

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
6:30 P.M.

REGULAR MEETING

JANUARY 22, 2020

1. ROLL CALL
 - A. Introduction of Lisa Keller, City Council Representative
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on October 23, 2019 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2020-0026: A request by Surge Staffing for an Informal Review for proposed storefront renovations at 67 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - B. DISCUSSIONS
 - (1) Fiberglass-Clad Windows
4. STAFF COMMENTS
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: February 26, 2020
7. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
October 23, 2019**

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:30 p.m.

Members Present: Cara Hering, Sherry Riviera, Councilman Kyle Rohrer and Chairman Mark Hatten

Members Absent: Vice-Chairman Joe Coleman, Erinn Nicley and Stephanie Van Gundy

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Vice-Chairman Joe Coleman, Erinn Nicley and Stephanie Van Gundy, seconded by Councilman Rohrer. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 25, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on September 25, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion approved by a 3-0-1 (Rohrer) vote.

Chairman Hatten requested that the order of the agenda be amended to have the informal review at the end.

Motion: Ms. Riviera motioned to amend the agenda order to have 3A presented after 3C, seconded by Ms. Hering. Motion approved by a 4-0 vote.

The Clerk read into the record an email that was received by Vice-Chairman Coleman regarding his opinion on the cases to be presented to the Commission.

Ms. Hering informed the Commission that she will abstain from voting on case 2019-2407 as she is the architect for the project.

ITEM 3. REGULAR BUSINESS

- A. 2019-2363: A request by Stephen P. Hartman for an Informal Review for a proposed facade renovation at 4 North 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 a staff report for the Informal Review requests. She discussed that the project site is composed of two parcels 4 North Sandusky and 5 East William Street. The project site is one L-shaped property composed of two parcels. The property was granted a Certificate of Appropriateness in 2016 for a proposed project by the previous owner, but this project was not completed. The property was recently sold to the current owner in August 2019. He has plans to re-instate an interior stairs to the upper floors and rehabilitate the second and third floors into residential or commercial units. The applicant was advised that he would need his own design professional and seek his own Certificate of Appropriateness. Ms. Guenther reviewed the proposed repairs to the Commission.

APPLICANT:

Steve & Judy Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman reviewed some proposed repairs to the bricks and cornice of the building. Chairman Hatten discussed that repairs can be reviewed by staff and that the HPC would review proposals that have changes and modifications. Ms. Guenther discussed needing to apply for a permit for any repairs to staff for approval. She discussed the need to use appropriate materials for mortar and brick repair. Mr. Hartman discussed painting the grey mortar on the side of the building by the roof to match the brick color, as well as, the chimney. Chairman Hatten discussed that if the item hasn't been painting prior then it may have to go through the process that starts with staff and the Chairman to determine if the request should be before the Commission or Administrative Approval. Mr. Hartman discussed the potential relocation of the interior stair and how it will affect the front façade. Mr. Hartman discussed adding windows on the side of the building to add a second bedroom and what happens when the ghost-sign no longer exists. Chairman Hatten discussed that the standards do not allow for this change and that he would not agree to windows being added to the building. Mr. Hartman provided photos of decks throughout the Historic District and discussed adding a second and third floor deck. He reviewed the materials and look for the deck. Chairman Hatten discussed that may need to be approved by the Building Official if the deck is in a place where it can't be seen. Chairman Hatten discussed that the designs would need to come before the Commission for review. Ms. Guenther discussed requirement and restrictions to cleaning the outside of the building or using a power washer.

PUBLIC PARTICIPATION:

Stan Nahman
616 Barretts Church Way
Aiken, South Carolina

Mr. Nahman questioned if a balcony structure can be placed outside of the public

view.

- B. 2019-2236: A request by Del-Mor Dwellings Corp. for a Certificate of Appropriateness for a proposed roof replacement at 30 North Franklin Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther reviewed the location of the building and that it is considered a non-contributing building in the Historic Northwest National Register Historic District. She discussed that Del-Mor Dwellings Corporation is a non-profit organization, which holds its corporation offices at this location. The building was once a single-family home constructed around 1900. It was converted to commercial use in 1986 and is considered a non-contributing resource due to the application of aluminum siding and vinyl replacement windows. She discussed that the Applicant's initial request for a Certificate of Appropriateness was through the Administrative Review process and that staff recommended approval, but the HPC Chairman indicated the proposed materials do not comply with the Architectural Standards for the Historic District. She discussed the Applicants plan to install a high quality, 35-year warranty Drexel standing seam metal roof in a medium brown color. She discussed that this product was selected as it is close in appearance to the 70 year-old standing seam metal roof that is currently in place. She also discussed the cost difference to use the proposed materials.

