

**CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
MEETING TO BE HELD VIRTUALLY VIA CISCO Webex**
6:30 P.M.**

AGENDA

REGULAR MEETING

JULY 22, 2020

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on January 22, 2020 as recorded and transcribed.
3. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on February 26, 2020 as recorded and transcribed.

3. REGULAR BUSINESS

Due to the meeting being held virtually, written public comment, no more than 1000 words, is requested to be received either before or during the meeting through email at emccloskey@delawareohio.net including name and address for the record. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

- A. 2020-1158: A request by the Seventh Day Adventist Church for a Certificate of Appropriateness for a roof replacement at 104 North Sandusky Street, which is zoned R-3 (Single Family Residential District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.
- B. 2020-1377: A request by Rylee Ltd for an Informal Review for proposed demolition and reconstruction of 24-26 South Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

C. DISCUSSIONS

(1) Fiberglass-Clad Windows

5. STAFF COMMENTS
6. COMMISSION MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: August 26, 2020
8. ADJOURNMENT

**This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by the Commission, staff, or the public will be available.

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
January 22, 2020**

ITEM 1. Roll Call

A. Introduction of Lisa Keller, City Council Representative

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

Members Present: Sherry Riviera, Councilwoman Lisa Keller, Vice-Chairman Joe Coleman and Chairman Mark Hatten

Members Absent: Cara Hering, Erinn Nicley and Stephanie VanGundy

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Vice-Chairman Joe Coleman motioned to excuse Ms. Cara Hering, Mr. Erinn Nicley and Ms. Stephanie VanGundy, 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 October 22, 2019 as recorded and transcribed.

Chairman Hatten requested that the Commission table the motion summary until the next scheduled due to the absent members.

Motion: Ms. Riveria motioned to table the Motion Summary of the Historic Preservation Commission meeting held on October 22, 2019, as recorded and transcribed until the next scheduled meeting, seconded by Vice-Chairman Coleman. Motion approved by a 4-0 vote.

ITEM 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.

Ms. Guenther provided a location and description of the building. She discussed that the subject property is a contributing building in the National Register Sandusky Street Historic District and is an example of 1870-1880 era Italianate commercial architecture. 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 do have a coating

of stucco as the building sits between two alleys and is the remaining original building in that section of the streetscape. The iron beam from the demolished garage is still attached to the north elevation of 67 North Sandusky Street. Ms. Guenther provided photographs dating throughout the building's history and uses.

Ms. Guenther discussed that the pictures from 1999 show a 1960s aluminum storefront, with an aluminum canopy installed in the transom window area. By 2008, the aluminum canopy was removed, and the transom window area was covered with painted plywood panels. The Applicant is not sure if the early prism glass transom windows are still intact underneath.

She discussed the Applicant's proposal to remove the existing storefront glass system, remove the brick planter box, remove the plywood covering over the transom window area, install a new matte bronze aluminum storefront system flush with the building face, install a brick storefront window base, remove the second floor existing aluminum jalousie windows and replace with six-over-nine, wood or aluminum clad wood windows to match the design of the third floor. The iron beam will need to remain for structural purposes.

APPLICANT:

Mark Lundquist
67 North Sandusky Street
Delaware, Ohio

Mr. Lundquist discussed the plans to remove the planter box and bring the storefront to align with the face of the building to allow for much needed space. He discussed the plans to keep the transom window. A discussion was held regarding signage. Chairman Hatten discussed approved signage and that usually businesses will have a sign band on front of building. Ms. Guenther discussed that internally illuminated signage is not permitted. Mr. Lundquist discussed preference to tint the windows due to sunlight. Chairman Hatten discussed that the standards do not allow for tinting. Ms. Riviera recommended that they look at the glass that was installed at the Strand Theatre. Chairman Hatten recommended the use of sandstone or limestone at the storefront bottom in lieu of brick as historically brick was not used on the bottom. Chairman Hatten recommended his preference for the front door to be recessed. Vice-Chairman Coleman discussed his agreement to replace the second-floor windows to match the third floor.

- B. DISCUSSIONS
 - (1) Fiberglass-Clad Windows

The Commission requested to continue the discussion of windows at a later time due to the absent members.

PUBLIC PARTICIPATION:

Steve Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman discussed his concern on finding double hung replacement windows that fit the necessary measurements. He informed the Commission that he would be traveling and will be unable to attend the February meeting to voice his concern.

ITEM 4. STAFF COMMENTS

There were no staff comments.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Hatten welcomed Councilwoman Keller to the Commission.

Vice-Chairman Coleman informed the Commission that he may be traveling during the February meeting and unable to attend.

ITEM 6. NEXT REGULAR MEETING: February 26, 2020

ITEM 7. ADJOURNMENT

Motion: Chairman Hatten moved to adjourn the meeting. The Historic Preservation Commission meeting adjourned at 7:29 p.m.

Chairperson

Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
February 26, 2020**

ITEM 1. Roll Call

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

Members Present: Cara Hering, Erinn Nicley, Stephanie VanGundy, Sherry Riviera, Councilwoman Lisa Keller, and Chairman Mark Hatten

Members Absent: Vice-Chairman Joe Coleman

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Mr. Nicley motioned to excuse Vice-Chairman Coleman, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on October 22, 2019 as recorded and transcribed.

Motion: Ms. Riveria motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on October 23, 2019, as recorded and transcribed, seconded by Councilwoman Keller. Motion approved by a 4-0-2 (Nicley & VanGundy) vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 22, 2020, as recorded and transcribed.

Motion: Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 22, 2020, as recorded and transcribed, seconded by Councilwoman Keller. Motion failed with a 3-0-3 (Hering, Nicley, VanGundy) vote.

ITEM 4. REGULAR BUSINESS

A. 2020-0200: A request by Indus Hotels for an amended Certificate of Appropriateness for the construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther discussed the location of the property and that the Applicant received a Certificate of Appropriateness from the Historic Preservation Commission on September 26, 2019 for the demolition of the existing structures. The Applicant plans are to continue with the demolition of the buildings on the site and construct a new hotel with some modifications to the design of the new building. The proposal continues to be a six-story hotel in the same footprint on the four-parcel

site. The hotel will be a Tru by Hilton Hotel. The current design of the building gives a nod to The Allen Hotel once located at the southwest corner of North Sandusky and East Winter Street.

APPLICANT:

David Kozar
Indus Hotels
1555 Lennox Town Lane
Columbus, Ohio 43212

Brian McNally
Meyers and Associates Architecture
232 North Third Street
Columbus, Ohio

Mr. Kozar discussed changes to the plan to create a more active lobby space to encourage guests to congregate downstairs. Mr. McNally discussed the previous concept based on Hampton Inn and that the brand changed. He discussed the proposed materials including a cast stone limestone base, masonry accents, sills, and bands in pre-cast concrete. The brick accent in the building's center portion is Dark Iron Spot with vertical scores. The off-center entrance allows for a fenced patio and greenspace on the Spring Street elevation. It was discussed that they are currently working with Ohio Wesleyan University on parking and to have an open pedestrian bridge to connect the parking lot to the hotel. They discussed the proposed options presented for the Porte Cochere entryway as well as the northeast building corner façade regarding signage and faux window design detail. They discussed that colors for the signage/branding of the hotel and a mural depicting a faint black and white version of an early colorized historic Delaware post card. They discussed possibly having the community help with plans for a mural design. Mr. McNally discussed their preference for Option A for the Porte Cochere. The Commission recommended their preference to Option B.

