

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

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

REGULAR MEETING

NOVEMBER 29, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on October 25, 2017 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2017-2923: A request by Jill Rice for an Informal Review for the proposed demolition and reconstruction of 50 West William Street which is zoned B-3 (Community 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: December 20, 2017 (Meeting Date Changed Due to Holiday)
7. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
October 25, 2017**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:20 p.m.

Members Present: Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, and Chairman Roger Koch

Members Absent: Joe Coleman, Councilman Kyle Rohrer, and Vice-Chairman Hatten

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Mr. Nicley motioned to excuse Mr. Coleman, Councilman Rohrer, and Vice-Chairman Hatten, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 27, 2017, as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the amended Motion Summary of the Historic Preservation Commission meeting held on September 27, 2017, as recorded and transcribed, seconded by Ms. Van Gundy. Motion approved a by 4-0 vote.

ITEM 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.

Ms. Guenther provided a presentation on the patio extension site plan and information on the project site. Ms. Guenther reviewed the current patio elevations and proposed fire feature column and cage design. Ms. Guenther informed the Commission that the applicants have a written agreement with Sarah Moore over the expansion and that there will not be speakers or live music on the patio. It was discussed that administrative approval would be needed for additional tables or chairs.

APPLICANT:

Micah Sparks
2048 Gregory Road
Delaware, Ohio 43015

Joshua Moore
289 North Union Street
Delaware, Ohio 43015

Mr. Sparks and Mr. Moore discussed the locking key valve to control the lanterns and fire features.

Motion: Mr. Nicley motioned to approve 2017-2427, as submitted with all staff conditions, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

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.

APPLICANT:

David DiStefano
12 West William Street
Delaware, Ohio 43015

Mr. DiStefano discussed current issues and costs related to plumbing. Mr. DiStefano requested the approval to use horizontal vinyl siding on the rear and side elevations in lieu of hardi-plank siding. The vinyl siding will match the color on the front elevation, which will be hardi-plank siding.

Motion: Mr. Nicley motioned to approve 2016-2532, and permit the use of vinyl horizontal siding on the west, north, and east elevation of the building, and for the siding to match as close as possible in size and color the hardi-plank siding to be used on the south elevation, seconded by Mr. Riviera. Motion approved by a 4-0 vote.

ITEM 4. STAFF COMMENTS

Ms. Guenther read into the record a letter written by City Manager Tom Homan stating the withdrawal of Application 2017-2403.

Motion: Mr. Nicley motioned to remove 2017-2403 from further consideration, noting that it was tabled at the September 27, 2017 Historic Preservation Commission meeting, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Ms. Riviera notified the Commission that she will be out of town for the November 29, 2017 meeting.

ITEM 6. NEXT REGULAR MEETING: November 29, 2017

ITEM 7. ADJOURNMENT

Motion: Mr. Coleman moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 8:04 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT

Jill Rice
6 Darlington Road
Delaware, OH 43015

REQUEST

2017-2923: A request by Jill Rice for an Informal Review for the proposed demolition and reconstruction of 50 West William Street which is zoned B-3 (Community Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

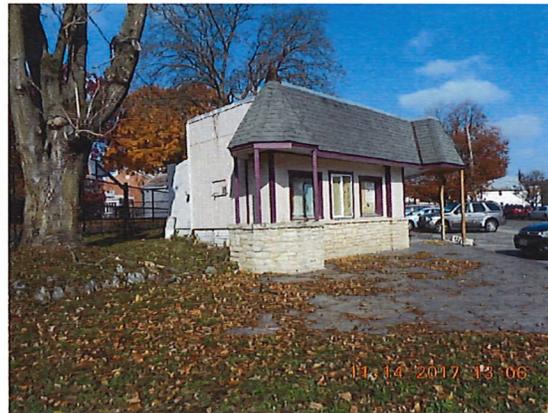
LOCATION & DESCRIPTION

The project site is located at 50 West William Street, on the west side of North Franklin Street between West William and West Winter Streets, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north lie within the Residential Sub-district, while the properties immediately to the east and south are also within the Transitional Sub-District of the Downtown Historic District Overlay. The properties to the west are outside of the Downtown Historic District Overlay. The zoning of the property is B-3 (Community Business District), as are the properties to the immediate north, west, and south. Properties to the east are zoned B-2 (Central Business District). 50 West William Street is not included in the National Register Historic Northwest District.

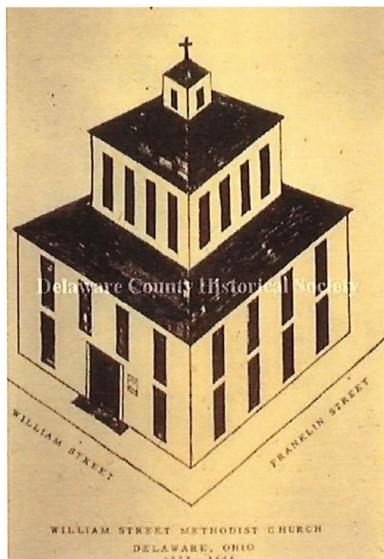
BACKGROUND

50 West William Street sits on a 50 foot by 100 foot rectangular parcel on the northwest corner of the intersection of West William and North Franklin Streets. The property has been vacant for over five years.