APPLICANT:

Jim Wilson
Del-Mor, Executive Director
30 North Franklin Street
Delaware, Ohio

Mr. Wilson discussed that Del-Mor purchased the building in 2000 and have completely renovated the interior of the building. He discussed that due to being a non-profit business they are unable to do a complete façade renovation. He informed the Commission that the siding on the building is currently vinyl. He stated that the proposed materials are not the same as used on pole barns and that they have attempted to recoat the current metal roof twice to help repair and prevent further rusting of the roof.

Ms. Guenther discussed that other versions of standing seam metal roofs are present in the Historic District, such as 20 East William Street and Buns Restaurant Patio. Chairman Hatten discussed the materials that are currently approved in the Architectural Standards. He discussed that in recent cases that the Commission has not approved the metal roof materials. Councilman Rohrer discussed that the materials look the same to him and that there is nothing other

than the roof that remains historic on the building. Ms. Riviera voiced that she saw no physical difference in the materials and would be supportive of the request. Ms. Hering stated that this is more related to the installation not being historic and does not see a difference in the appearance. She discussed that it achieves the historic affect with modern technology.

Motion: Ms. Riviera motioned to approve 2019-2236 as recommended but adding that new panels match dimensions of existing panels as able, seconded by Ms. Hering. Motion approved by a 3-1 (Hatten) vote.

C. 2019-2407: A request by Stacy and Dan Stultz for a Certificate of Appropriateness for a proposed facade renovation at 53 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther discussed the project location and zoning of the property. The property is the south storefront of a contributing building in the National Register Sandusky Street Historic District. The buildings at 53 N. Sandusky Street and 55 N. Sandusky Street were divided in to separate parcels in the past and both storefronts were altered and no longer retain their original elements. She discussed that in the 1960's is when it was estimated to have the installation of the 'modern' aluminum storefront that exists currently. She discussed the proposed façade renovations based on the results of the informal review. This includes the removal of the storefront canopy and to remove the aluminum panels to expose the underlying brick columns.

APPLICANTS:

Dan and Stacy Stultz
200 North Franklin Street
Delaware, Ohio

Mr. Stultz discussed that he checked behind the aluminum columns and found painted brick with framing that the aluminum panels are attached. The Commission had discussions of potential changes to the columns. Ms. Stultz discussed the preference to do wood trim columns to hide the brick and leave the storefront glass and entrance. The Commission discussed the Applicants can receive Administrative Approval on final design and lighting. Ms. Stultz questioned if they could use gas sconces outside. The Commission recommended that staff address that concern with the Chief Building Official.

Motion: Councilman Rohrer motioned to approve 2019-2407, as submitted, seconded by Ms. Riviera. Motion approved by a 3-0-1 (Hering) vote.

D. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission did not have a discussion on windows.

ITEM 4. STAFF COMMENTS

There were no staff comments.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: November 20, 2019

Chairman Hatten reminded the Commission of the date change for the meeting relating to the upcoming holiday.

ITEM 7. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Hering. The Historic Preservation Commission meeting adjourned at 9:03 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT

Surge Staffing
1110 Morse Road
Columbus, OH 43229

REQUEST

2020-0026: A request by Surge Staffing for an Informal Review for proposed storefront renovations at 67 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project site is located at 67 North Sandusky Street, on the west side of North Sandusky Street between Winter Street and Central Avenue, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, east, and west of this parcel lie within the Downtown Core 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.

BACKGROUND

The subject property is a contributing building in the National Register Sandusky Street Historic District. It is an example of circa 1870-1880 era Italianate commercial architecture, the most popular architectural style along Sandusky Street. The three-story commercial structure features round arched windows, which are slightly recessed, and arcaded brickwork (a series of arched brick) above the second and third story windows. However, the building appears to be missing its typical bracketed cornice. The third story windows retain a 6-over-6 sash, while the second floor windows have been replaced with 1960s aluminum jalousie windows with a filler panel in the window arches. The north and west elevations bear a coating of stucco. The storefront has been modified numerous times over the building's lifetime.