The Clerk read into the record public comment received from Commissioner Coleman who was unable to attend the meeting. The statement discussed his concerns regarding a mural and that the Standards do not permit this type of installation and will set a precedent in the district. He also stated he would not be supportive in the material changes regarding the types of bricks used.

Ms. Riviera read the Standards section regarding the guidelines for a new mural and questioned why they can't have a mural. Chairman Hatten discussed that the Standards do not allow for painting on unpainted brick surfaces. Ms. Van Gundy and Councilwoman Keller voiced their

support to a mural on the building. Councilwoman Keller liked the mural presented in the plan. Ms. VanGundy feels that the discussion if a mural is allowed in the Standards should be further discussion. Ms. Hering voiced support to the mural and recommended that the Applicants work with Ohio Wesleyan University.

Mr. Hatten discussed his preference to have the darker brick on the whole building. Ms. Riviera, Councilwoman Keller, and Mr. Nicely voiced their support on the contrasting color.

Chairman Hatten discussed the pedestrian bridge and praised the Applicants for a creative solution. Mr. Nicely voiced support over the bridge and discussed the similarity to the pedestrian bridge at City Hall.

Ms. VanGundy voiced a concern over the bright blue color on the signage and questioned if the logo/branding could be white with the words Tru in blue. Mr. McNally is to look into the Hilton options.

Chairman Hatten discussed his support for the design without the mural. The Applicants discussed receiving approval for the design without the mural and coming back for approval for the mural if needed.

Motion: Mr. Nicely motioned to approve 2020-0200 with staff recommendations 1-7 with the following all proposed signage, included the proposed mural, and condition 8 the proposed Porte Cochere design will be Option B to include the 4 vertical posts, and condition 9 on the northeast corner elevation will choose option A in the proposed application, seconded by Ms. Riviera. This motion was approved by a 6-0 vote.

- B. 2020-0245: A request by Surge Staffing for a Certificate of Appropriateness 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.

Ms. Hering informed the Commission that she would abstain from the discussion due to previous work on the renovations. Ms. Guenther discussed that the property is a contributing building in the National Register Sandusky Street Historic District and is an 1880's Italianate commercial architecture. She discussed that the Applicant had appeared before the Commission at the January 22, 2020 meeting for an informal review. The Applicant is proposing the following changes:

- a. Remove the existing storefront glass system.
- b. Remove brick planter box.
- c. Remove plywood covering over transom window area and expose and repair prism glass windows if intact or create a matte bronze

- aluminum storefront system if they are not.
- d. Install new matte bronze aluminum storefront system flush with building face.
 - e. Install bronze aluminum sign panel to serve as base trim for transom window area and install black gooseneck lights to illuminate sign area.
 - f. Install cast stone limestone storefront window base on either side central double entry doors to match adjacent building to south.
 - g. On second floor remove existing aluminum windows and replace with six-over-six, arched wood windows to match third floor.
 - h. Paint window sashes and frames in bronze color paint to match bronze aluminum storefront system.

APPLICANT

Mark Lundquist
1100 Morse Road
Columbus, Ohio

Mr. Lundquist discussed taking the suggestions from the Concept Review and adding them into the design. He discussed the suggestion to offset the door to the left. He clarified that the signage will be illuminated by the gooseneck lights.

Chairman Hatten voiced a concern over the increase of doors presented from two to three. Mr. Lundquist discussed moving the doors and moving to a double panel of glass but the spacing of the aluminum looked off balance with one door. Ms. VanGundy discussed the preference to the original plan. Chairman Hatten discussed changing the figuration of the doors. Councilwoman Keller discussed her preference to the original proposal. Chairman Hatten discussed providing a motion to allow the Applicant to pick and choose a design on the door placement. Mr. Lundquist was supportive of this motion.

The Clerk read into the record a statement from Commissioner Coleman regarding his concern over the tinting of windows. Mr. Lundquist did clarify that the windows would not be tinted.

Motion: Mr. Nicley motioned to approve 2020-0245 a Certificate of Appropriateness for 67 North Sandusky for storefront renovations with staff recommendations to include after staff recommendation 1 that the Applicant will submit a final selection for entryway for administrative approval, and all other conditions as proposed, seconded by Ms. VanGundy. Motion approved by a 5-0-1 (Hering) vote.

- C. 2020-0275: A request by KB38 LTD for a Certificate of Appropriateness for the proposed demolition of the rear structure at 40 South Sandusky

Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther discussed that the property location is a contributing building in the National Register Sandusky Street Historic District and provided some history on the property. She discussed that the main emphasis of the submission is involving the rear structure of the property as is was constructed on the edge of the Delaware Run. A series of four wood-framed additions were constructed out from the rear of the main brick building in the past and that due to the Delaware Run the wood siding and flooring has begun to rot. Ms. Guenther discussed that due to its deteriorating condition, the entire rear structure is not usable and that the City Chief Building Official has determined the rear structure should be removed.

APPLICANT:

Denny Bolton
KB38 LTD
8005 Wingate Place
Delaware, Ohio

Kreg King
KB38 LTD
5776 Cali Glenn Lane
Westerville, Ohio

Todd Tucky
33 Tarpys Lane
Delaware, Ohio

Ms. Guenther discussed that there will be a separate Certificate of Application for future plans.

Motion: Councilwoman Keller motioned to approve 202-0275, along with staff recommendations, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

- D. 2020-0272: A request by Shade and Shade LLC for an Informal Review for proposed renovation of 39 East William Street and 9 North Union Street, which are zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

APPLICANTS:

Zach Price
Triad Architects
328 North Liberty Street

Delaware, Ohio 43015

Michael Shade
236 West Central Avenue
Delaware, Ohio 43015

Mr. Price discussed the project consists of two separate buildings. The request is to for demolition of the 39 East William Street building and renovating and redeveloping the building at 9 North Union. He discussed the historical research at the Amanda Plumbing (39 East William Street) building which was a filling station in the current location. The current structure is unknown if historical and the current building is a concrete block building. It does not contain any architectural features of historic significance. Mr. Price discussed the hope to demolish the building and expose more of the south side of the 9 North Union Street and concentrate the efforts on that building. He discussed providing the demolished building area as a parking lot with screening and that the Applicant would like additional parking and potential an entrance on the south side.

Ms. Guenther reviewed the staff report. She discussed staff would be supportive of the demolition of 39 East William Street as it meets the definition of demolition and does not appear to detract from the Historic District. She did inform the Commission that the City does not take lightly the demolition of its structures within the Historic District and given the grade change at the adjoining property line between the two buildings, the project, the site, and community might be better served by retaining the structure as an office building. She reviewed that parking would appear adequate given the existing size of the parcel's parking lot, the public parking lot nearby, and available on-street parking. The renovation rather than demolition is encouraged since the site maintains local history as the long-time home of the Delaware Cab Company, a taxi service established in the community in 1896 with horse-drawn carriages. Should the project move forward, the Applicant will need to continue to work with City Staff to achieve compliance with applicable building and zoning codes regarding the parking area and the use of the building.