50 West William Street – November 2017



The existing building on site is not the original structure built on this parcel, which is indicated on the initial 1808 plat map of the Town of Delaware. According to Delaware County Historical Society records, the first William Street Methodist Church in Delaware was organized in 1818 at the home of Moses Byxbe, founder of the City of Delaware. Construction began in 1821 on this lot at the corner of William and Franklin Streets owned by Byxbe and the new church was dedicated in 1824. The church stood on the corner opposite the present day church (which is the fourth William Street Methodist Church built in 1972). The first church building and lot were sold to the City School Board in 1845 and used for school purposes until 1855, when the Board sold it to the City. The second floor was used for Council Chambers and a jail. The ground floor was used as a market house. The first floor became an Engine House in 1870 and served as the City Hall until 1880. It was torn down in 1884.

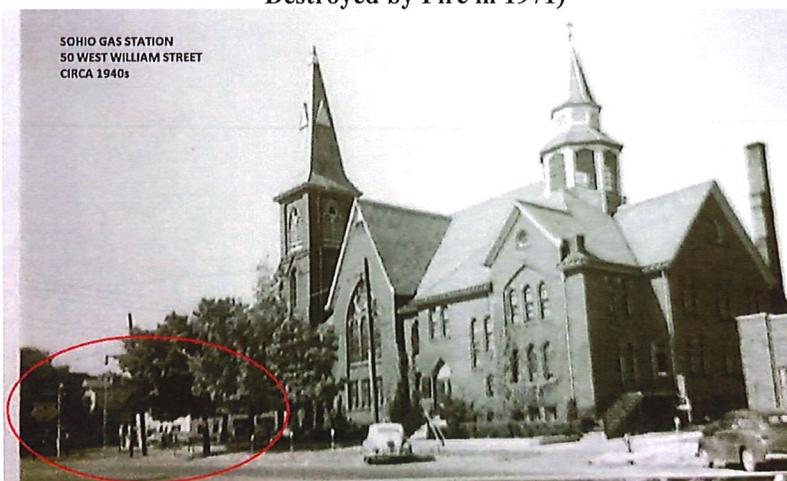


The Delaware County Auditor's Office indicates the existing uniquely-shaped 1,200 square foot building was constructed in 1926 and presumably as a Sohio Gas Station. The gas pumps appear to front West William Street.

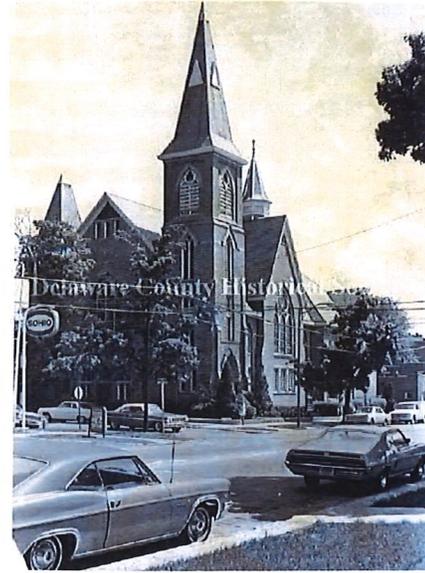
Parcel & Building Shape



**Sohio Gas Station – Circa 1940s
(Third William Street Methodist Church Built 1887-1888;
Destroyed by Fire in 1971)**



Sohio Gas Station – 1950 and circa 1960s



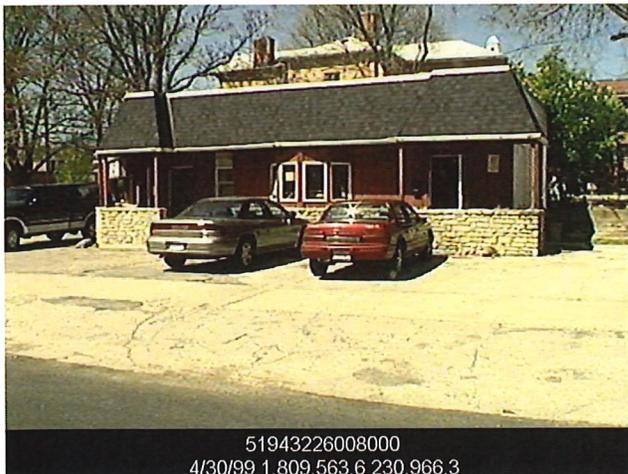
Sohio Gas Station – Franklin Street Elevation – Circa 1970s



By the early 1990s, the property was owned by David Hutson, who operated his Mid Ohio Printing company from 50 West William Street. The façade had been substantially modified. By 2013, the business vacated and the property put up for sale.