67 North Sandusky Street – 2019



The building sits in between two alleys and is the remaining original building in that section of streetscape. The Central Garage to its north and two buildings to its south were demolished to make way for the new ‘Citizen Federal Bank’ building (now Chase Bank) constructed in 1979. The iron beam from the garage is still attached to the north elevation of 67 North Sandusky Street.

Aerial – 67 North Sandusky Street



Demolished Demolished 67



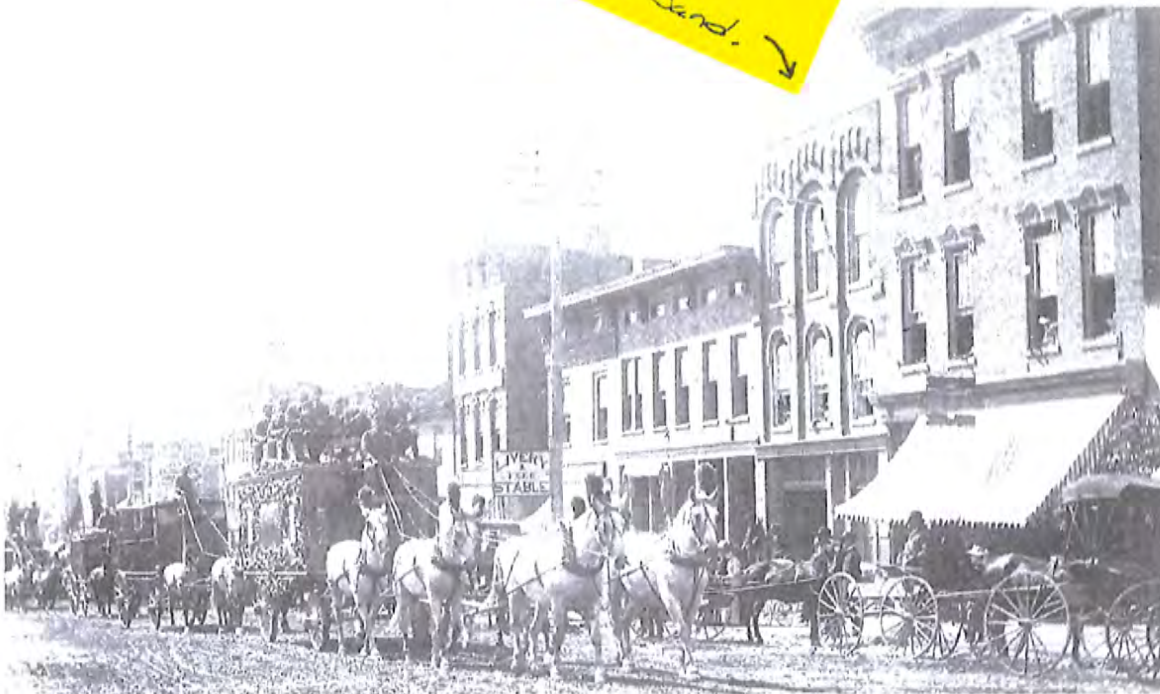
Demolished



A photograph dating from circa 1900 depicts a circus parade on North Sandusky Street near Central Avenue. 67 North Sandusky can be seen in background. A few spectators are barely discernible in the second floor windows. This appears to be the earliest image of the building’s storefront area. According to the Sanborn Fire Insurance Maps from 1885 through 1950, this building was designated as either the manufacture or sale of “Furniture or Furnishings.” The storefront appears to contain a large open area.

67 North Sandusky Street – circa 1900s
South Sand.

67 N. Sand. →



By the 1950s, the storefront had prism glass (which became popular in the 1920s and forward) installed in the transom window area. It also did not have a traditional storefront window and door design. A separate entry to the upper floors is shown.

67 North Sandusky Street – circa 1950s



A 1999 photograph illustrates the 1960s aluminum storefront, including the entry door to the upper floors, installed on this building that is in place today. Note an aluminum canopy had also been installed in the transom window area. The original brick had been removed from the columns, and a brick planter box was installed in the inset storefront window area.