Ms. VanGundy questioned if there was any record of the oil station previously being demolished. Mr. Price explained that the two properties are not adjoined and have separate owners. Mr. Price discussed that the current building seems to be more modern concrete materials. Ms. Guenther reviewed the Sanborn Fire Insurance Map dated February 1950.

Ms. Hering questioned which building would be demolished. Mr. Price clarified the goal would be to demolish the current Amanda Plumbing building and allow for the development of 9 North Union Street to move forward. Ms. Guenther discussed that the Auditor's site for Delaware County states that 39 East William Street was built in 1955 and the 9 North Union was built in 1925.

Chairman Hatten voiced concern over demolition as once it is gone and discussed the ability to reuse buildings in interesting ways. He discussed it would help to see a plan of development to the area. Ms. Riviera was in agreement with Chairman Hatten.

Mr. Nicley discussed the Standards to allow for demolition and added what is the cultural significance to the City. He discussed that in his opinion the building has no historic or cultural significance and feels that the building is unattractive and better to remove to allow for future development. Ms. VanGundy voiced her agreement with Mr. Nicley but discussed wanting to see plans for development at 9 North Union Street.

Councilwoman Keller questioned how many additional parking spaces the demolition of the building would provide. Mr. Price answered that it was not formally laid out but expect 5-6 additional spots.

Ms. Riviera discussed not liking that section of the street with the current parking and recommended different uses with landscaping for the area. Mr. Price discussed that the front portion of 39 East William Street is already a current parking area.

Ms. Hering voiced agreement with Chairman Hatten and discussed her recommendation to renovate or rebuild in the area.

Mr. Shade discussed that he is representing a potential user for the site. He discussed the use of the property while growing up in the City. He discussed that the building has not had a property owner willing to spend money to make it happen different than what it is currently there and not add to the historic nature of the downtown. He believes that the building at 9 North Union Street lends a historic nature to the downtown.

Mr. Price discussed that the proposed use of the property will be as a bank or financial institution.

E. DISCUSSIONS
(1) Fiberglass-Clad Windows

Councilwoman Keller requested that this discussion happen at the next meeting regardless if there is a full Commission.

ITEM 5. STAFF COMMENTS

Ms. Guenther informed the Commission that they are working on sidewalk patio permits.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley discussed comments received from family regarding the use of vestibules that due to temperatures fluctuations when doors are open they do not like to eat in the downtown during winter.

ITEM 7. NEXT REGULAR MEETING: March 25, 2020

ITEM 8. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Ms. Riviera. The Historic Preservation Commission meeting adjourned at 8:57 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT

Seventh Day Adventist Church
104 North Sandusky Street
Delaware, OH 43015

REQUEST

2020-1158: A request by the Seventh Day Adventist Church for a Certificate of Appropriateness for a roof replacement at 104 North Sandusky Street, which is zoned R-3 (Single Family Residential District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project site is located at 104 North Sandusky Street, on the east side of North Sandusky Street between East Central Avenue and Marshall Court, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north and east of this parcel lie within the Transitional Sub-district, while the properties immediately to the west and south lie within the Downtown Core of the Downtown Historic District Overlay. The zoning of the property is R-3 (Single Family Residential District). The properties to the north, south, and east are zoned B-2 (Central Business District). The properties to its west are zoned PO/I (Planned Office/Institutional District). The church is a contributing building in the National Register Historic Northwest District.

BACKGROUND

In 1885, the St. John's English Lutheran Church was organized; and in 1886, the Gothic Revival style building was erected by the congregation at 104 North Sandusky Street. Several smaller dwellings were demolished on the site to construct the impressive structure. As described in the National Register of Historic Places: Identifying features include a steeply pitched front-gabled roof with a tower; a chamfered stone beltcourse; multi-limestone string courses; pointed-arch double-hung windows with stone frames; and pointed-arch entry doors with solid transoms pierced with quatrefoils. Details include a massive stained glass window, with stone bar tracery which extends to the gable and side elevation stained glass windows. All are supported with lateral buttresses with stone weathering caps. The tower is topped with a needle spire which flares thirty degrees to meet the tower walls. The tower's entablature is bracketed. The name of the church is etched in the stone tablet at the roof peak.

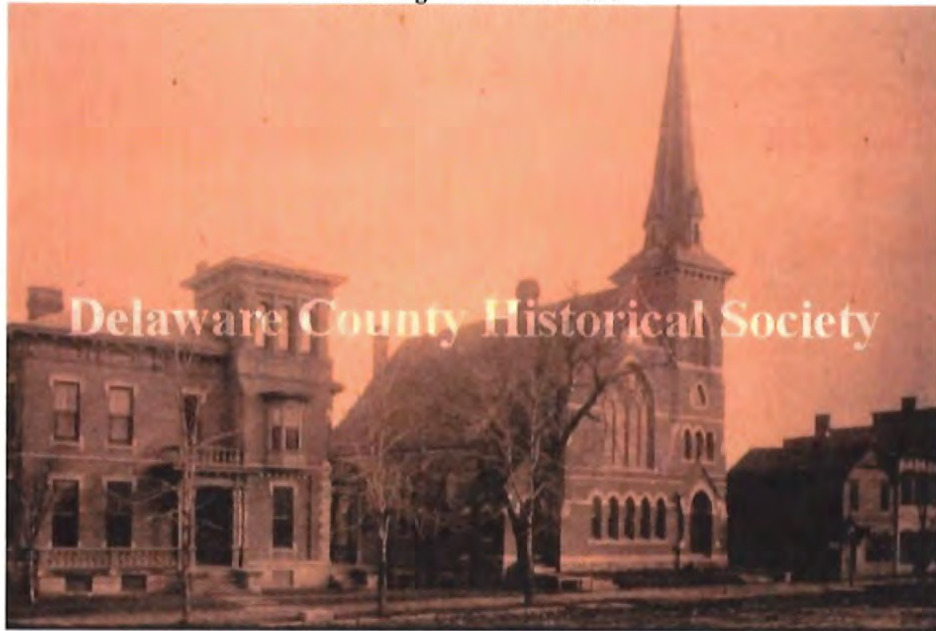
The St. John's English Lutheran Church disbanded in 1950. The building was sold to the Seventh Day Adventist Church in 1954 and which continues to occupy the building today.