1999

2004



2009



2013

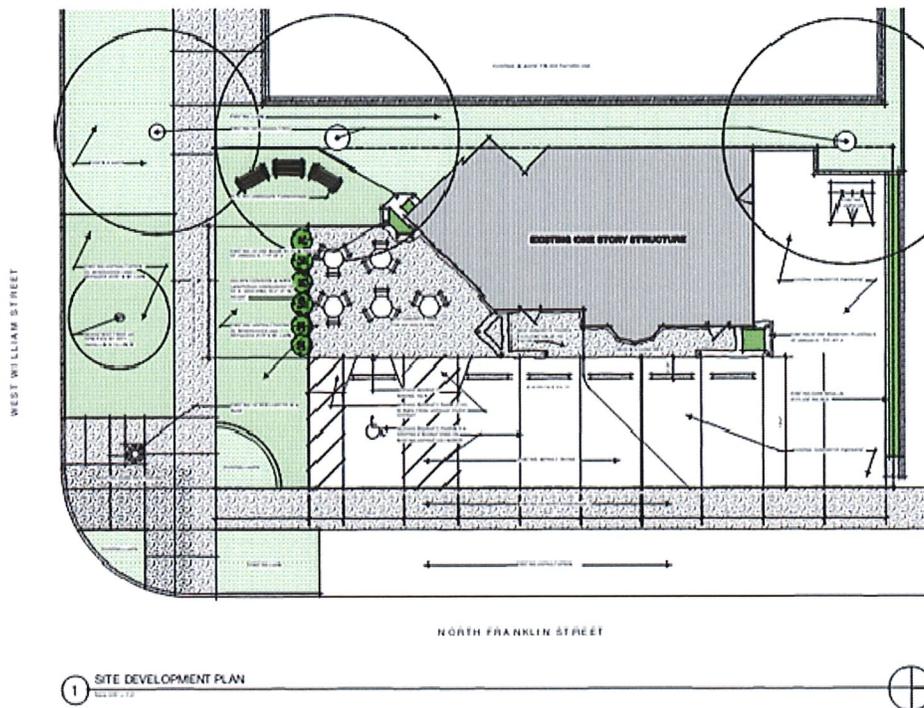


In 2013, the property was purchased by the owner/manager of the Pulp Smoothie & Juice Bar (WLM, LLC). The proposed renovation plan was presented to HPC in August 2013 (HPC 2013-1528). HPC approved changes to the façade, new signage, and a site plan.

Proposed Elevation



Proposed Site Plan



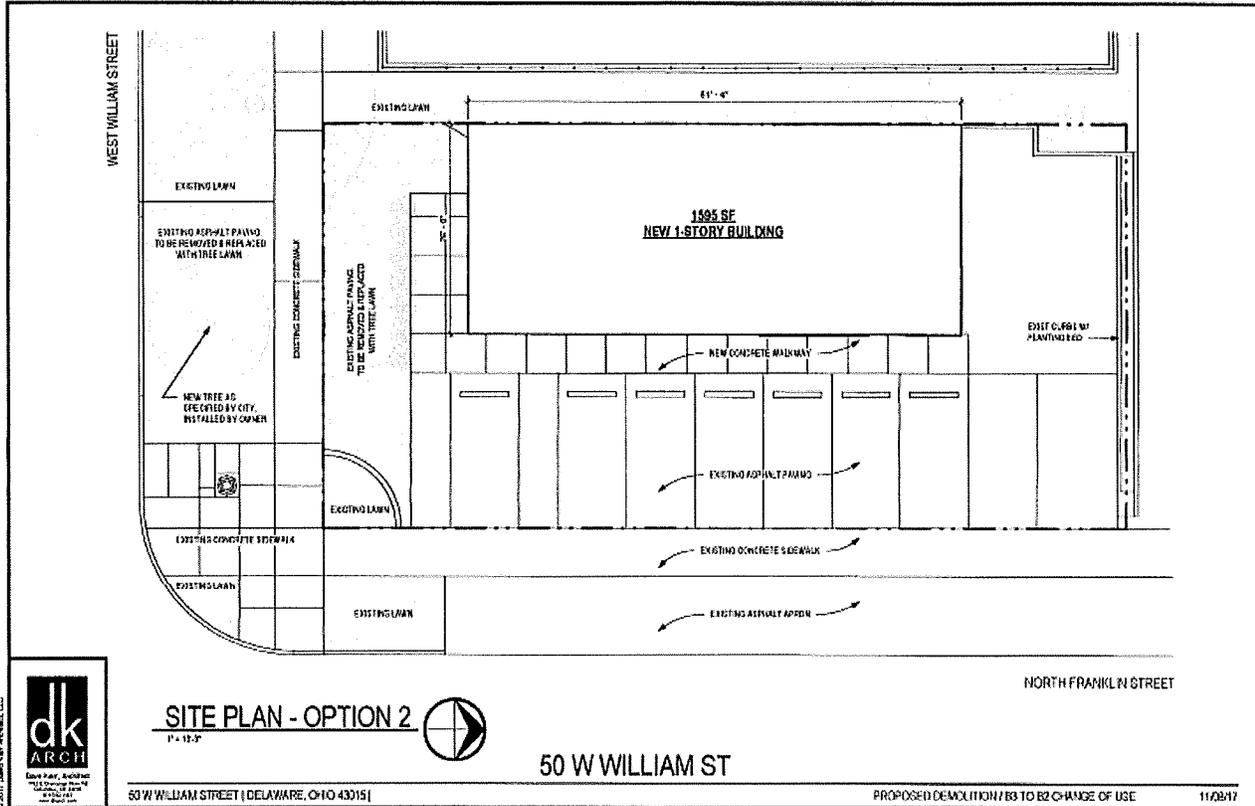
Unfortunately, the project did not come to fruition due to financial difficulties. Construction was started, but was abruptly terminated, leaving the building in its current condition since that time. Pulp Smoothie relocated to the Delaware Shopping Center, 173 South Sandusky Street in 2016. David Hutson re-assumed ownership and put the property back on the market. The Applicant is interested in purchasing the property and is appearing for an Informal Review to solicit HPC comment and guidance on proposed demolition of the existing building and reconstruction of a new commercial building on the site.

