flower pots and possibly umbrellas will be added in the future.

The Owner approached Staff to determine how the Architectural Standards apply to this project, what commercial permitting is needed, and expressed willingness to work with HPC regarding any comments on design. The Owner wants to create a safe enclosed patio atmosphere that has a historic feel and that is aesthetically pleasing to patrons, the public passing by, and nearby businesses and the Ohio Living Sarah Moore assisted living facility. The Owner has gone to the extent of discussing the proposed patio with Sarah Moore's director for the quiet enjoyment, safety, and comfort of the facility's residents and staff. It was agreed by both parties that there would be no use of live music or outdoor speakers on the bar's patio. (See attached agreement.) The Owner also understands the patio needs to comply with Liquor Control requirements should that need arise.

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. The commitment to a successful place of business and the surrounding neighborhood and businesses is clearly exhibited through the forethought of discussing the project with the Sarah Moore assisted living facility, which is directly across Union Street from this site.

The Historic District currently contains at least four examples patios on private property. Staff finds the existing patios blend effectively with the historic fabric of the district and are successful in their locations:

**Amato's Pizza and
The Plaza at S Sandusky & W William Streets**



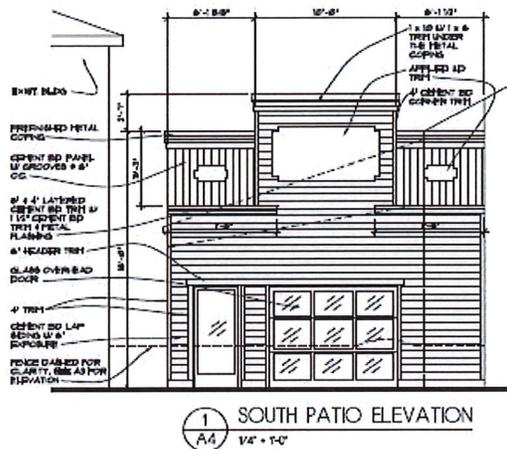
Bun's Restaurant



Old Bag of Nails Pub



14 West William Street



The proposed site at Roops is located in and surrounded by properties 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 proposed project meets that goal. Staff recommends that the project would be appropriate for this site since it will add a sense of safety and security to patrons and the public, as well as neighboring facilities. The patio will not be obtrusive since it will be contained within the confines of the building and private property lines. It will be constructed of materials and color 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 Staff on any additional pieces added to the patio, such as seating and umbrellas. Staff appreciates the cooperation of the Owner in this matter and appreciates the new ownership preserving the traditions and ambiance of a well-established and well-respected place of business in Delaware local history.

STAFF RECOMMENDATION (HPC 2017-2427 – CERTIFICATE OF APPROPRIATENESS)

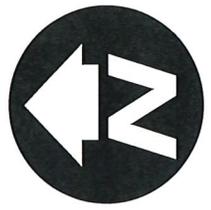
Staff recommends approval of a request by M and J Union LLC for a Certificate of Appropriateness for a patio extension at Roop Brothers Bar at 17 North Union Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay, with the following conditions that:

- 1) The agreement between the Owner and the Ohio Living Sarah Moore Facility regarding live music and outdoor speakers on the patio shall remain in full force and effect until such time the outdoor patio and the assisted living facility ceases to exist, under this or future ownerships.
- 2) A clear passage must be maintained between the existing gate opening at covered patio and new gate opening at northeast corner of patio extension.
- 3) 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.
- 4) The Owner and all retained contractors are to coordinate with City Zoning and Inspection Division regarding construction permits and building and zoning regulations.
- 5) The Owner shall coordinate with City Staff for selection of additional patio furnishings for compatibility with Architectural Standards and seek administrative approval by HPC of same.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:



2017-2427
 Certificate of Appropriateness - Patio Extension
 Roop Brothers Bar - 14 N. Union Street
 Location Map



US HIGHWAY 23 N

N HENRY ST

ST

B-3

R-3

B-2

E WILLIAM ST

E WINTER ST

N UNION ST

ON ST

ROW

N SANDUSKY ST

USKY ST

W WINTER ST

W WILLIAM ST



2017-2427
Certificate of Appropriateness - Patio Extension
Roop Brothers Bar - 14 N. Union Street
Zoning Map



US HIGHWAY 23-N

N HENRY ST

ST

E WILLIAM ST

N UNION ST

ON ST

E WINTER ST



N SANBUSKY ST

USKY ST

W WILLIAM ST

Legend

-  Downtown Core
-  Transitional
-  Residential



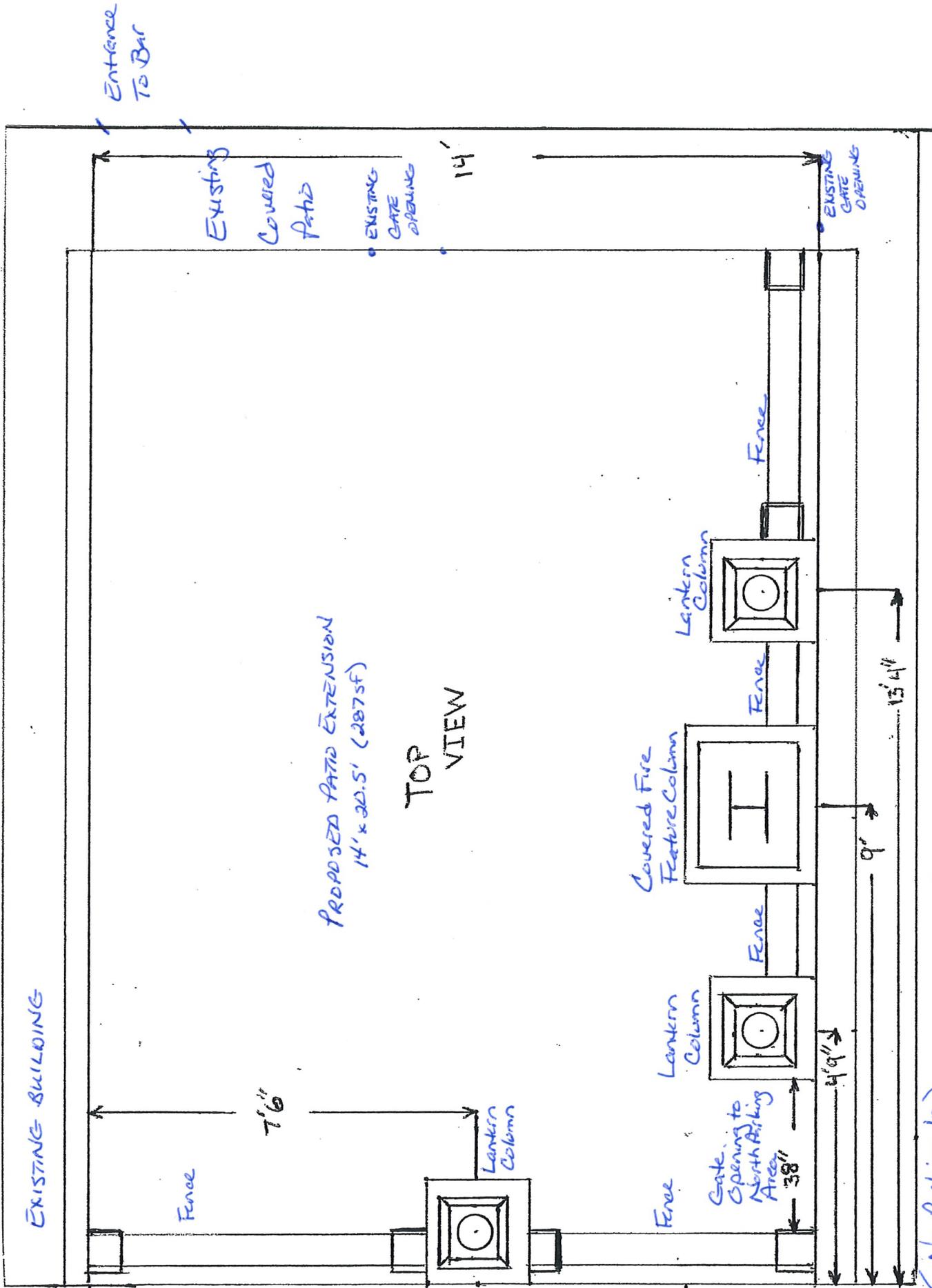
2017-2427
 Certificate of Appropriateness - Patio Extension
 Roop Brothers Bar - 14 N. Union Street
 Historic District Map