Post Card Depicting St. John's English Lutheran Church (c 1900)



Post Card Depicting St. John's English Lutheran Church (c 1900)

Slide Negative of Post Card



1957

c 1960s



2008



Seventh Day Adventist Church – 104 North Sandusky Street - July 2020

West (Front) Elevation



East (Rear) Elevation



South (Side) Elevation



North (Side) Elevation



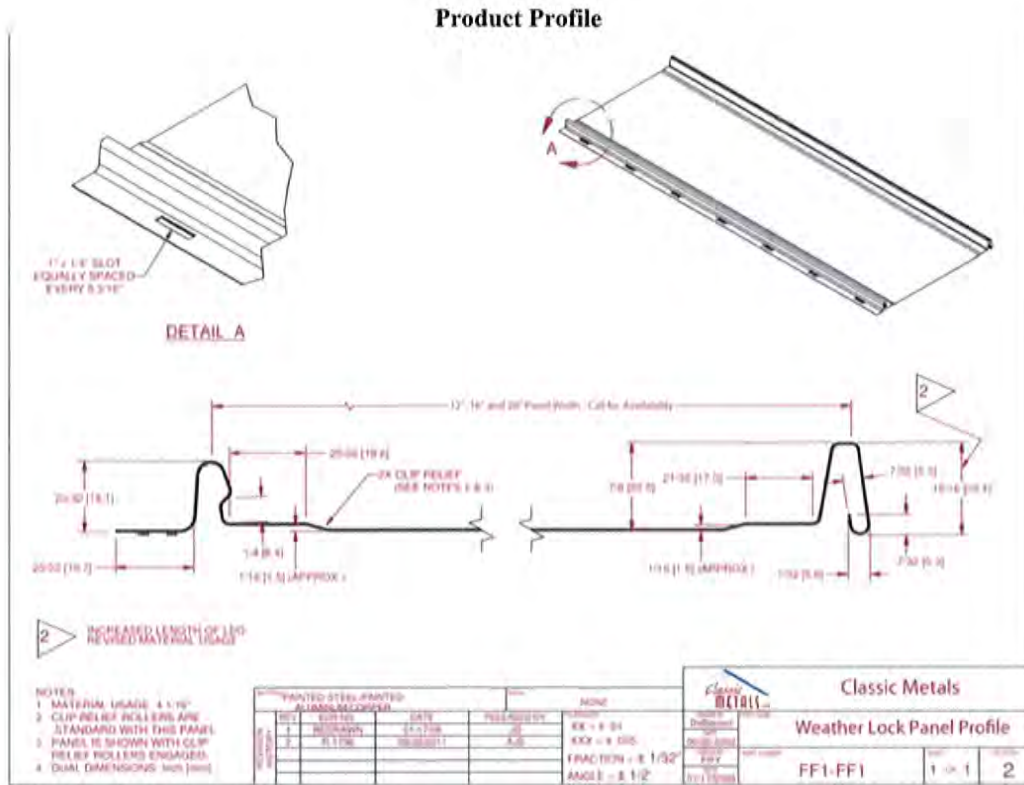
The approximately 100 year-old standing seam metal roof on the north and south elevations is rusting, deteriorating, and is past its useful life. The Church would like to replace the existing metal roof.

PROPOSAL

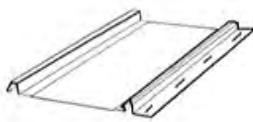
The project scope entails removing the existing metal roof materials to the roof deck. New underlayment and a new standing seam roof will be installed using the 'Classic Metals Weatherlock Plus' standing seam panel. The panel selected will have a 1-1/2" rib and a built-in fastener flange that installs without clips. The 15" panel width, with the smooth panel option, was selected to best match the panels on the existing roof. The panels will be made of a 26 gauge galvalume substrate. All trim is made from the same gauge material as the panels, and the trim system is installed without any exposed fasteners. The standing seam panels are measured and manufactured on-site to allow for extreme panel lengths, less damage to material, and custom on-site length changes. The color selected is 'Bone White' to match what was the existing roof color, as well as the trim and entry doors on the church building. The panels will have a 40 year paint system, which means the paint will not begin to fade for 40 years. The paint is glare-resistant and solar reflective for energy efficiency. (Source: www.classicmetals.com/products/weatherlock-plus)

Proposed Product





Panel Profile



Weatherlock Plus
 Standing Seam

Inter-Locking Panels



Color



Bone White
 SR 70

The Seventh Day Adventist Church is embarking on a major investment to protect their church and this historic building. Given the current economic climate and the project cost, the product the church selected after performing its due diligence is the best cost effective solution for the failing roof system while maintaining the historic profile of the roof.

STAFF ANALYSIS

This case for the Seventh Day Adventist Church is very similar to the recent project presented via HPC Case 2019-2235, the roof replacement for 30 North Franklin Street by Del-Mor Dwellings, which received its Certificate of Appropriateness from the HPC on October 23, 2019. The proposed roof system in this Certificate of Appropriateness application submitted by the Seventh Day Adventist Church presents a similar profile to the traditional metal standing seam roof without the traditional historical installation method. The Church and the selected roof company are being sensitive to the roof profile, being mindful of seam height, panel width, smooth panel appearance, and panel color.

If the Applicant was encouraged to select a different roofing material from those listed in the Architectural Standards, the architectural characteristics of the building would be altered. The types of roofing materials listed in the Architectural Standards are: slate, standing seam metal, asphalt shingles, or wood or composite shakes or shingles.

Staff discussions with the Chief Building Official indicated that the product selected and proposed for this project is the current version of a standing seam metal roof. Is it comparable in appearance to the 'historic' standing seam metal roof - Yes. Is it a 'historical' installation method - No.

Other current version standing seam metal roofs are present in the Historic District, such as HPC 04-003: 20 East William Street (the former City Engineering Building); HPC 2010-0248: Buns Restaurant Patio Roof; and HPC 2019-2235: Del-Mor Dwellings Offices Roof Replacement.

The project scope would not entail an application of pre-fabricated multi-ribbed metal roof panels nor corrugated panels, as those installed on pole barns. The selected roof company indicated the product panels are manufactured on-site to form individual 15" wide panels. Each individual panel is then inter-locked together (as illustrated in the product illustrations included in this report). There are no exposed fasteners, which will deter water infiltration. The standing seam is 1.5" high. The material is 29-gauge aluminum zinc alloy-coated steel.

City Staff shares the Chairman's view that modern standing seam metal roofs that includes profiles completely different from the historic rolled seam should be avoided; however, Staff finds that, after performing due diligence, the product proposed is the modern equivalent with the same profile and ribs close to the historic profile and ribbing. The edge of the roof sits approximately 40 feet and the roof peak approximately 70 feet above grade, substantial heights in this case. Smaller details will be lost at this height when viewing the product from ground level; however, the appearance of the overall product design will indicate the roof replacement is a standing seam metal roof.

Staff is supportive of the proposal as presented. The City of Delaware commends the Seventh Day Adventist Church for undertaking the substantial investment of a standing seam metal roof replacement, thereby demonstrating sensitivity to the historic characteristics of the roof and the building, as well as the economic commitment of the Church toward the long term view of the structure itself. Without the roof replacement, the historic structure is in extreme jeopardy of deteriorating rapidly.

Staff also offers that a Variance is not required. However, should the HPC wish to grant a Variance, according to ordinance, a Variance shall be granted only if the Commission deems that at least one of the following six (6) criteria is met:

- There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- No reasonable alternative exists;
- The property has little or no historical or architectural significance;
- The property cannot be reasonably maintained in a manner consistent with Standards and Guidelines; or
- No reasonable means of saving the property from deterioration, demolition, or collapse exists.