67 North Sandusky Street - 1999



By 2008, the aluminum canopy was removed and the transom window area was covered with painted plywood panels. The storefront system, including the planter box, remained. It is not known if the early prism glass transom windows are still intact underneath. The building's appearance remains essentially the same today.

67 North Sandusky Street - 2008



PROPOSAL

The Applicant is proposing to:

- 1) Remove the existing storefront glass system.
- 2) Remove brick planter box.
- 3) Remove the plywood covering over the transom window area. Expose and repair prism glass windows as needed, if intact. (If prism windows are not intact, transom windows will be created with clear glass.)
- 4) Install a new matte bronze aluminum storefront system flush with the building face.
- 5) Install a brick storefront window base. Brick shall match upper façade brick as closely as possible.
- 6) The storefront entry door and the entry door to upper floors will have not more than 75% glass in area.
- 7) On the storefront interior, the ceiling will be raised to allow transom window light into the interior.
- 8) On the second floor, remove existing aluminum jalousie windows. Replace with six-over-six, wood or aluminum-clad wood windows to match the design of the third floor windows.

Renderings are presented below:

67 North Sandusky Street – Proposed Storefront Design (with clear prism glass)



67 North Sandusky Street – Proposed Storefront Design (if prism glass intact)

Note: Storefront window base will be brick



STAFF ANALYSIS

City Staff is supportive of the proposed plan as presented. The Applicant worked with City Staff to bring in elements that reflect the Architectural Standards, such as transom windows, storefront window base, and entry doors that are not more than 75% glass in area. The second story jalousie windows are being replaced to match the design of the third floor double-hung windows. The proposed storefront appears to blend well with its neighboring buildings, as well as the upper façade features, in this section of the Historic District. The proposal would not detract from the historic value of the historic district. The overall project appears to comply with the Architectural Standards.

In the Architectural Standards:

Standards for Rehabilitation of Historic Buildings/Treatment of Non-Historic Storefronts. When undertaking changes to a non-historic storefront on a historic building, the new work shall be designed and constructed to reflect the historic character of the building. The historic character shall be determined from historic photographs and physical evidence. In the absence of such documentary evidence, a design shall be based upon typical commercial storefronts of the era from which the building dates. In any situation the Commission may consider changes in design necessitated by adaptive reuse of the building or by the use of modern materials and building techniques.

New Construction in the Downtown Core/Storefront.

The Downtown Core storefront shall consist of a solid base, transparent glass, and a header (which may be of transparent or opaque glass). The base shall be 12 to 24 inches high.

Columns and other vertical divisions within the street-front bays shall extend to the sidewalk and be superimposed over the base. Columns shall maintain slender proportions no wider than a 1:12 width to height ratio and shall contrast with the base.

Store entrances may be recessed 3-6 feet into the building face so that a door may open outwards without obstructing the sidewalk. The recessed opening shall extend from the ground to the bottom of the header. The door shall be glazed (with at least 50% glass in area and not more than 75%) and the sides of the recess at the entrance shall also be transparent above the base. A transparent or opaque glass transom shall extend from the top of the door to the bottom of the header.

Staff also offers that similar storefront systems have been approved by the Historic Preservation Commission: 9 East William Street (Upper Cut Barber Shop), 25 North Sandusky Street (Restoration Brew Worx), and 28 East William Street (The Strand Theatre Block Storefronts).

STAFF RECOMMENDATION (HPC 2020-0026 – 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 storefront renovations to 67 North Sandusky Street prior to the Applicant's submittal of a formal application for a Certificate of Appropriateness.

CASE NUMBER: 2020-0026 Informal Review: 67 North Sandusky Storefront Renovation

MEETING DATE: January 22, 2020

PAGE: 8 of 8

COMMISSION NOTES:

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

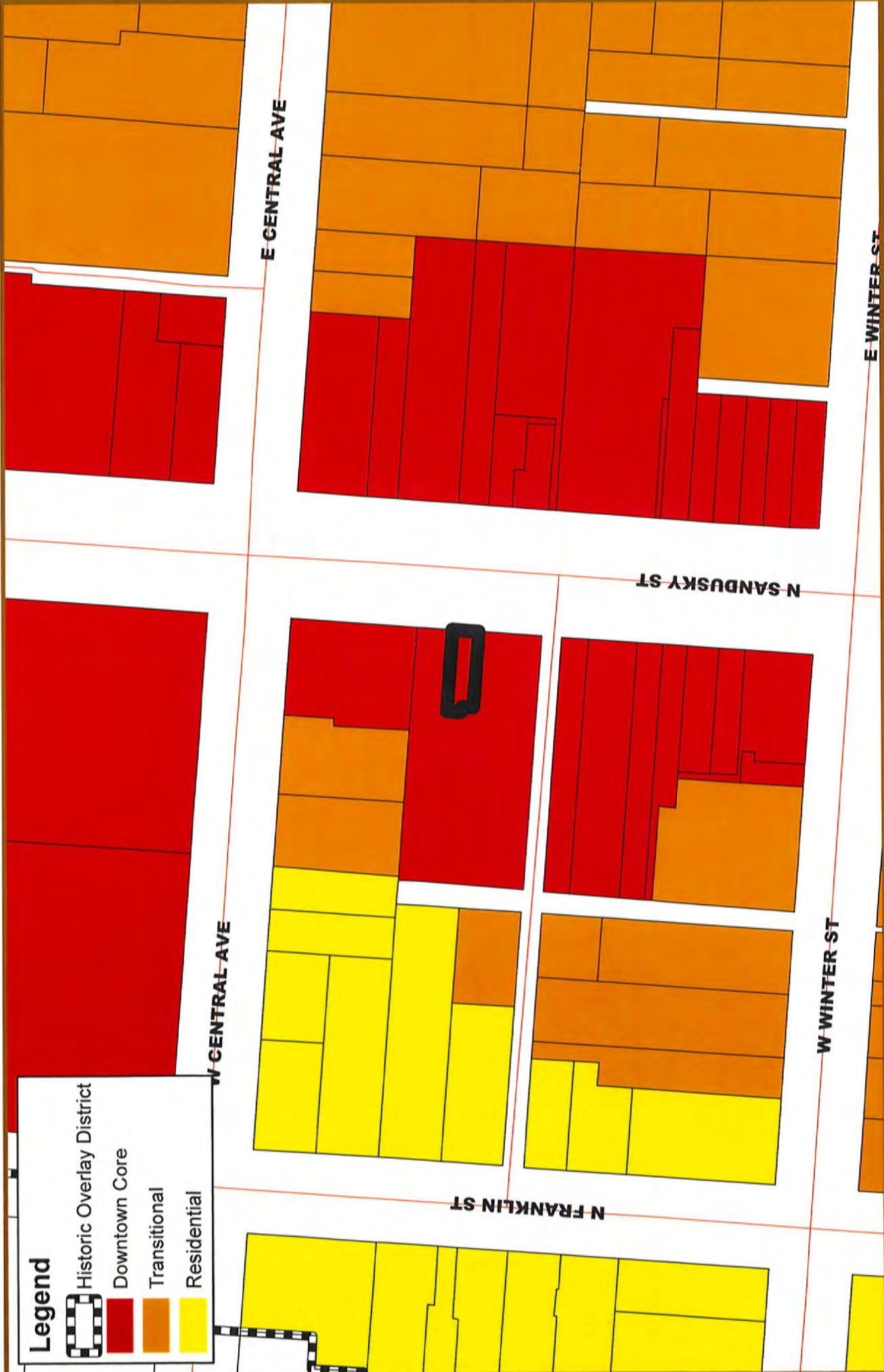
CONDITIONS/MISCELLANEOUS:

FILE: PLANNING/HPC CASES/2020 CASES/2020-0026_67 NSAND INF REV STFRPT.DOC
ORIGINAL: 1/17/20



2020-0026
Informal Review
67 North Sandusky Street - Storefront Renovation
Location Map





Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2020-0026
 Informal Review
 67 North Sandusky Street - Storefront Renovation
 Historic District Map





2020-0026
 Informal Review
 67 North Sandusky Street - Storefront Renovation
 Zoning Map





2020-0026
Informal Review
67 North Sandusky Street - Storefront Renovation
Aerial (2016) Map



**Proposed Storefront Design
(with clear prism glass)**



**Proposed Storefront Design
(if prism glass intact)**
Note: Storefront window base will be brick





**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY
2020-0026

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 67 North Sandusky Street

Business name Surge Staffing

Applicant Name/Contact Person Mark Lundquist Phone 614-431-5100 ex 3331

Address 100 Morse Road Columbus Ohio 43229

Email mlundquist@surgestaffing.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

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.