2017-2427
Certificate of Appropriateness - Patio Extension
Roop Brothers Bar - 14 N. Union Street
Aerial (2016) Map





EXISTING BUILDING

ENTRANCE TO BAR

EXISTING
Covered
Patio
EXISTING
GATE
OPENING

14'

EXISTING
GATE
OPENING

PROPOSED PATIO EXTENSION
14' x 20.5' (287sf)

TOP
VIEW

Fence

7'6"

Lantern
Column

Covered Fire
Feature Column

Lantern
Column

Fence

Fence

Fence

Lantern
Column

Fence

Gate
Opening to
North Parking
Area

38"

4'9"

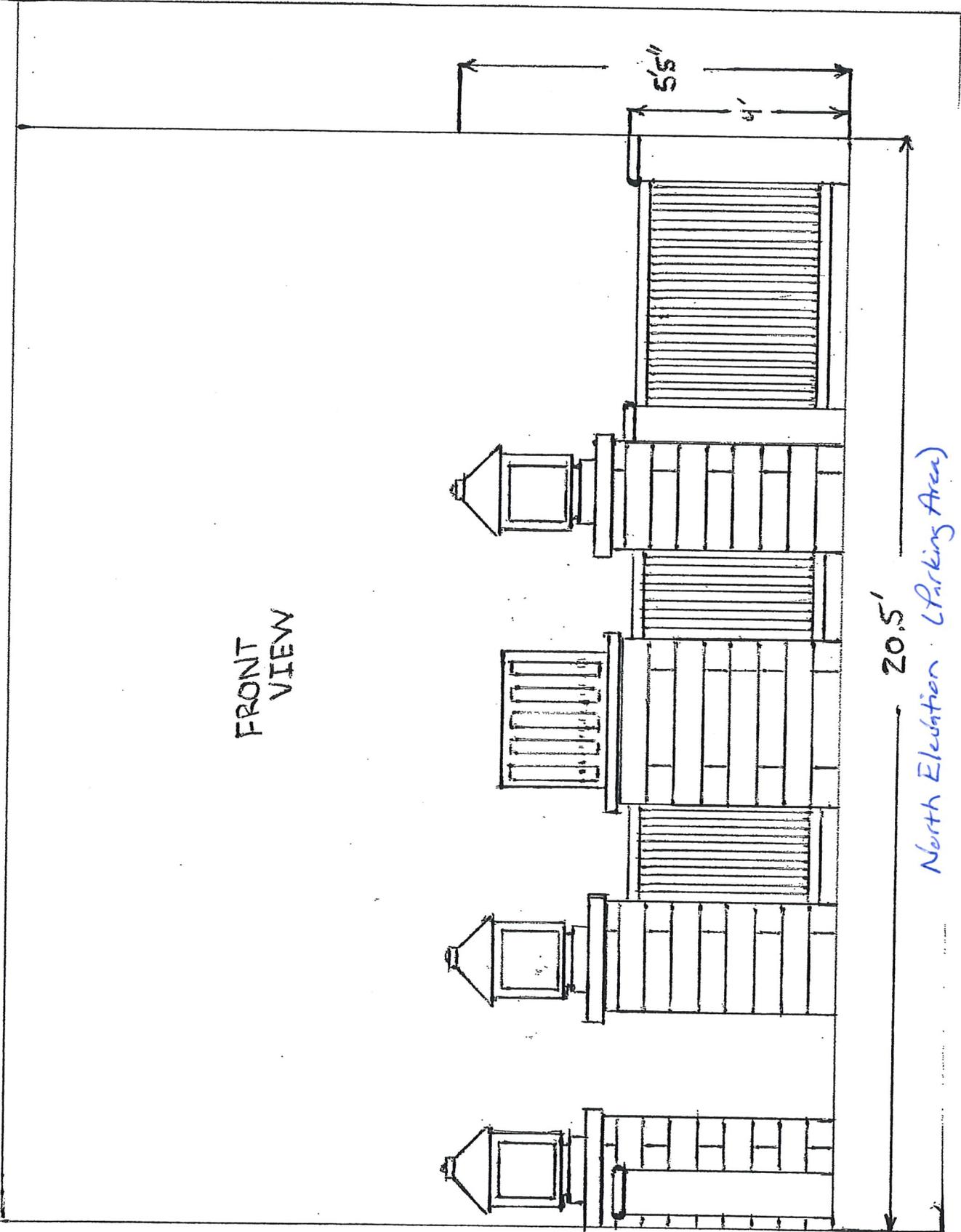
9'

13'4"