Staff would be supportive of a Variance, as well. The existing standing seam metal roof is deteriorating, rusting, and is beyond its useful life. Staff offers the Church is undertaking a major expense (approximately \$80,000) with the selection of the standing seam metal roofing product so that the materials and color comply with the Architectural Standards, if installed as proposed. Utilizing the traditional 'historical' installation technique would substantially escalate the cost conceivably into six-figures. Proposed color and materials are not contrary to the

Architectural Standards nor would detract from the historic fabric of the building and the Historic District Overlay, if completed as proposed and with Conditions noted.

After all necessary HPC approvals are obtained, the Applicant may proceed to coordinate with the Chief Building Official on all necessary permits. The City of Delaware thanks the Applicant for responding cooperatively to the required design review processes.

STAFF RECOMMENDATION (HPC 2020-1158 – CERTIFICATE OF APPROPRIATENESS)

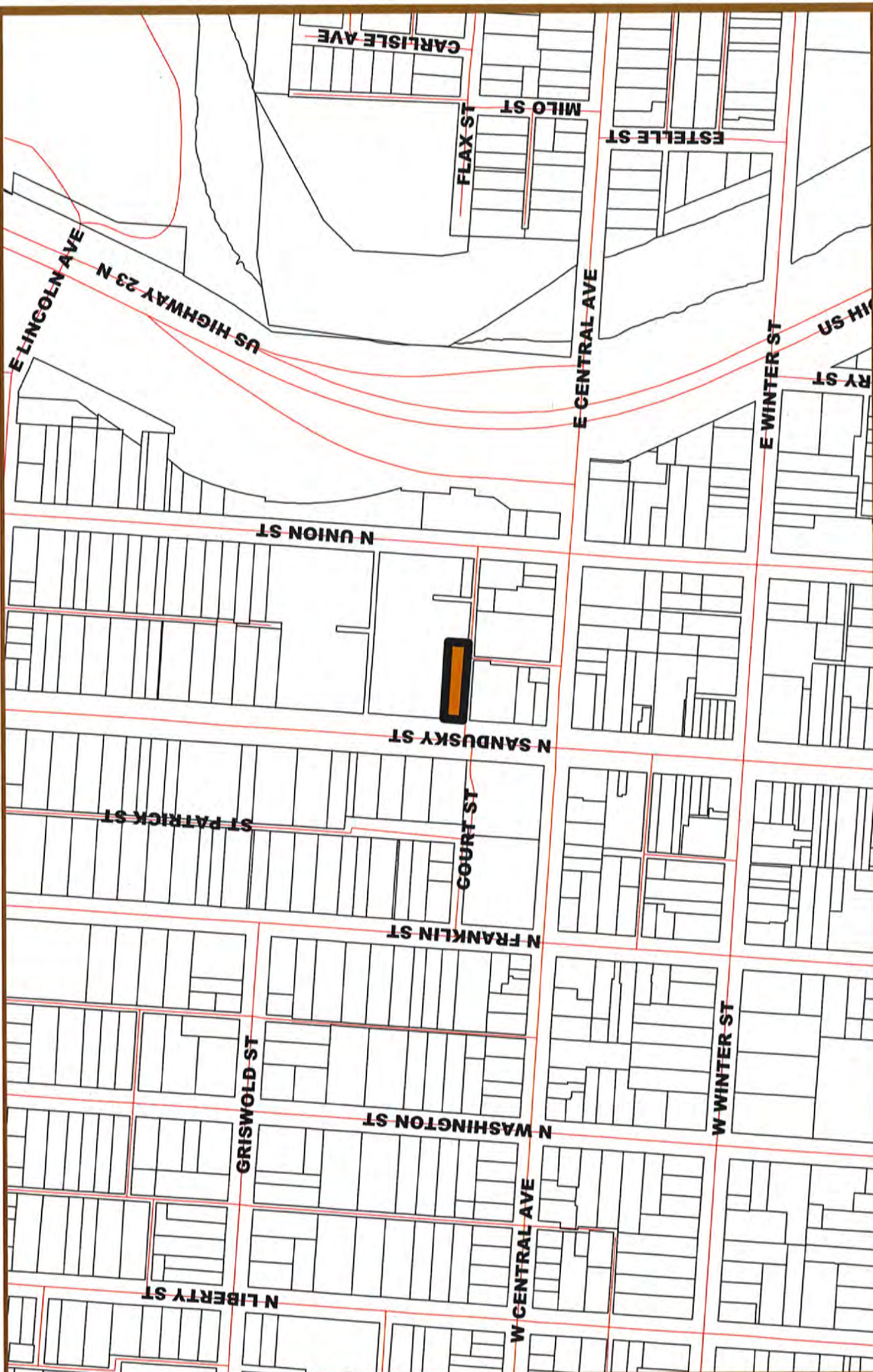
Staff recommends approval of the request by the Seventh Day Adventist Church for a Certificate of Appropriateness for a roof replacement at 104 North Sandusky Street, which is zoned R-3 (Single Family Residential District) and located in the Transitional Sub-district of the Downtown Historic District Overlay, with the following Conditions that:

- 1) The new roofing shall have comparable appearance (i.e., panel width and rib height dimensions) to the existing roofing as closely as is possible.
- 2) The Applicant shall undertake this project according to the State Building Code and City codes. Applicant shall coordinate with the Chief Building Official for appropriate permits.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:



HPC 2020-1158
Certificate of Appropriateness
104 North Sandusky Street - Roof Replacement
Location Map



HPC 2020-1158
 Certificate of Appropriateness
 104 North Sandusky Street - Roof Replacement
 Zoning Map





HPC 2020-1158
 Certificate of Appropriateness
 104 North Sandusky Street - Roof Replacement
 Historic District Map

Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



HPC 2020-1158
Certificate of Appropriateness
104 North Sandusky Street - Roof Replacement
Aerial (2016) Map





**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:

2020-1152

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 104 N Sandusky St. Delaware, OH 43015

Business name Seventh Day Adventist Church

Applicant Name/Contact Person John Dickson Phone 614-499-6385

Address 264 S. Liberty st. Powell, OH 43065

Email jdickson@libertyrestorationgroup.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 Ohio Conference of Seventh-day Adventists Phone (740) 397-4665

Address 1257 E Dorothy Ln Dayton, OH 45419

Email michael.steph@ohioadventists.org

Project Type

- Signs, Graphics or Awnings New Construction Exterior Building/Site Alterations
 Demolition Permit(s) Other (specify): Remove old standing seam roof, replace with new standing seam roof (white)

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.

~~Remove & dispose of existing metal standing seam roof down to the decking. Apply code upgrades. Re-roof with 1.5" x 15" snap lock standing seam metal roofing system (white), with Epilay Ultra underlayment.~~

~~Roof is being re-done due to leaks and age. It is finally failing after 100 years or more of use.~~

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:

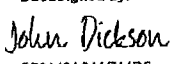
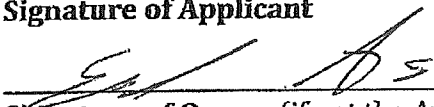
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable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

<small>DocuSigned by:</small>  <small>B73140A64AE44D5</small>	6/16/2020
<hr/> Signature of Applicant	Date
 <hr/> Signature of Owner (if not the Applicant)	6/24/2020 Date

Application Fee \$50.00 Fees Received \$ n/a Received by dg Date 7/6/20
(M.R. - Like-fee-Like-Fee Does Not Apply)

APPLICANT

Rylee Ltd
1110 Morse Road
Columbus, OH 43229

REQUEST

2020-1377: A request by Rylee Ltd for an Informal Review for the proposed demolition and reconstruction of 24-26 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project site is located at 24-26 South Sandusky Street, on the west side of South Sandusky Street between Spring and West William Streets, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and east lie within the Downtown Core and those to the west are 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 properties to the immediate north, east, and south. Properties to the east are zoned B-3 (Community Business District). 24-26 South Sandusky Street is considered a contributing building in the Sandusky Street National Register Historic District.