PROPOSAL

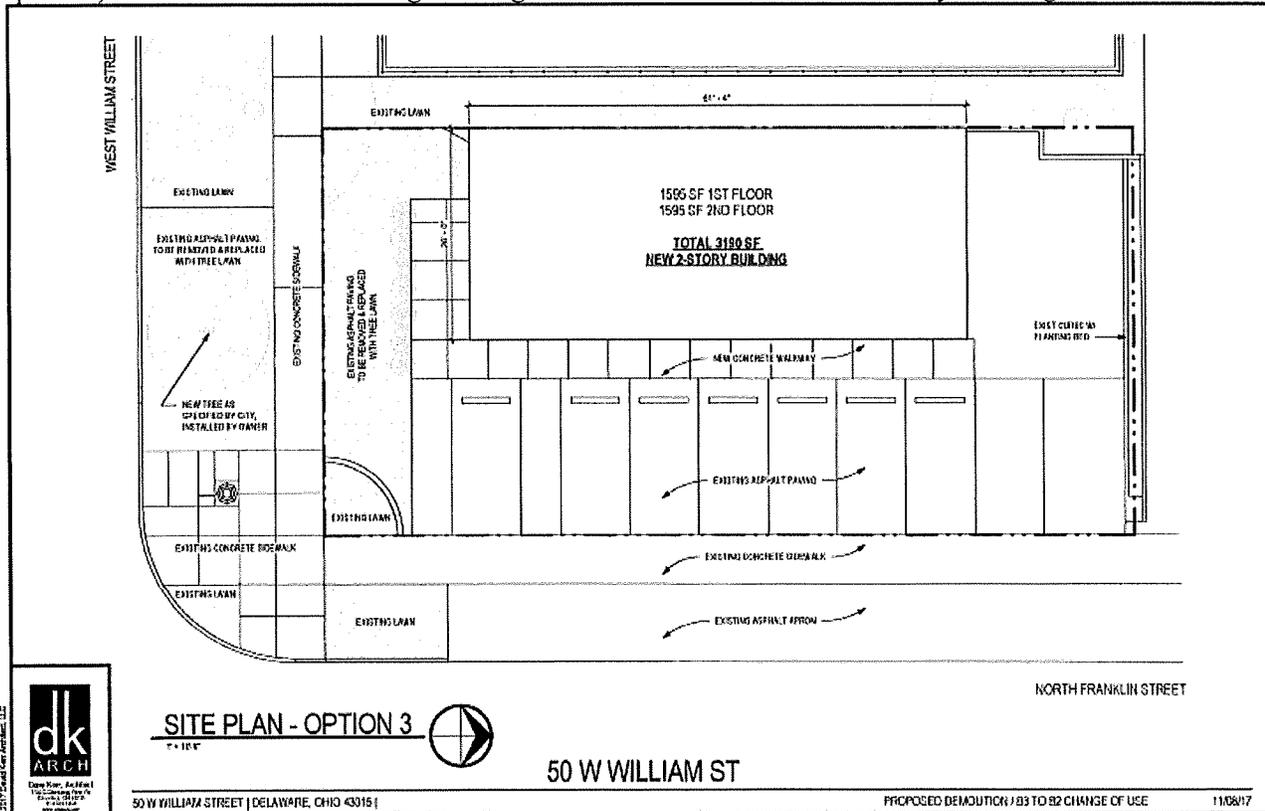
The Applicant has been in contact with Staff since September 2017 indicating interest in the purchase of 50 West William Street and inquiring about the various development processes needed to renovate and use the site as a viable commercial space. She has subsequently entered into a purchase option with the building owner, which is set to expire in January 2018. Thus, the processing of this case is time-sensitive.

The Applicant, with her husband, have owned and operated small, private boutique fitness studios in Fairlawn and Hudson, Ohio for ten years prior to relocating to the Columbus area to be near family and taking up residence in Delaware. The Applicant is trained and licensed as an exercise physiologist. More than a personal trainer, exercise physiologists assess a client's existing limitations and develop personalized fitness and exercise programs to improve strength, flexibility, and endurance to recover from chronic diseases, injuries, and disabilities and for overall health. In addition to patient referrals, she would also offer personal training and small group classes, such as yoga, to the public in the boutique fitness studio proposed to be established in this building. The Applicant is currently a stay-at-home mother. She is anxious to use her experience to bring this type of business model and service to Downtown Delaware and to utilize her skills and services as a vested owner/operator of this property. Sensitive to historic properties, the Applicant lives at 6 Darlington Road (The VanDeman Home), which is listed individually on the National Register of Historic Places.

Option 2) Demolition of the existing building and construction of a new one story building



Option 3) Demolition of the existing building and construction of a new two-story building