Parking Lot

No Parking In
Front of Gate
Opening

UNION STREET



FRONT
VIEW

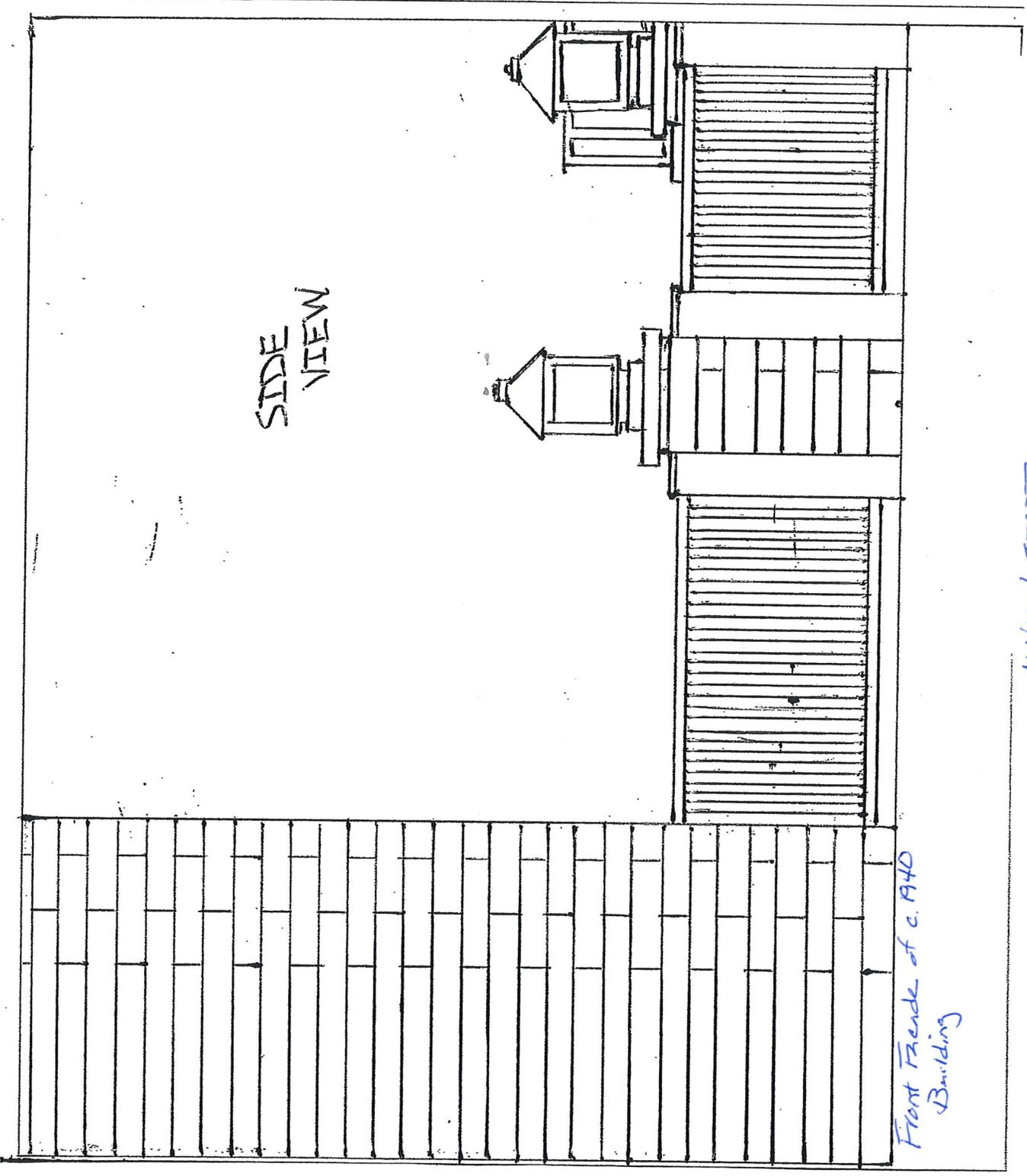
20.5'
North Elevation (Parking Area)

SIDE
VIEW

North
Parking Area

UNION STREET

Front Façade of c. 1940
Building



From: Josh Moore jmoore111778@gmail.com

Date: Sep 11, 2017, 12:16:48 AM

To: roops17union@gmail.com



A



B



©



D



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

2017-2427

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 17 N UNION

Business name ROOPS BAR (MANDUNTON LLC)

Applicant Name/Contact Person JOSHUA MOORE Phone 614-580-9782

Address 2127 FARLEIGH RD ARDINGTON OH 43221

Email ROOPS17UNION@GMAIL.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
- Demolition Permit(s)
- Other
- New Construction
- Exterior Building/Site Alterations (specify): PATIO IMPROVEMENT

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.

WE WOULD LIKE TO EXTEND OUR PATIO FENCE TO THE EDGE OF OUR BUILDING. THE FENCE WILL INCORPORATE THREE BRICK COLUMNS USING BRICK TO MATCH THE HISTORIC BUILDING. THE COLUMNS WILL BE TOPPED WITH BLACK LANTERNS (SEE EX A,B) THERE WILL BE AN OPENING FOR EMERGENCY AND HANDICAP ACCESSIBLE FACED TOWARD UNION STREET. (SEE EX C,D) WE HAVE SPOKEN WITH OHIO LIVING SARAH MOORE DIRECTOR AND HE APPROVES AS LONG AS WE DON'T USE OUTDOOR SPEAKERS AND WE WILL NOT. ↓ SEE BACK

WE PLAN TO INSTAL A FENCE TEMPORARLY
AROUND THE PATIO PENDING APPROVAL OF
THE ENTIRE PROJECT. SHOULD THE PROJECT
NOT BE APPROVED WE WOULD REMOUR TEMPORARY
FENCE.

CONTINUED ~~at~~

~~OUR~~ OUR PLAN IS TO CREATE A SAFE ENCLOSED
PATIO ATMOSPHERE THAT IS EYE CATCHING FROM UNION
STREET AND STILL HAS A HISTORIC FEEL. AT THIS TIME
ONLY LIMITED SEATING IS PLANNED TO KEEP AN
OPEN AREA, BUT FLOWERS AND POSSIBLE UMBRELLAS
WILL BE PLACED AS WELL.

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.



Signature of Applicant 9/14/17
Date

Signature of Owner (if not the Applicant) Date

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

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 scope change for the 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.

UPDATED AND REVISED – OCTOBER 25, 2017

The Historic Preservation Commission approved an administrative change to the proposed 14 West William Street Elevation on July 28, 2017 with the following conditions:

1. Create a five foot side setback on west property line
2. Building to have minimum 16 foot front setback from public walk
3. Metal fence to be installed across front at public walk from 12 W. William to 18 W. William Street with metal fence post replacing originally proposed stone columns
4. Build a sloped roof (east to west) in place of a flat roof
5. Hardi-plank siding to be installed on south, north, west, and east elevation. (Metal siding is not recommended or considered an approved material under Architectural Standards.)