BACKGROUND

24-26 South Sandusky Street sits on a 31 foot by 209 foot, 0.148 acre rectangular parcel in the middle of the 0-50 block of South Sandusky Street, locally known as the "South Block." The wood-framed and brick building itself is about 30 feet by 60 feet, with two storefronts on the first floor, two apartments on the second floor, and parking in the paved lot accessible by a public alley in the rear.

**24-26 South Sandusky Street
Existing Site Plan**



The storefronts are currently occupied by The Stash House tobacco shop in 24 and the Ruthless Ink tattoo parlor in 26. The apartments are occupied.

Front and Rear Elevations – June 2020



Research indicates the building may or may not be original to the site. Based on the Sanborn Fire Insurance Maps dating from 1885 through 1911, a building depicted on this site is in the same configuration as today, with two storefronts and an upper floor. Over that timeframe, the storefronts were occupied by a marbleworks, grocers, meatshops, and a barber shop. The County Auditor’s Office, however, indicates it was built in 1920. It could be speculated it was simply re-built in the same footprint or the façade “modernized” shortly after the building was likely heavily damaged in the Great Flood of 1913. The simple circa 1910-1920 construction is typical of the early 20th century commercial buildings in Delaware and is in sharp contrast to its more ornate 19th century Italianate-style neighboring buildings. The upper façade could be considered somewhat unique in that the second floor windows are separated by stylized rectangular columns (pilasters), with a rectangular stone facing affixed to the upper façade, and a panelized frieze directly below the flat roofline.

The storefronts have been modified numerous times and have had numerous tenants over the years. The 1930 Business Directory lists the occupant of 24 as Paul Bianchi, Confectionary and 26 as J.J. Shea, Delaware Marble & Granite. A 1953 photo of the Rohr Furniture Company at 22 South Sandusky Street captures the subject building to its left; 24 was occupied by the Do-Nut Shop and 26 by McBride Business Service. (20 South Sandusky Street to the right housed Burrer Shoe Service and Hilliard LL Tire & Battery.)

20, 22, 24, and 26 South Sandusky Street - 1953

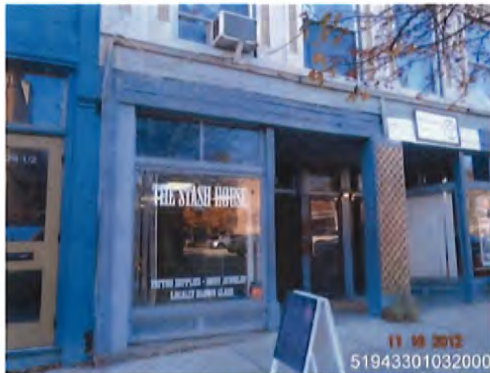


At least from 1999, the storefront was occupied by the Armed Forces Recruiting Center and was vacant in 2011. By 2012, The Stash House tobacco shop and the Restoration Project Church were located in the storefronts.

24 and 26 South Sandusky Street – 1999 and 2011



2012



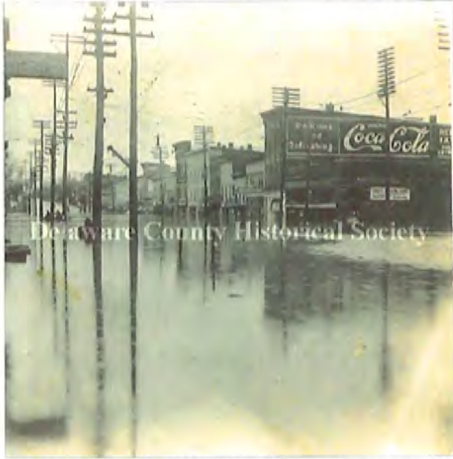
In 2020, The Stash House continues to occupy the storefront, moving to 24. In 2018, the Ruthless Ink tattoo parlor began occupancy in 26.

24 and 26 South Sandusky Street – July 2020



In addition, this building, only six buildings north of the Delaware Run, and this block of South Sandusky Street sustained likely heavy damage and survived the effects of three major floods of the Run in the last 100 years.

The Great Flood of 1913 – March 1913



View From William St South to Spring St



View From Spring St North to William St

**1959 Downtown Flood – January 1959
24-26 and 28 South Sandusky Street**



28

26

24



28

Downtown Spring Flood 2020 – May 19, 2020



Delaware Run at 40 S Sandusky Street

PROPOSAL

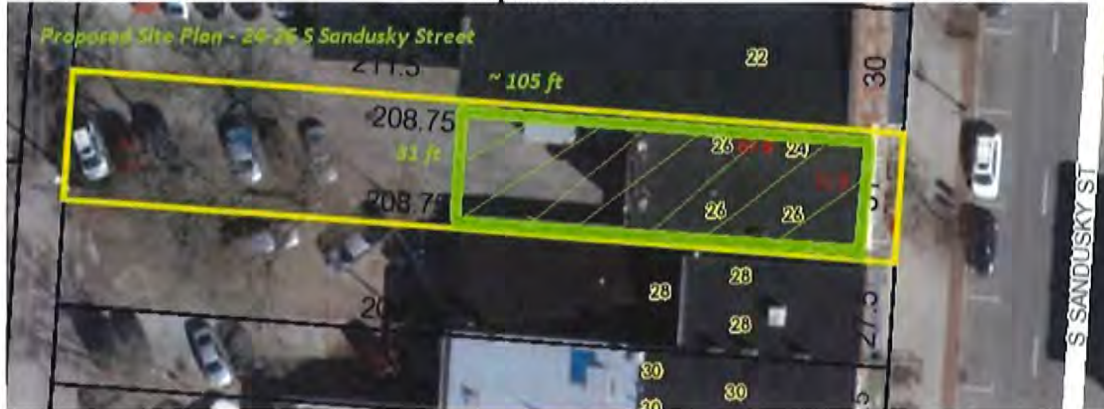
The Applicant has owned the building since 2006. Given its long 100 year history and the flooding events, the building has settled 7 inches lower on one side than the other. It is feared that trying to raise and level the building will cause additional damage to the crumbling brick walls, foundation, and other structural members and surfaces throughout the building. There are many other issues with the building, as well, such as the utility systems and other amenities being obsolete simply due to their age. The Applicant contends the building in its current state would be cost prohibitive to rehabilitate or remodel to current standards to provide appropriate health and safety measures for the residents and retail tenants. Due to its current condition and in order to comply with current code standards, the Applicant finds the most prudent avenue would be to demolish the building and re-build on the site.