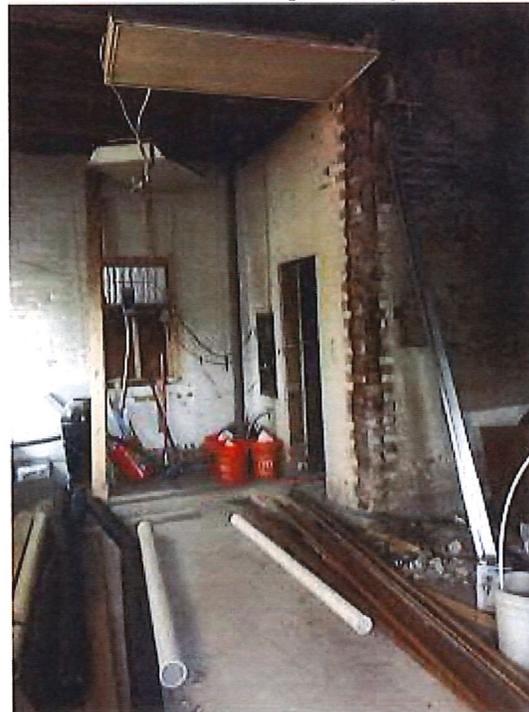
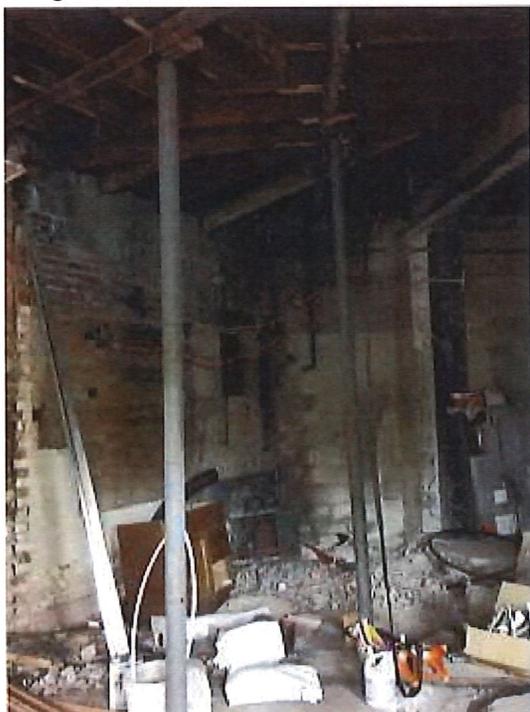


The Applicant's preferred option is to build a two-story building (Option 3), with the same approved site configuration. The new building would essentially be located where the existing structure sits, but slightly closer to West William Street and in a more usable rectangular design. The proposed two-story rectangular structure would be a total of approximately 3,200 square feet. The first story would house the boutique fitness studio. The second story would have a flexible use with perhaps two executive style lofts with work space to serve local professionals and visitors to the community. She is committed to using local architects and contractors and abiding by all zoning and building requirements. In terms of final design, materials, and colors, the Architectural Standards for new construction in the Transitional Sub-district of the Historic District will be followed. Since the fitness classes will range in size from six to twelve clients at a time, and the executive lofts will typically host two occupants, the existing parking area will not be compromised. The existing parking configuration should be adequate for the needs of the building. The City Engineering Department indicated at a recent preliminary review that the parking configuration could remain as constructed. The Applicant also understands that the project, if approved to move forward by HPC, would require additional review and approval by the HPC for final building and site design (including proposed materials and colors), followed by Planning Commission and City Council approval.

The Applicant welcomes the comments and suggestions from the Historic Preservation Commission on the proposed course of action in order to move forward on the decision to actually purchase this property to demolish and re-build or to walk away from the purchase (which would leave a vacant downtown building to continue to deteriorate).

STAFF ANALYSIS

City Staff appreciates the Applicant's interest in purchasing property and establishing a new business in Historic Downtown Delaware, and the Applicant's forethought to performing due diligence and requesting a preliminary determination on the proposed project. Staff conferred with the potential buyer on a number of occasions prior to the submittal of this application for Informal Review. The sudden lack of funding of the previous business owner and intended occupant has left the building and the site in an unsightly, unfinished deteriorated state. The exterior building walls are literally broken out and boarded up. A roof leak has caused deterioration on the interior. As illustrated in the photographs below, virtually every floor and wall on the interior is compromised: wall and ceiling coverings removed, walls removed, trenches sawn into concrete floors for plumbing, etc.





The site is located on the western boundary of the Downtown Historic District in the Transitional Sub-district, a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. Staff offers that if the existing building is demolished, a new mixed use building of residential with work space on the second floor and commercial/services on the first floor appears to be appropriate. A two-story building would be an appropriate scale for this site. Two story buildings lie directly to the north and the three-story former Willis School to the west. A large church lies to the east. The occupancy of the building by a fitness boutique would appear to be an appropriate usage of the site while maintaining the quiet enjoyment of the nearby residential neighborhoods. This building is not original to the site. Staff finds that the structure no longer contains nor appears to contain any apparent historical significance or historic elements of a 1930s service station, and modern materials had been applied over any features which may have been on the building. Thus, its removal would not appear to be detrimental to the historic district. The Applicant understands all renovations will be constructed of materials and a color palette compatible with the existing building and the Architectural Standards. The Applicant will need to continue to work with City Staff to achieve compliance with applicable building and zoning codes in regard to the parking area and the zoning designation and building use.

Section 1190.07(a) of the City Codified Ordinances, does allow demolition of a substandard structure in the Historic District. It reads as follows:

Section 1190.07. - Demolition.

(a) *In cases where an applicant applies for a certificate to demolish a structure within a designated historic district or to demolish a historic landmark, the Historic Preservation Commission shall grant demolition and issue a certificate when one or both of the following conditions prevail:*

- (1) *The structure contains no features of architectural and historic significance.*
- (2) *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternatives to demolition, or that deterioration has progressed to the point where it is not economically feasible to restore the structure.*

Staff believes that as the Applicant completes due diligence, one or both of the conditions supporting demolition need to be formally established through the process. An architect sensitive to historic preservation has already been retained, thus ensuring that all proposed work will meet the Standards, as well as pertinent building codes and regulations. Staff suggests the Applicant would need to work with the adjacent building owners regarding the parking situation as it appears adjacent buildings are taking advantage of the available parking on the site.

Staff offers that the building, when occupied and intact, was purposely excluded from inclusion in the National Register Historic Northwest District due to its design and age and now can be considered an intrusion on the historic fabric of the nearby neighborhood and Central Business District due to its condition.