Staff approved the revised building Certificate of Appropriateness on August 16, 2017 (see exhibit below):

CLARE ARCHITECTS INC.
 2014 Park St
 Columbus, Ohio 43221-4127
 Office: 614-391-6505
 Mobile: 614-271-1433
 clare@clarchitects.com

JAMES W. CLARE
 License No. 9024
 Exp. Date: 12/31/17

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FINISH	WALL	FLOOR	CEILING	NOTES
1	1ST FLOOR	1	1	1	1	
2	2ND FLOOR	2	2	2	2	
3	3RD FLOOR	3	3	3	3	
4	4TH FLOOR	4	4	4	4	
5	5TH FLOOR	5	5	5	5	
6	6TH FLOOR	6	6	6	6	
7	7TH FLOOR	7	7	7	7	
8	8TH FLOOR	8	8	8	8	
9	9TH FLOOR	9	9	9	9	
10	10TH FLOOR	10	10	10	10	
11	11TH FLOOR	11	11	11	11	
12	12TH FLOOR	12	12	12	12	
13	13TH FLOOR	13	13	13	13	
14	14TH FLOOR	14	14	14	14	
15	15TH FLOOR	15	15	15	15	
16	16TH FLOOR	16	16	16	16	
17	17TH FLOOR	17	17	17	17	
18	18TH FLOOR	18	18	18	18	
19	19TH FLOOR	19	19	19	19	
20	20TH FLOOR	20	20	20	20	
21	21ST FLOOR	21	21	21	21	
22	22ND FLOOR	22	22	22	22	
23	23RD FLOOR	23	23	23	23	
24	24TH FLOOR	24	24	24	24	
25	25TH FLOOR	25	25	25	25	
26	26TH FLOOR	26	26	26	26	
27	27TH FLOOR	27	27	27	27	
28	28TH FLOOR	28	28	28	28	
29	29TH FLOOR	29	29	29	29	
30	30TH FLOOR	30	30	30	30	
31	31ST FLOOR	31	31	31	31	
32	32ND FLOOR	32	32	32	32	
33	33RD FLOOR	33	33	33	33	
34	34TH FLOOR	34	34	34	34	
35	35TH FLOOR	35	35	35	35	
36	36TH FLOOR	36	36	36	36	
37	37TH FLOOR	37	37	37	37	
38	38TH FLOOR	38	38	38	38	
39	39TH FLOOR	39	39	39	39	
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49	49TH FLOOR	49	49	49	49	
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51	51ST FLOOR	51	51	51	51	
52	52ND FLOOR	52	52	52	52	
53	53RD FLOOR	53	53	53	53	
54	54TH FLOOR	54	54	54	54	
55	55TH FLOOR	55	55	55	55	
56	56TH FLOOR	56	56	56	56	
57	57TH FLOOR	57	57	57	57	
58	58TH FLOOR	58	58	58	58	
59	59TH FLOOR	59	59	59	59	
60	60TH FLOOR	60	60	60	60	
61	61ST FLOOR	61	61	61	61	
62	62ND FLOOR	62	62	62	62	
63	63RD FLOOR	63	63	63	63	
64	64TH FLOOR	64	64	64	64	
65	65TH FLOOR	65	65	65	65	
66	66TH FLOOR	66	66	66	66	
67	67TH FLOOR	67	67	67	67	
68	68TH FLOOR	68	68	68	68	
69	69TH FLOOR	69	69	69	69	
70	70TH FLOOR	70	70	70	70	
71	71ST FLOOR	71	71	71	71	
72	72ND FLOOR	72	72	72	72	
73	73RD FLOOR	73	73	73	73	
74	74TH FLOOR	74	74	74	74	
75	75TH FLOOR	75	75	75	75	
76	76TH FLOOR	76	76	76	76	
77	77TH FLOOR	77	77	77	77	
78	78TH FLOOR	78	78	78	78	
79	79TH FLOOR	79	79	79	79	
80	80TH FLOOR	80	80	80	80	
81	81ST FLOOR	81	81	81	81	
82	82ND FLOOR	82	82	82	82	
83	83RD FLOOR	83	83	83	83	
84	84TH FLOOR	84	84	84	84	
85	85TH FLOOR	85	85	85	85	
86	86TH FLOOR	86	86	86	86	
87	87TH FLOOR	87	87	87	87	
88	88TH FLOOR	88	88	88	88	
89	89TH FLOOR	89	89	89	89	
90	90TH FLOOR	90	90	90	90	
91	91ST FLOOR	91	91	91	91	
92	92ND FLOOR	92	92	92	92	
93	93RD FLOOR	93	93	93	93	
94	94TH FLOOR	94	94	94	94	
95	95TH FLOOR	95	95	95	95	
96	96TH FLOOR	96	96	96	96	
97	97TH FLOOR	97	97	97	97	
98	98TH FLOOR	98	98	98	98	
99	99TH FLOOR	99	99	99	99	
100	100TH FLOOR	100	100	100	100	

ELEVATION NOTES

1. ALL ELEVATIONS SHALL BE CONSIDERED TO BE THE WORK OF THE ARCHITECT.
2. ALL MATERIALS SHALL BE APPROVED BY THE HISTORIC PRESERVATION COMMISSION.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.
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9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.

ELEVATION SPECIFICATIONS

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND FINISHES.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND FINISHES.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND FINISHES.
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9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND FINISHES.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND FINISHES.

FENCE NOTES

1. THE FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.
2. THE FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.
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10. THE FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE HISTORIC PRESERVATION COMMISSION'S STANDARDS.

BRACKET DETAIL

THE BACKYARD
 14 WEST WILLIAM ST
 DELAWARE, OHIO 43015

REVISIONS

DATE **REVISION**

REVISION DATES

PROJECT

BUILDING ELEVATIONS/NOTES

SHEET NUMBER

A4

REVISED PROPOSAL

The owner is requesting that the west wall be constructed of metal siding instead of the HPC required hardi-plank siding per the July 28, 2017 approval because the owner has experienced several add-on costs due to unforeseen issues based on the age of the site (see attached memo from owner dated October 10, 2017).

STAFF ANALYSIS

Staff believes that there are potentially two options to address this issue (in preferred order):

- Option 1 – Staff would support metal siding on the west elevation where it would not be visible from the public from the side and rear of the site while the remainder of the elevation would have to be constructed of the required hardi-plank siding. Because the proposed building is located only 5 feet from the existing building to the west (18 West William Street), staff believes a majority of the west elevation would not be visible from the public. The owner would have to perform a site view line study to determine these exact locations of the elevation which would be viewed from the public and at a minimum the study would have to be administratively approved by staff.
- Option 2 – Staff would potentially support a metal siding on the west elevation that would be the same width of hardi-plank siding and be painted with a flat paint (not shiny) to match as closely as possible the proposed hardi-plank siding color. The owner would have to provide samples of the metal siding and paint and at a minimum it would have to be approved administratively by staff.

All the other conditions from the July 28, 2017 HPC approval shall remain.