The existing parcel size is 31 feet by 208.75 feet, and the existing building is 30 feet by 60 feet. If HPC is open and agreeable to the deconstruction of the existing building, the proposed new building footprint would increase to 30 feet by 105 feet. The length of the new building would be extended approximately 45 feet so that the rear elevation would be in line with the rear of the building at 28 South Sandusky to the south.

**24-26 South Sandusky Street
Existing Site Plan**



Proposed Site Plan

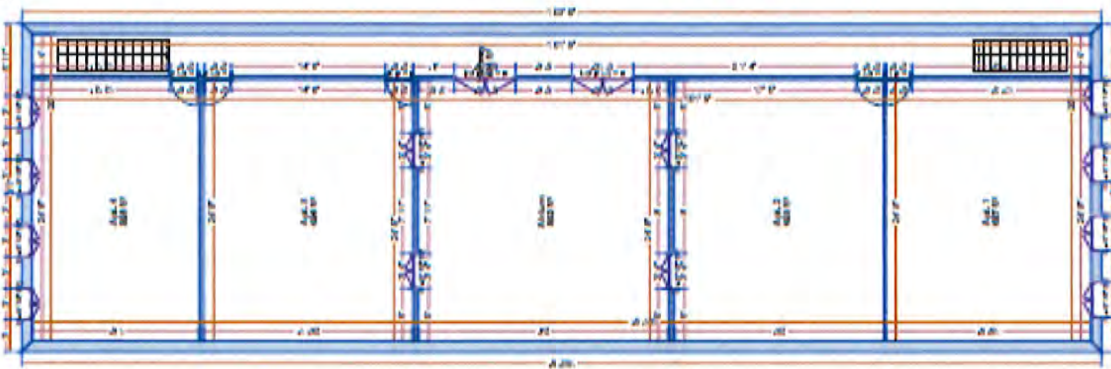


The extended building footprint allows for the creation of four studio apartments constructed to current code and health and safety standards with a central atrium. The existing storefronts would be combined into one retail space to allow for front and rear entrances and interior stairways leading to a hallway on the second floor of the north side of the building to access the new apartments. Constructing the new building to current floodplain regulations would minimize damages for the retail space tenants and the building itself and for the safety of the tenants.

Second Floor Plan Preliminary Concept

N^

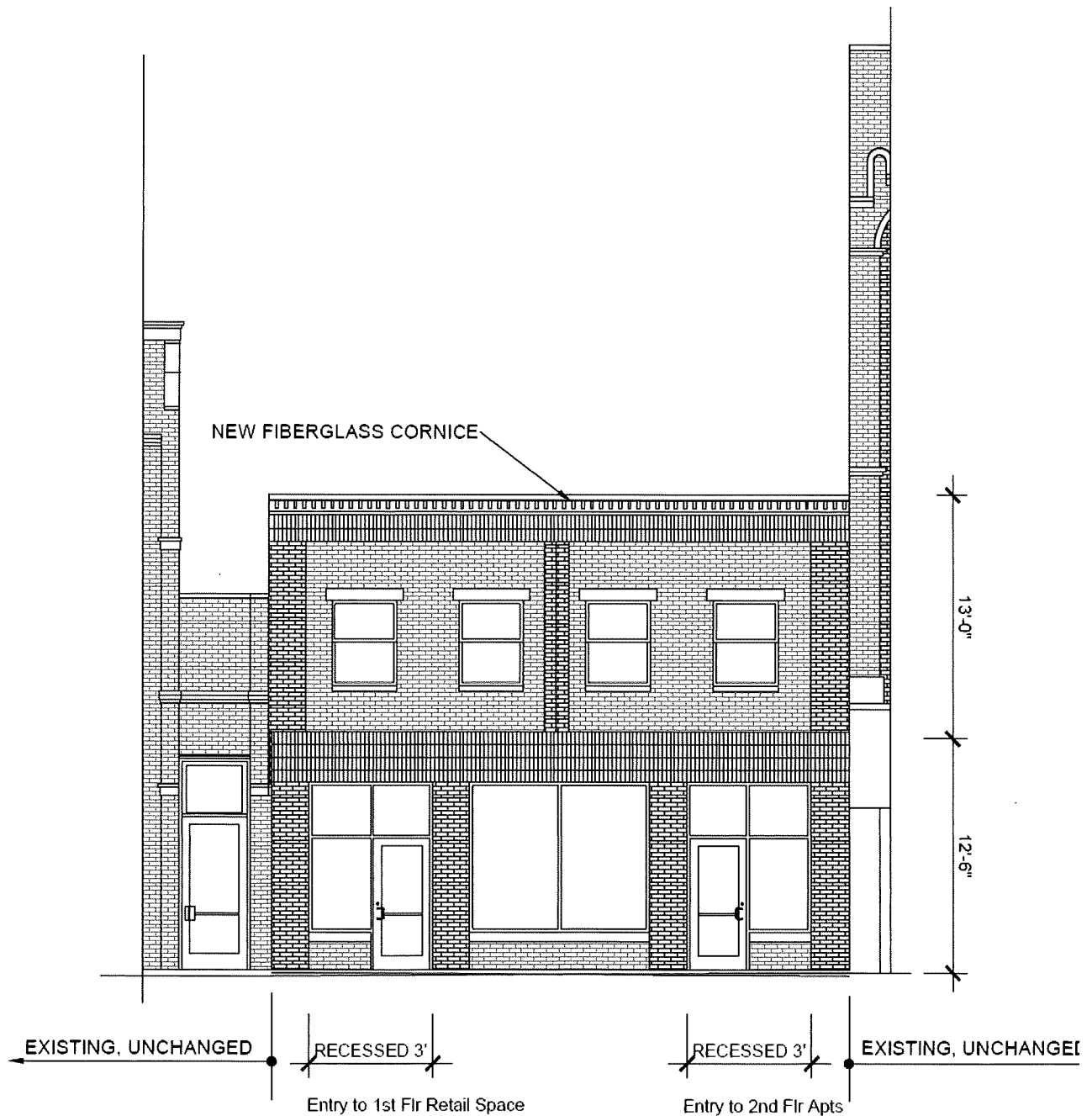
Rear



Front

The design of the front façade facing South Sandusky Street attempts to blend the Architectural Standards with the existing circa 1920s facade design while serving the function of the new building. The facade will be all brick, with two inset entries and a bronze aluminum storefront system. The south entry will lead to the retail space and the north entry will lead to the second floor apartments. The storefront windows will be flush to the sidewalk. The window bases will be brick with limestone caps. The upper façade gives a nod to the existing upper façade, with a cornice with dentils, a brick frieze, and four one-over-one windows with limestone lentils and sills. The Applicant is open to comments and suggestions from HPC in regard to the proposed façade design.

Proposed Front Elevation



The Applicant is committed to abiding by all zoning and building requirements. The parcel, as well as the entire South Block, sits squarely within the 100 year floodplain associated with the Delaware Run. The Applicant discussed floodplain regulations for new construction with the Chief Building Official, who is also the City's Floodplain Administrator. Planning and Community Development Department staff discussed with the Applicant the Development Process for new construction in the downtown, which includes approvals by the Planning Commission and City Council.