The City of Delaware does not take lightly demolition of buildings within the Historic District; however, Staff would support the demolition and reconstruction approach in this particular situation. The Applicant is motivated to remove a now dilapidated vacant building from a prominent corner on one of the City's major thoroughfares through the downtown and engage in a substantial investment to provide a building that will complement and blend into the City's Historic District and the neighboring National Register Historic District.

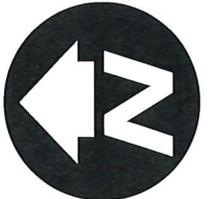
STAFF RECOMMENDATION (HPC 2017-2923 – INFORMAL REVIEW)

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed demolition and subsequent reconstruction of 50 West William Street.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:



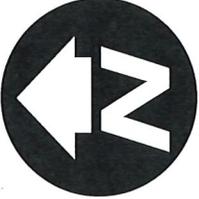
HPC 2017-2923
50 West William Street
Location Map





HPC 2017-2923
50 West William Street
Zoning Map



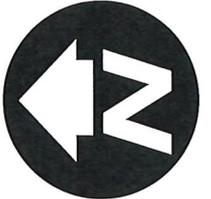


HPC 2017-2923
50 West William Street
Historic District Map



Legend

	Downtown Core
	Transitional
	Residential



HPC 2017-2923
50 West William Street
Aerial (2016) Map



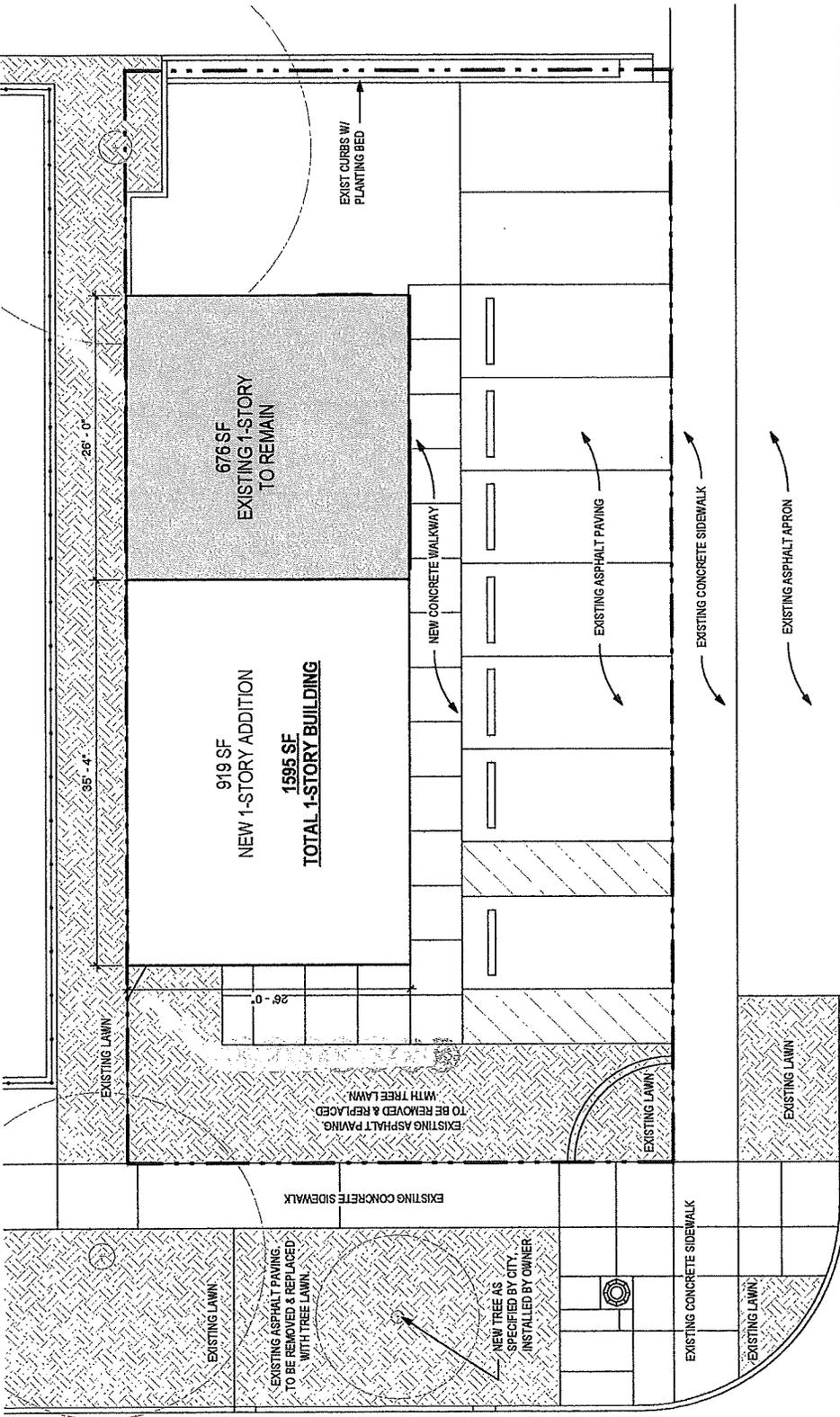
The proposed project is to build a two-story building, with the same site configuration (see attached drawing). The building would essentially be where the existing structure is located, but in a more usable configuration.

The proposed two-story rectangular-shaped structure would be approximately 3,200 sq. feet. The first story would house our boutique fitness studio. The second story would house two executive style lofts, to serve city professionals and visitors.