1. Remove existing glass system
2. Remove Planter box.
3. Remove Ply wood transom to expose original glass tile and repair if needed.
4. Install Bronze glass system flush with building face.
5. Replace lower windows with custom windows to match original
6. Raise front ceiling to allow Transom light drop down to existing ceiling height at current Glass system location.

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:

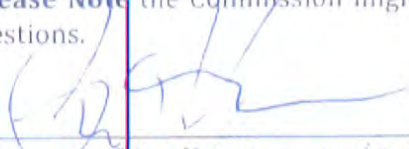
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable 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 _____ Date 1/8/20


 Signature of Owner (if not the Applicant) _____ Date 1/8/20
 Applicant

Application Fee \$50.00 Fees Received \$ 0 Received by dy Date 1-7-20

Fee does not apply per Chap 1190 - HPC Internal Review





MEMORANDUM

DISCUSSION: FIBERGLASS-CLAD WINDOWS

To: Historic Preservation Commission Members

From: David Efland, Planning and Community Development Director
Dianne Guenther, Development Planner

Date: February 27, 2019

RE: Proposed Change to Architectural Standards for Downtown Delaware:
Inclusion of Fiberglass-Clad Windows As An Acceptable Window Treatment

Goal

On January 23, 2019, four members of the Historic Preservation Commission (HPC) were given a presentation regarding fiberglass-clad windows by representatives of Marvin Windows manufacturing company. In previous discussions by the Commission, it was felt that this type of window, a relatively newer product, may provide a more affordable and energy efficient alternative for building and business owners as compared to the all wood or wood with aluminum-clad window options currently included in the Architectural Standards for Downtown Delaware. The Marvin Window representatives indicated up to a 15% total cost savings over the other options.

The Commission requested City Staff to advise the Commission of the process to revise the Architectural Standards to include fiberglass-clad windows, possible ramifications, and a listing of window manufacturers and window models that would be ideal candidates for use in the Historic District Overlay. The window listing from the City of Columbus was suggested to use as a model.

Authority

To that end, the Commission is considering revising the Architectural Standards to provide additional clarification and guidance for building design as related to window treatments in all Districts of the Historic District Overlay. Zoning Code Chapter 1190 - Historic District Overlay states in Section 1190.04 that the Historic Preservation Commission (HPC) shall have powers and duties which include: "standards and guidelines that may include exterior architectural and design consideration..."

Process

The modifications will be made to the Standards themselves, as referenced in Zoning Code Chapter 1190 - Historic District Overlay, and not to the language itself of the Zoning Code Chapter. Therefore, a slightly expedited adoption process may be undertaken. First, the language of the appropriate text revisions, and the listing of suggested window manufacturers and models, needs to be written, reviewed, finalized and approved by the Commission via majority vote. Second, upon Commission approval, City Staff would prepare an Ordinance for passage by City Council authorizing the incorporation of the revisions to the Architectural Standards as approved by the Historic Preservation Commission. The passage of an Ordinance typically requires a first reading, a second reading with a public hearing, and a third reading and typically passage by City Council. Only City Council can move to waive the required three readings and public hearing at any time during the process. Lastly, the Architectural Standards will

be revised effective the date of the passage of the Ordinance. In the instance where the actual language of Chapter 1190 of the Zoning Code is changed, the language of the text revisions would need to be reviewed by the City Planning Commission prior to City Council review.

Impacts

The Architectural Standards for the Downtown Historic District currently provide only two window replacement options: all wood or wood with aluminum-clad windows. (Repairing and rebuilding the subject window in the same design and materials is also an option, of course.)

The limited options may become problematic due to cost impacts. If cost prohibitive, a building or business owner may elect not to undertake the project and the window treatments in place would continue to deteriorate. Providing an additional window replacement option in the guidelines in the Architectural Standards will help to maintain and perhaps spur appropriate development in the Downtown Historic District.