REVISED STAFF RECOMMENDATION

Staff recommends approval of a request by 12 West LLC for a Certificate of Appropriateness for a scope change for the 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) Option 1 – The metal siding on the west elevation shall not be visible from the public from the side and rear of the site while the remainder of the elevation shall be constructed of the required hardi-plank siding. The owner shall perform a site view line study to determine these exact locations of the elevation which would be viewed from the public and at a minimum the study shall be administratively approved by staff; or
- 2) Option 2 – The metal siding on the west elevation shall the same width of the proposed hardi-plank siding and shall be painted with a flat paint (not shiny) to match the proposed hardi-plank siding color. The owner shall provide samples of the metal siding and paint and at a minimum it shall be approved administratively by staff.
- 3) Create a five foot side setback on west property line
- 4) Building to have minimum 16 foot front setback from public walk
- 5) Metal fence to be installed across front at public walk from 12 W. William to 18 W. William Street with metal fence post replacing originally proposed stone columns
- 6) Build a sloped roof (east to west) in place of a flat roof
- 5) Hardi-plank siding shall be installed on south, north and east elevations

(PREVIOUS STAFF REPORT)

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**



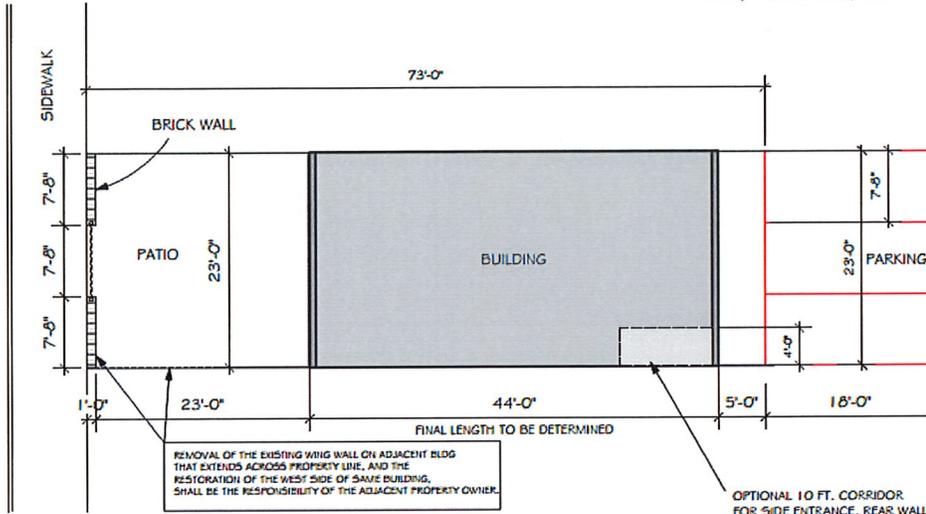
**Existing Vacant Site
November 2016**



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



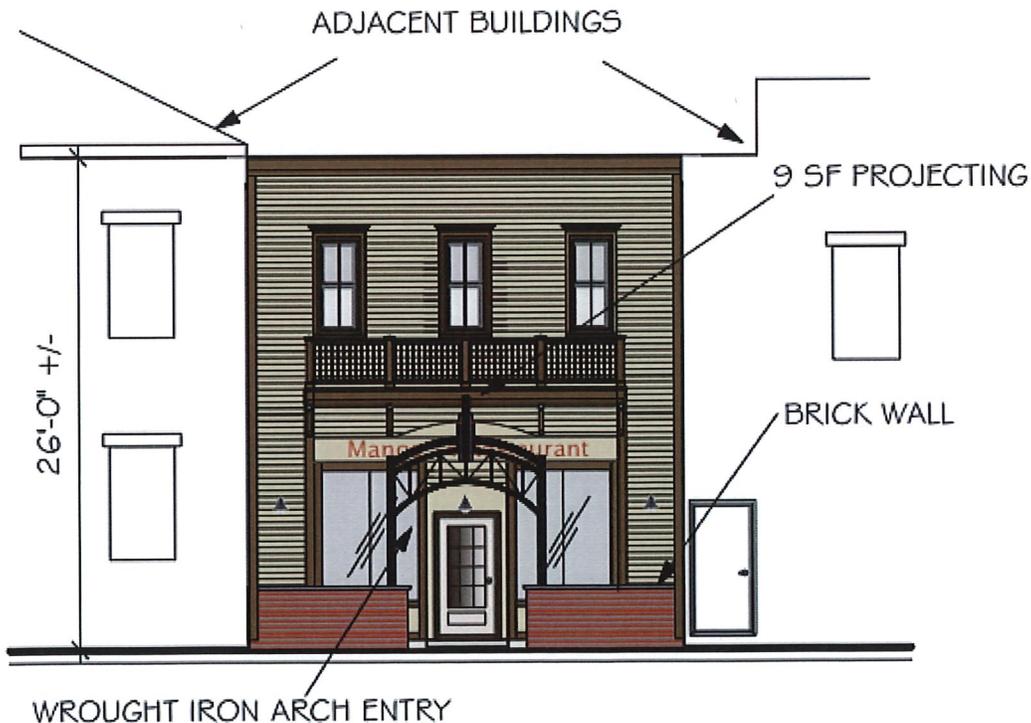
Manley Architecture Group/ MAG



PRELIMINARY SITE PLAN
02/16/16

14 WEST WILLIAM STREET

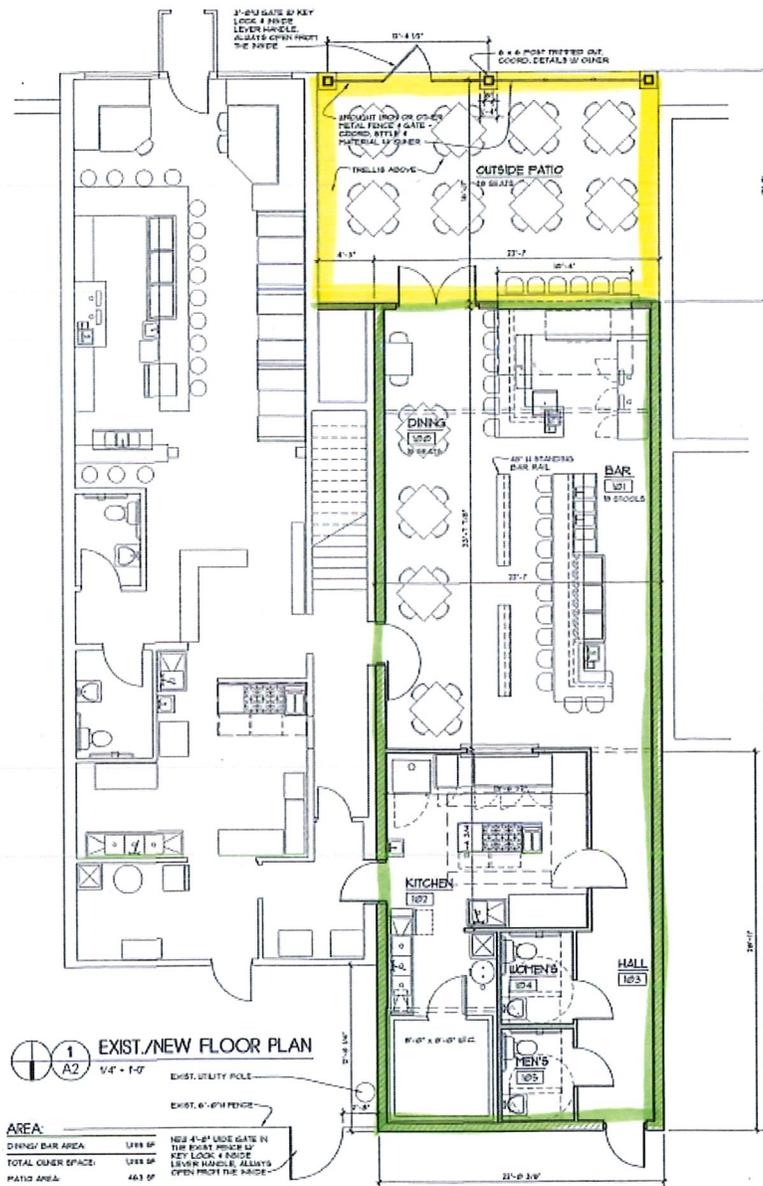
A-1



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 a statement of service for the accuracy report to the Project and, unless otherwise provided, Clarke Architects Inc. shall be deemed the author of these drawings and shall retain all copyright, statutory and other intellectual property rights including the copyright. The architect's drawings, specifications or other documents shall not be used by the Owner or other party for any other project, for additions to the Project or for completion of the Project by others. No modifications or changes to the drawings shall be permitted.