We intend to use local architects, contractors and will abide by zoning/building requirements. We will not compromise area parking, as our fitness classes will range in size from 6 – 12 clients at a time.

We have contacted several general contractors and are awaiting their proposals, which includes 1) remodeling current structure with addition, 2) demo with 1-story, and 3) demo with 2-story.

Our understanding is that 50 West William Street contains no features of architectural or historic significance. It is also our understanding that there is no reasonable economic use for the structure as it exists or as it might be restored, therefore we are seeking approval for demolition.



WEST WILLIAM STREET

dk ARCH
 David Kerr, Architect
 7755 Courtyard Place, #100
 Columbus, OH 43240
 www.dkarch.com



SITE PLAN - OPTION 1
 1" = 10'-0"

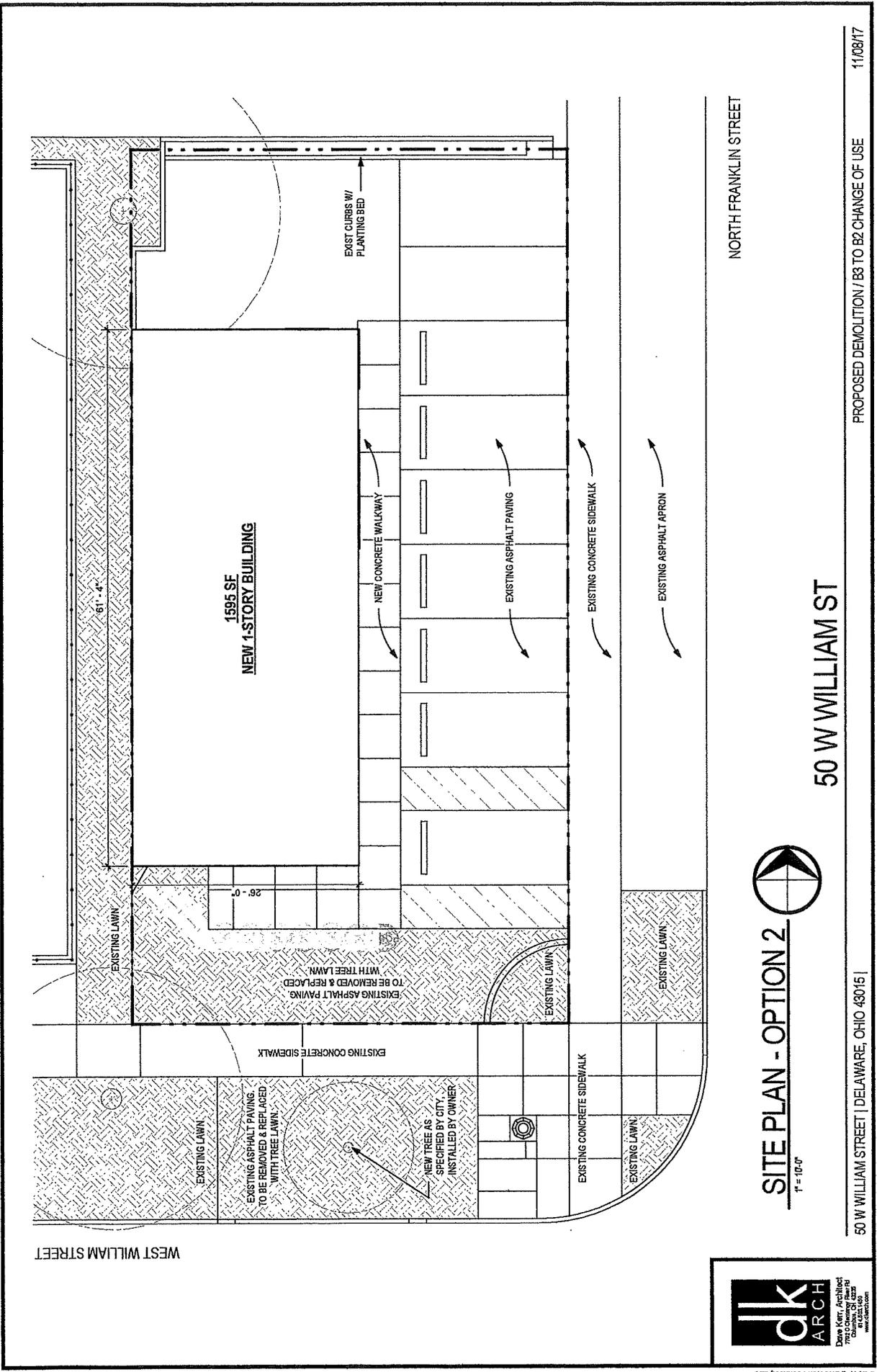
NORTH FRANKLIN STREET

50 W WILLIAM ST

50 W WILLIAM STREET | DELAWARE, OHIO 43015 |

PROPOSED DEMOLITION / B3 TO B2 CHANGE OF USE

11/08/17



WEST WILLIAM STREET

NORTH FRANKLIN STREET



SITE PLAN - OPTION 2
1" = 10'-0"