As long as the building or business owner undertakes window treatments in the same design and allowable materials, and in a color that complements the historic fabric of the building and District, the revised Standards will not present a development impediment for applicants. The majority of window treatment projects are typically administratively approved by the HPC Chairman and the Planning and Community Development Director prior to installation. The clarification of the window treatment options will provide building and business owners better direction on the type of development that is appropriate and expected for the downtown historic district, thus better facilitating a timely finished project. In Staff experience, building and business owners have typically selected to use Trimline Windows Legends Aluminum-Clad Series, Marvin Windows Aluminum-Clad Series, and Pella Windows Aluminum-Clad Series.

The City of Delaware is a CLG (Certified Local Government) community, which means the City has partnered with and has been certified by the National Park Service and the State Historic Preservation Office (the Ohio History Connection in Columbus) to make a local commitment to preserve, protect, and increase awareness of historic preservation and our unique cultural heritage found in the built environment in our community. That said, Staff offers that the Commission may think in terms of both authenticity and aesthetics of window treatments in historic preservation efforts of the city's building historic stock. However, the Commission could potentially remain as strict in regards to window treatments, or continue seeking ways to make window treatments more affordable for building and business owners to achieve the desired aesthetics. In addition to aesthetics, energy efficiency is also a major reason for changing windows leading to a better indoor environment for tenants, shoppers, visitors, and the like. Staff commends the Commission for taking their role seriously and suggests continuing to ask for supporting details of window treatment materials to ensure that products will not detract from the historic fabric of the Historic District Overlay. If per chance, there is an indication that the new products introduced into the District are not holding up in performance or appearance as anticipated, the Commission can certainly reverse itself regarding this particular product.

As of this writing, fiberglass-clad wood windows are not considered eligible for funding by the City's Downtown Façade Improvement Program. This program is funded by federal Community Development Block Grant funds through the Ohio Development Services Agency. Each proposed project must be reviewed by the State Historic Preservation Office (the Ohio History Connection in Columbus) to

determine if the proposed work will have an adverse effect on historic properties. To date, this product has not been approved the State. Thus, in cases of state or federal grants and requirements, the contemplated window materials would not currently be available.

Revisions

Should the Commission so desire, the proposed revisions would include the following sections of the Architectural Standards in regard to window treatments. Suggested language for the revision is bolded below:

Page 3

PART 1: STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

Historic Window and Door Treatments

When existing historic windows cannot be repaired, replacement windows shall maintain the profile and size of the historic window, including sash and trim. Windows shall not be replaced with single fixed light installations. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Replacement windows shall be of wood, **and/or wood with aluminum cladding, and/or wood with fiberglass cladding.** (A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.) Existing windows shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation.

Page 5

PART 2: STANDARDS FOR NEW CONSTRUCTION

STANDARDS FOR THE DOWNTOWN CORE SUBDISTRICT

Upper Floors

When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double hung or have a horizontal division in the middle and shall be of wood, **and/or wood with aluminum cladding, and/or wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. (A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)

Page 6

STANDARDS FOR THE TRANSITIONAL SUBDISTRICT

Upper Floors

The upper floors of buildings taller than one-story in the Transitional subdistrict shall have separate, vertically proportioned windows with at least a 2 to 1 height to width proportion. Existing windows are important to the look of a building, and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double-hung or have a horizontal division in the middle and shall be of wood, **and/or** wood with aluminum cladding, **and/or** wood with fiberglass cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Their placement shall coordinate with the storefront divisions. **(A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)**

Page 8

STANDARDS FOR THE RESIDENTIAL SUBDISTRICT

Windows

Street-facing windows shall be double-hung and shall maintain vertical proportions with at least a 3 to 2 height to width ratio. If divided sash are used, divisions shall appear from the exterior as true muntins. When replacing windows, the profile and size of the original sash and trim shall be maintained.

Required Materials

Main building: Standard modular brick and/or painted horizontal wood siding.

Trim (e.g., fascia, soffit, frieze, casement, etc.): Stone and/or painted wood.

Porch columns, railings, etc.: Painted wood.

Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.