DATE: NOVEMBER 14, 2017

REVISION DATES:

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

PROJECT NUMBER: CAS016
SHEET TITLE:
INFL FLOOR PLAN/NOTE

3007 14010

A2

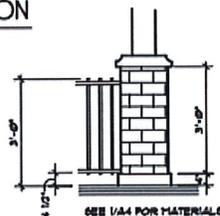
Existing Streetwall – November 2016



Proposed South (Front) Elevation – With Patio Fence

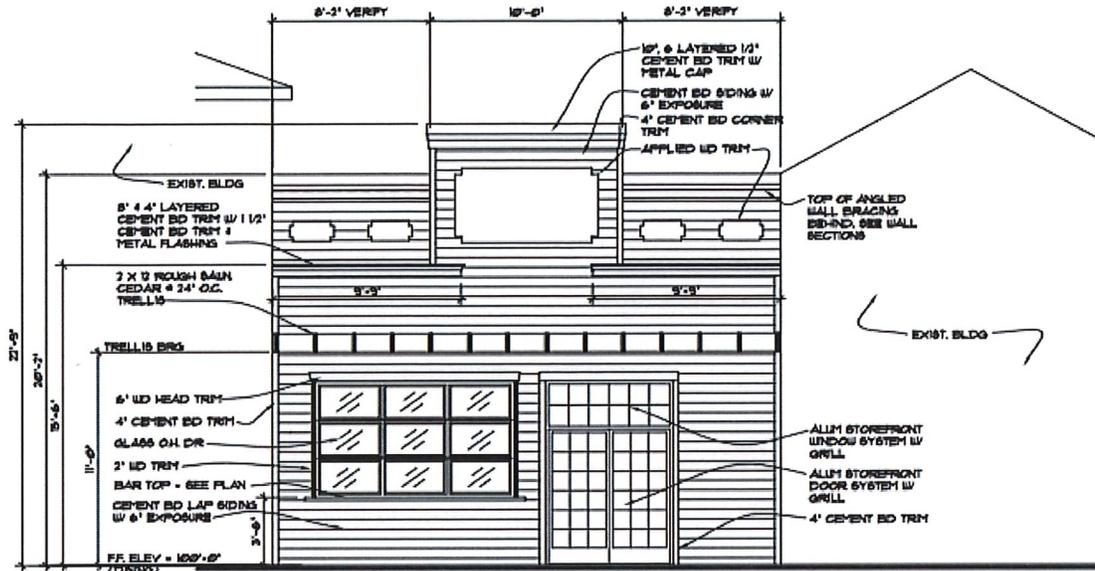


1 SOUTH STREET ELEVATION
 A4 1/4" = 1'-0"



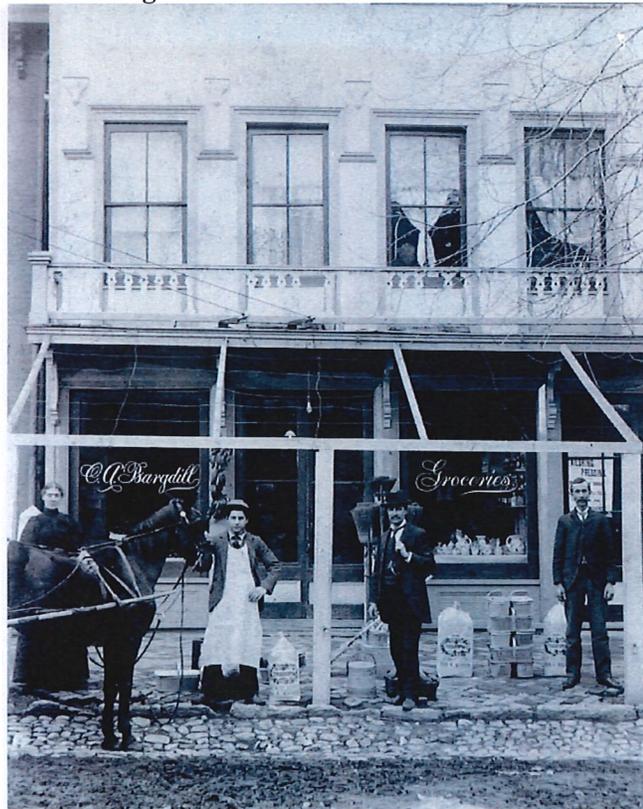
4 COLUMN DETAIL
 A4 1/2" = 1'-0"

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.

CASE NUMBER: 2016-2532

MEETING DATE: October 25, 2017

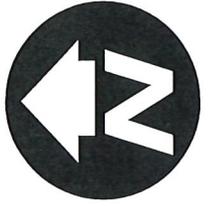
PAGE: 10 of 10

COMMISSION NOTES:

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

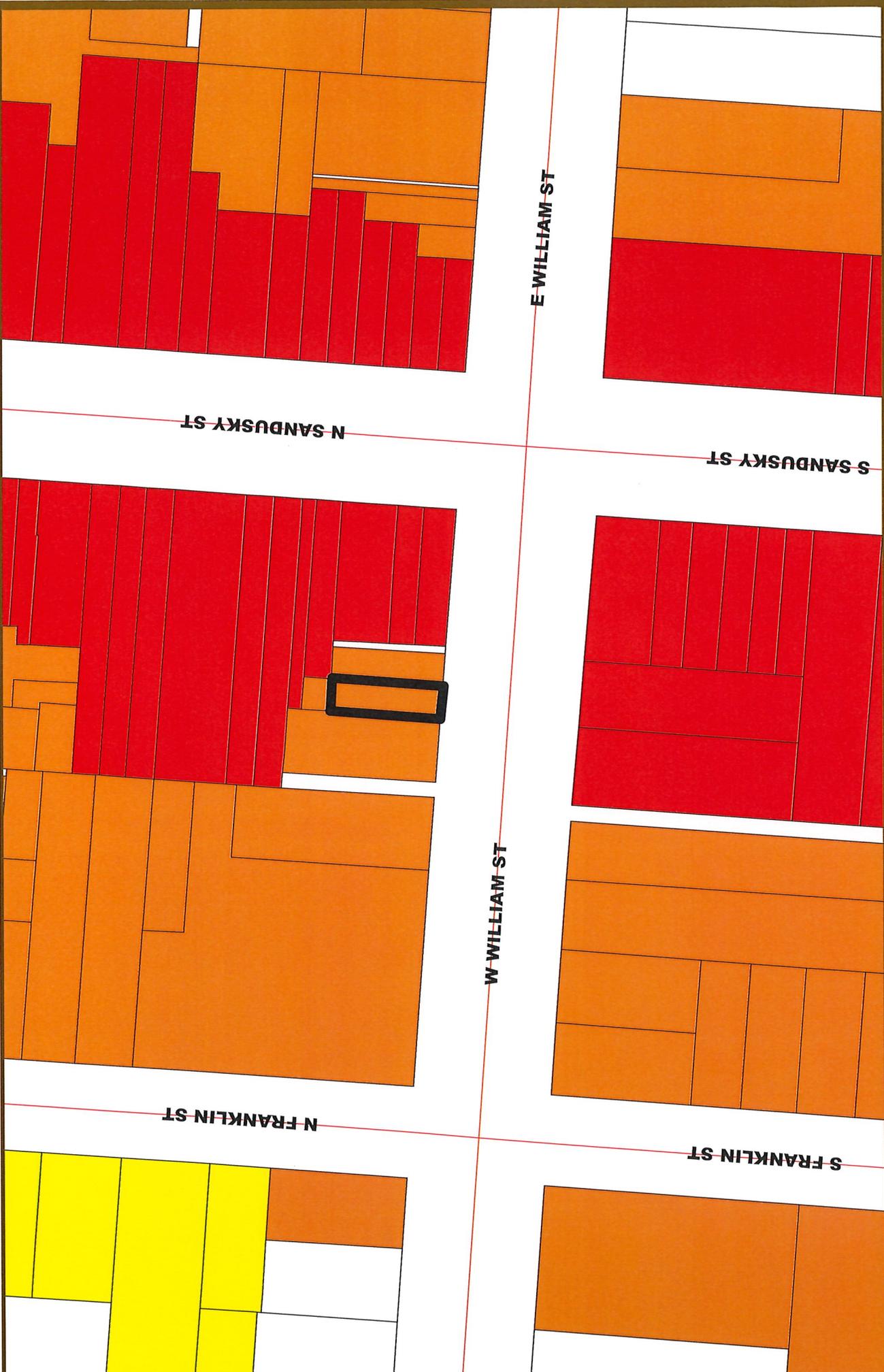
CONDITIONS/MISCELLANEOUS:

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: 10/17/17



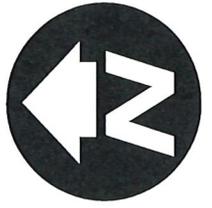
2016-2532
Certificate of Appropriateness
14 West William Street
Location Map





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





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





2016-2532
Certificate of Appropriateness
14 West William Street
Aerial



DATE: October 10,2017
TO: Historical Preservation Commission
SUBJECT: 14 W William St. Project
FROM: David DiStefano, Owner

As I stated during my previous testimony regarding the exterior west wall of the 14 W. William St. proposed building, if cost permitted I would add hardi-plank and not metal siding. Currently, we are four weeks into the project and have experienced several add-on costs due to unforeseen issues based on the age of the site.

After construction started, we discovered that 14 W. William St. and 18 W. William St. lots were (at one time) part of a larger lot which explains why the plumbing for 14 W. William St. runs through and is connected with the lines for 18 W. William St. prior to reaching the main line.

In order to reach the main line, the city is requiring us to "jet and camera" the lines under 18 W. William St. all the way to the main line in the center of William St. If there are problems in these lines, I will need to pay for the repair and future maintenance since I am reconnecting the line and have no direct access to the main line.

Also, I need to run a separate new plumbing line from the rear of the lot to the sidewalk and hook into a "lateral" line that runs to the main line. At minimum, the additional cost will at minimum around \$6,000. Finally, the city has notified me there is a "clog" in this lateral and I 'm responsible for repairing this clog. Currently, I'm not certain of the cost, but will know once the camera is submerged. However, it could be significant due its location underneath St. Rte. 36.

Again, because many of the current downtown lots were part's of a much larger lot, current property owners plumbing lines are connected through other properties before they reach the main line. Case in point is our current restaurant 12 West. In our 3½ years, we have spent nearly \$20,000 dollars in plumbing repairs and maintenance as our lines run through JoAnne's Barber Shop and Son or Thurman's. We our budgeting for the same cost figures at 14 W. William St. because we will be hooking into an aging plumbing line.

Next, due to the patio location for 14 W William St., we decided for safety reasons to move the exposed gas line that hangs about ten feet high and one foot off the west wall of 12 W William St. Also, because 12 W William has an additional gas meter for an adjacent property located on its site, we moved one meter further east for safety

concerns. This was not part of our original estimate, and cost is an additional \$2,500.

Please remember, the majority of 14 W. William St. exterior west wall will be covered by the building at 18 W. William St. Relatively speaking, there is very little traffic in the rear of the lot compared to the front where we have invested significant resources to meet HPC requirements.

We will continue to do all we can to improve the downtown and invest in this growing community but unfortunately we have unforeseen costs due to the age of building.



**CITY OF DELAWARE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF ACTION #3
CASE NO. 2016-2532 – 14 West William Street New Construction Design Revisions**

Certificate Date: August 16, 2017

Case Number: HPC 2016-2532

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

Request: A request by 12 West LLC for minor revisions to the previously approved Certificate of Appropriateness for the 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. Applicant presented construction drawings for review.

Exhibits provided:

1. Proposed Construction Drawings
2. Certificate of Appropriateness Application and all attachments

Staff Recommendation: Applicant seeks Administrative Approval for revisions to building design as presented on construction drawings. Staff recommends Approval of the request which adequately addressed zoning code and Historic District Architectural Standards to the satisfaction of the decision criteria contained within the regulation, with Conditions. Changes and Conditions summarized below:

Sheet D-1 Site Plan:

- 5' setback from west property line reduced to 4'1"
- 17'7" building setback complies with approved minimum 16' setback from public walk

Sheet A-2 Building Plan:

- Location of garage door and entry door transposed on front elevation.
- Approved partial overhead door expanded to a full overhead door (9'x7'), similar to Buns & Son of Thurman restaurants.
- **CONDITION:** Patio gate location shall be moved to be in line with entry door.

Sheet A-3 Equipment Plan:

- **CONDITION:** Patio furniture style shall be submitted for final HPC approval.