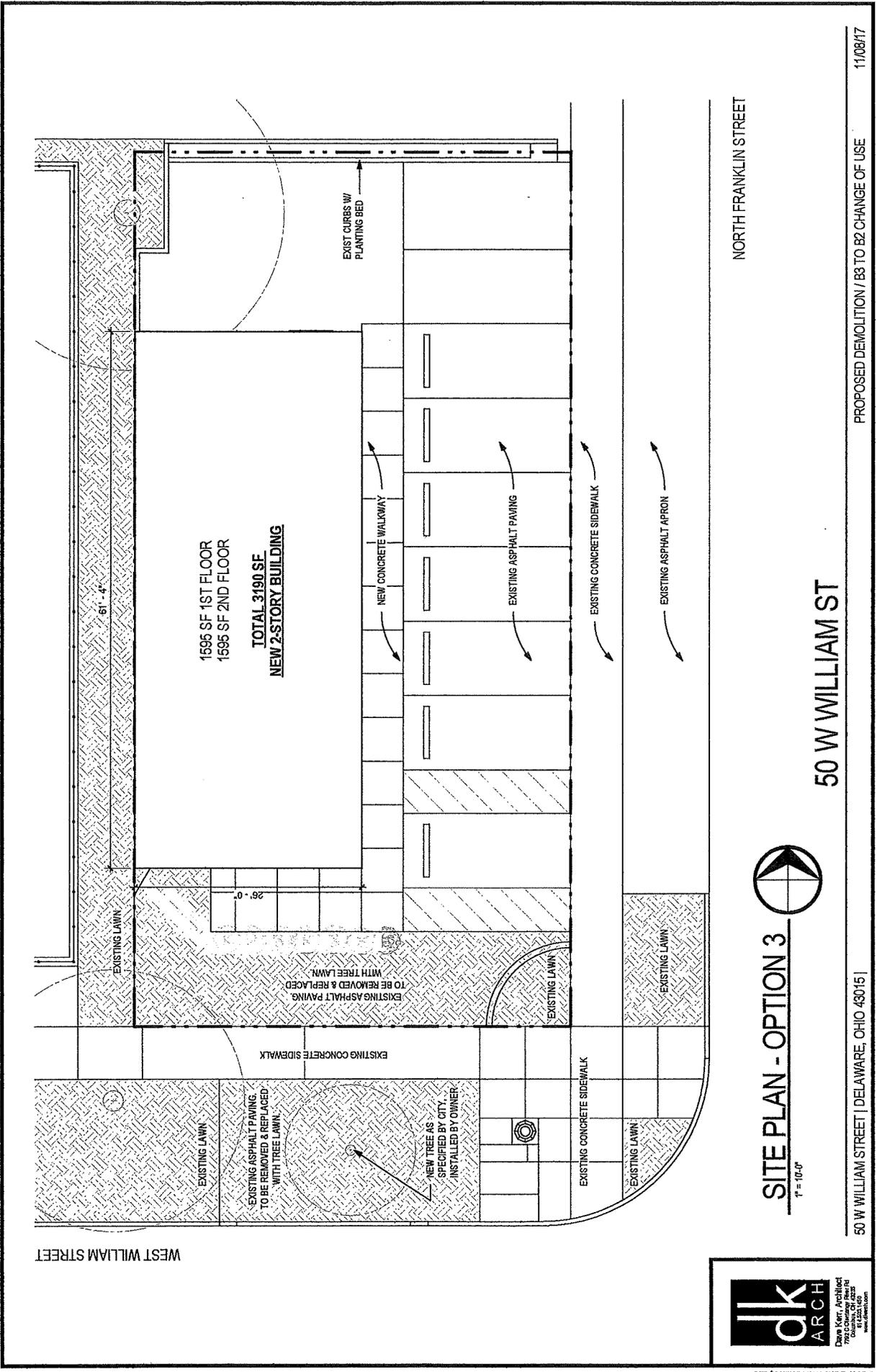
50 W WILLIAM ST

11/08/17

PROPOSED DEMOLITION / B3 TO B2 CHANGE OF USE

50 W WILLIAM STREET | DELAWARE, OHIO 43015 |

dk ARCH
 Dave Kerr, Architect
 7920 Channing Road #2
 Columbus, OH 43242
 614.232.4468
 www.dkarch.com



WEST WILLIAM STREET

NORTH FRANKLIN STREET



SITE PLAN - OPTION 3
1" = 10'-0"

50 W WILLIAM ST

50 W WILLIAM STREET | DELAWARE, OHIO 43015 |

PROPOSED DEMOLITION / B3 TO B2 CHANGE OF USE

11/08/17

dk ARCH
 Dawn Kerr, Architect
 7922 Channing River Rd
 Columbus, OH 43228
 614.223.1420
 www.dkarch.com



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2017-2923

Certificate of Appropriateness Application

RECEIVED
NOV 13 2017
CITY OF DELAWARE
PLANNING & COMMUNITY DEV.

Historic Subdistrict Downtown Core Residential Transitional

Address 50 WEST WILLIAM STREET

Business name

Applicant Name/Contact Person JILL RICE Phone 614-915-9258

Address 6 DARLINGTON ROAD DELAWARE, OH 43015

Email jillricedel@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 DAVE HUTSON Phone 740-363-2471

Address 4525 BEARD ROAD, SUNBURY, OH 43074

Email midohioprinting@gmail.com

Project Type

- Signs, Graphics or Awnings
- Demolition Permit(s)
- New Construction
- Exterior Building/Site Alterations
- 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.

see attached.

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.

<u><i>Jill Marie</i></u>	<u>11-13-2017</u>
Signature of Applicant	Date
<u><i>Daniel K. Hutten</i></u>	<u>11/13/2017</u>
Signature of Owner (if not the Applicant)	Date

Application Fee \$50.00 Fees Received \$ 50.00 Received by *dlg* Date 11/13/17