Windows: Wood, wood with aluminum cladding, and/or wood with fiberglass cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. **(A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)**

Fiberglass-Clad Wood Window Presentation by Marvin Windows

On January 23, 2019, four members of the Historic Preservation Commission (HPC) were given a presentation regarding fiberglass-clad wood windows by representatives of Marvin Windows manufacturing company. Members not present are encouraged to view the presentation via the on-line video of the HPC meeting of that date at www.delawareohio.net. Some take-away points:

- Fiberglass is not vinyl
- There are different grades of fiberglass
- Better longevity and energy efficiency and maintains integrity of building better than vinyl or aluminum-clad windows
- The cost of aluminum-clad windows is increasing
- Vinyl windows are thermoplastic and are molded into shape
- Extruded aluminum vs. rolled aluminum: product is clipped to an all wood window
- Fiberglass is 800% stronger than vinyl
- Downside: some fiberglass-clad windows are not architecturally correct; sometimes details cannot be captured with fiberglass production. An alternative material would be recommended for such window styles as arched-topped windows.
- Aluminum-clad wood windows are 100% wood windows covered by aluminum on the exterior. Color is applied to the surface of the aluminum product.
- Fiberglass-clad wood windows are 75% fiberglass on the exterior and only 25% wood on the interior. Cohesive color is infused into the fiberglass during manufacturing for durability.
- Marvin Window Integrity series has a 20 year warranty on glass, 10 year warranty on components, and a 100 year warranty on installation
- Does the longevity of fiberglass exceed aluminum? Unknown, due to relativeness newness of product

City of Columbus Historic Preservation Office Approved Window List

A copy of the City of Columbus Historic Preservation Office Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List mentioned at the January 23, 2019 HPC meeting is attached for Commission reference. Please note that one of the window manufacturer models that has successfully been used in the City of Delaware Historic District for a number of years is not included on this list (i.e., Trimline Windows Legends Aluminum-Clad Series).

Staff offers that should the Commission desire to guide building and business owners with a list of approved window manufacturers and models that the option is left open for the addition of comparable quality windows of the Applicant's choosing. Prior to approval, the window specifications could be reviewed by Staff and the HPC Chairman for concurrence for use.

Historic Preservation Office
Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List

Below is a list of all composite, fiberglass, and aluminum-clad wood windows that have been reviewed by the Brewery District, German Village, Historic Resources, Italian Village, and Victorian Village Commissions. These composite, fiberglass, and aluminum-clad wood windows may be administratively approved by Historic Preservation Office staff. The appropriateness of any particular window model or sash muntin pattern will be determined by H.P.O. staff, based on any photographic or existing evidence of the original windows and/or its compatibility with the style and age of the building. Any composite, fiberglass, or aluminum-clad wood window that is not on this list requires the submission of a window sample and review by the appropriate commission at a regular monthly hearing. **All window replacement projects require a Certificate of Appropriateness from the Historic Preservation Office and a Permit with the Building and Zoning Services Department (614-645-6090) before work begins.**

MANUFACTURER	SERIES	Material
Fiber Frame	2100 Series (Awning)	Fiberglass Exterior & Interior
Pella	Impervia	Fiberglass Composite Exterior & Interior
Marvin	Integrity Wood Ultrex	Fiberglass Exterior/Wood Interior
Marvin	Infinity	Fiberglass Exterior & Interior
Universal	700 Series	Aluminum Exterior & Interior
JeldWen	Siteline	Aluminum-Clad Wood Exterior/Wood Interior
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
Kolbe	Ultra Series "Sterling"	Aluminum-Clad Wood Exterior/Wood Interior
Trimline	Eclipse EC300	Aluminum-Clad Wood Exterior/Wood Interior
Lincoln	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Loewen	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
Weathershield	Premium Series 8109	Aluminum-Clad Wood Exterior/Wood Interior

NOTES:

- All glass is to be clear, with no decorative patterns or texture, unless otherwise approved by the Commissions.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.
- Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.
- All work to be completed in accordance with C.C. 3116.11 Standards for Alteration.

For assistance, or additional information, please go to the Historic Preservation Office website at www.columbus.gov/planning/historicpreservation, and click on the appropriate Commission for all H. P. O. contact information.

WINDOWS FOR CITY HALL ANNEX

HISTORIC PRESERVATION MEMBERS PREFERENCE

Commission Member	Window A	Window B	Both	Comments
Joe Coleman				
Mark Hatten				
Cara Hering			✓	
Erinn Nicley			✓	They look nearly identical w/ joints, details. Concerned w/ quality of mullions.
Sherry Riviera			✓	look equally good -
Kyle Rohrer				
Stephanie VanGundy			✓	

Survey: Aluminum-Clad vs. Fiberglass-Clad Windows