**CASE NO. 2016-2532 – 14 West William Street New Construction
CERTIFICATE OF ACTION #3 - Page 2**

Sheet A-4 Building Elevations:

- **CONDITION:** Exterior finishes not yet submitted shall be for final HPC approval (i.e., paint colors for siding/trim, patio fence style, color of gutters/spouts and asphalt shingles). HPC approved light/dark gray color scheme and black fence.
- **CONDITION:** Siding exposure shall be corrected to 4" (not 6" as drawn). Siding shall have smooth surface.
- **CONDITION:** Front aluminum glass overhead door specified as white on drawing. Color shall be complementary to light/dark gray color scheme and as approved by HPC.
- **CONDITION:** Front entry door shall be minimum 50% / maximum 75% glass and wood or aluminum-clad wood material, not full light as drawn. Front aluminum full light entry door specified from approved double 27-light aluminum entry door with 12-light transom.
- Hardi-plank siding is specified to be applied to all four building elevations as required by HPC.

Sheet E-2 Light Plan:

- **CONDITION:** Exterior light fixture color and style shall be submitted for final HPC approval.

Commission Action: On 8/16/2017, the Historic Preservation Commission granted Approval of the design amendments for Case No. 2016-2532 subject to Administrative Approval of Conditioned elements.

Commission Findings: The Historic Preservation Commission Chairman reviewed all exhibits provided and Staff recommendation, and all applicable decision and review criteria given within Chapter 1190 of the Delaware City Zoning Code and determined beyond a reasonable doubt, that the decision criteria and standards for approval of a Certificate of Appropriateness had been met. Administrative Approval is granted, provided the project proceeds as presented with the Conditions noted above. (Applicable Conditions from Certificate of Action #1 and #2 shall remain in effect.)

STAFF SIGNATURE



Dianne L. Guenther
Development Planner

This Certificate of Action is not a permit and does not authorize the commencement of any construction.
Contact the City of Delaware Inspection Division at 740-203-1600 regarding required permits for this project.
Retain this Certificate of Action for your project file.



**CITY OF DELAWARE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF ACTION #2
CASE NO. 2016-2532 – 14 West William Street New Construction Design Modifications**

Certificate Date: June 28, 2017

Case Number: HPC 2016-2532

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

Request: A request by 12 West LLC for a Minor Amendment or Informal Review to the previously approved 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. Applicant will present changes in a 3-dimensional model format the night of the meeting for consideration.

Exhibits provided:

1. Proposed Building Design Model
2. Certificate of Appropriateness Application and all attachments

Staff Recommendation: Applicant seeks comment/approval for cost-effective revisions in order to instruct Architect to proceed with final drawings for HPC approval. Staff recommends Approval of the request which adequately addressed zoning code and Historic District Architectural Standards to the satisfaction of the decision criteria contained within the regulation, with Condition that no metal siding is installed. If HPC response is favorable, Staff recommends considering authorization for Administrative Approval of final design, i.e., Planning Director and HPC Chairman to approve plan details in compliance with Architectural Standards.

Project entails new building and patio construction on the parcel known as 14 West William Street. Administrative Approval may be considered if the following design parameters are met. Proposed design changes include:

1. Create a five foot side setback on west property line (Final: 4'1')
2. Building to have minimum 16 foot front setback from public walk
3. Metal fence to be installed across front at public walk from 12 W. William to 18 W. William Street with metal fence post replacing originally proposed stone columns.
4. Build a sloped roof (east to west) in place of a flat roof
5. Hardi-plank siding to be installed on south, north, west, and east elevation. (Metal siding is not recommended or considered an approved material under Architectural Standards.)

**CASE NO. 2016-2532 – 14 West William Street New Construction
CERTIFICATE OF ACTION #2 - Page 2**

Commission Action: On 6/28/2017, the Historic Preservation Commission granted Approval of the design amendments for Case No. 2016-2532 subject to Administrative Approval of final design.

Commission Findings: The Historic Preservation Commission reviewed all exhibits provided and Staff recommendations, and all applicable decision and review criteria given within Chapter 1190 of the Delaware City Zoning Code and determined beyond a reasonable doubt, that the decision criteria and standards for approval of a Certificate of Appropriateness had been met. Approval is granted, provided the project proceeds as presented with the Conditions noted above. (Applicable Conditions from Certificate of Action #1 shall remain in effect.)

STAFF SIGNATURE



Dianne L. Guenther
Development Planner

This Certificate of Action is not a permit and does not authorize the commencement of any construction.
Contact the City of Delaware Inspection Division at 740-203-1600 regarding required permits for this project.
Retain this Certificate of Action for your project file.



**CITY OF DELAWARE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF ACTION #1
CASE NO. 2016-2532 – 14 West William Street New Construction**

Certificate Date: November 30, 2016

Case Number: HPC 2016-2532

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

Request: 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.

Exhibits provided:

1. Proposed Building Detail
2. Certificate of Appropriateness Application and all attachments

Staff Recommendation: Approval of the application which adequately addressed zoning code and Historic District Architectural Standards to the satisfaction of the decision criteria contained within the regulation, with Conditions noted. Project entails new building and patio construction on the parcel known as 14 West William Street.

Commission Action: On 11/30/2016, the Historic Preservation Commission granted Approval of the application for this design concept with all Staff Recommendations and additional Conditions noted:

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 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.

**CASE NO. 2016-2532 – 14 West William Street New Construction
CERTIFICATE OF ACTION #1 - Page 2**

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.

~~7) In lieu of material presented, the patio fence columns shall be covered in brick face or stone in color and texture to complement the historic brick of the surrounding buildings, such as face brick, quik brik—structural brick, and cultured limestone. Patio floor materials shall be concrete as discussed.~~

~~8) Material applications on all building elevations shall be installed as proposed and presented. The new siding on the front elevation shall have a 3-1/2" or 4" exposure.~~

9) The front entry door shall 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. The color and finish of the front entry door, its related transom, and adjacent mini-glass panel 'overhead' rolling door above the bar top shall match. Aluminum cladding shall not be a mill finish and/or natural aluminum color per the Architectural Standards.

Commission Findings:

The Historic Preservation Commission reviewed all exhibits provided and Staff recommendations, and all applicable decision and review criteria given within Chapter 1190 of the Delaware City Zoning Code and determined beyond a reasonable doubt, that the decision criteria and standards for approval of a Certificate of Appropriateness had been met. Approval is granted, provided the project proceeds as presented with the Conditions noted above.

STAFF SIGNATURE



Dianne L. Guenther
Development Planner

This Certificate of Action is not a permit and does not authorize the commencement of any construction.
Contact the City of Delaware Inspection Division at 740-203-1600 regarding required permits for this project.
Retain this Certificate of Action for your project file.



October 19, 2017

Mr. Roger Koch
125 N. Liberty St.
Delaware, OH 43015

RE: Application 2017-2403

Dear Chairman Koch and Commission Members:

Please be advised that application 2017-2403 is hereby withdrawn without prejudice.

We are taking this action because we heard and recognize the concerns of the Commission and the public.

Going forward, we will evaluate all options for uses of this facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Thomas Homan".

R. Thomas Homan, ICMA, CM
City Manager

cc: Historic Preservation Committee
City Council
Directors, City of Delaware