The mixed-use (retail and residential) will be maintained. The existing rear parking area will be adequate for the needs of the new building. The Applicant 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. Should HPC be open and agreeable to the deconstruction of the existing building and re-construction of a new building, the Applicant will instruct the project architect to complete the building plans, including final design of the front and rear elevations for presentation to HPC.

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 design and layout of the proposed building.

STAFF ANALYSIS

City Staff appreciates the Applicant's proposed investment in the rejuvenation of the "South Block," and the Applicant's forethought to perform due diligence by requesting a preliminary determination on the proposed project.

The site is located on the southern end of the Downtown Historic District in the Downtown Core, which overall is predominately late 19th century architecture. The inclusion of an early 20th century style building in the middle of the streetscape would seem to be somewhat of an anomaly; however, the 0-50 block of South Sandusky Street has more of a mix of architectural design and age of structures than the blocks of the Downtown Core from William Street to Central Avenue and the Courthouse area. It is not apparent if this building is or is not original to the site. This building and its history, though, should be given its due consideration. Staff offers that should HPC be agreeable to the demolition of the existing building, a newly constructed mixed use building of residential on the second floor and retail on the first floor would be appropriate and in line with neighboring uses. Reconstructing a two-story building would be an appropriate scale for this site. The building obsolescence and its sinking 7 inches along with the unknown effects of jacking up and leveling a 100+ year old building is an unfortunate unknown. Its removal for residential and retail tenant health and safety concerns and reconstruction in a design that gives a nod to its 20th century design while blending with the predominately 19th century historic fabric would not appear to be detrimental to the historic district. While Staff always takes a detailed review of any proposed demolition within the Historic District, the South Block has suffered from flooding throughout the last 100 years and the particular building in question has suffered apparent heavy damage throughout that time while having a different design and overall aesthetic than most of Downtown leading Staff to conclude the idea has merit to consider in this particular case for the potential long term benefit of the Downtown and the property in question. Staff would be careful to note that each such case deserves to be reviewed on its own merits and would contend that approval precedent would not necessarily be conveyed to any other property as the facts of this particular case appear to be fairly unique taken in total. The Applicant understands all exterior renovations are to 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 on floodplain regulations and Development Process if the proposed project moves forward.

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.*

The project manager is sensitive to historic preservation and a project architect has been retained, thus ensuring that all proposed work will meet the Standards, as well as pertinent building codes and regulations.

The City of Delaware does not take lightly demolition of buildings within the Historic District. The Applicant is motivated to remove a deteriorating building and undertake a substantial investment to provide a building that will complement and blend into the City's Historic District and the National Register Historic District, as well as more appropriately address health and safety concerns of the building's retail and residential tenants.

STAFF RECOMMENDATION (HPC 2020-1377 – INFORMAL REVIEW)

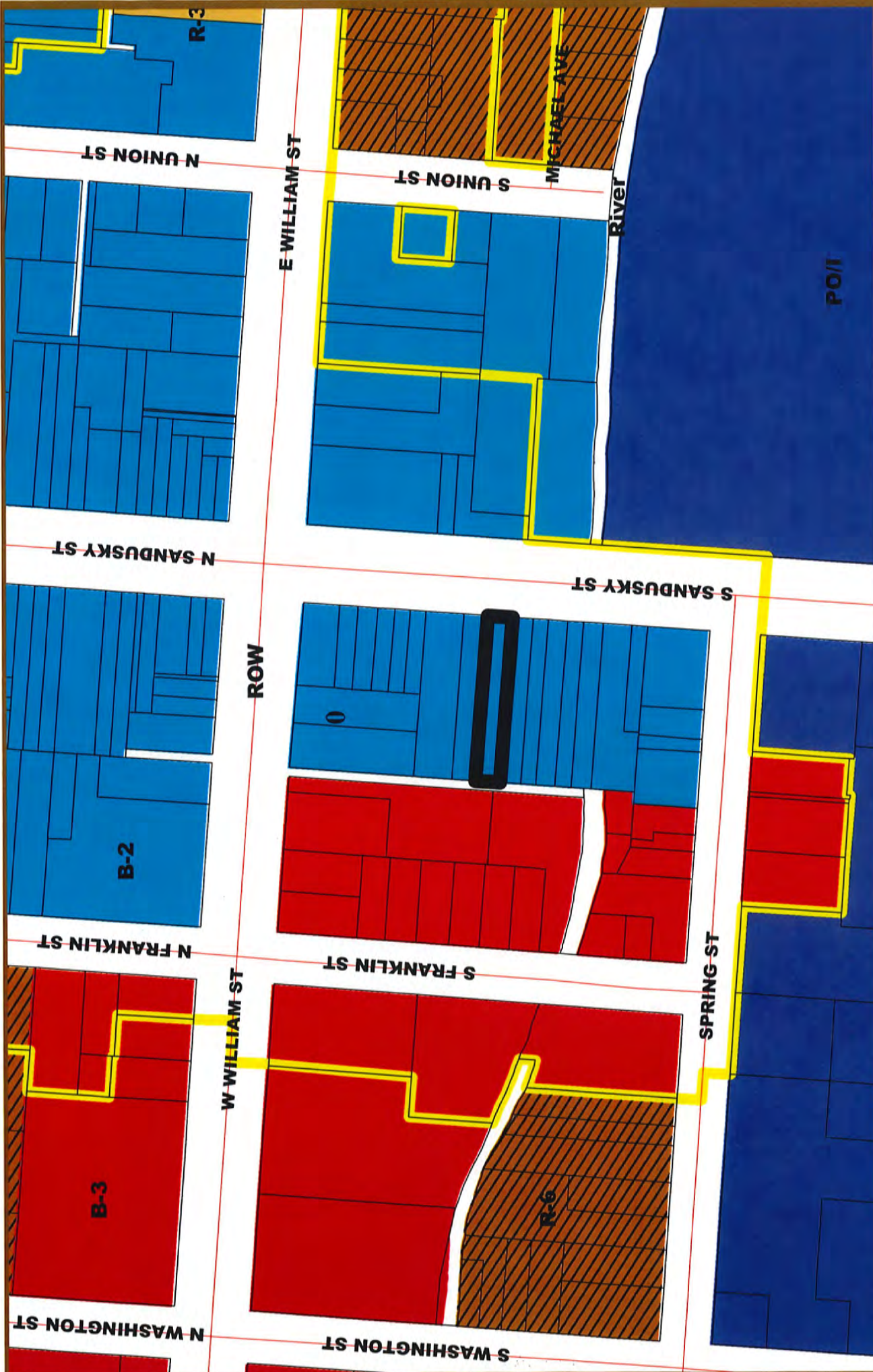
This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed demolition and subsequent reconstruction of 24-26 South Sandusky Street.

COMMISSION NOTES:



HPC 2020-1377
 Informal Review
 24-26 South Sandusky Street - Demolition & New Façade Design
 Location Map





HPC 2020-1377
 Informal Review
 24-26 South Sandusky Street - Demolition & New Façade Design
 Zoning Map





HPC 2020-1377
Informal Review
24-26 South Sandusky Street - Demolition & New Façade Design
Historic District Map



Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



HPC 2020-1377
Informal Review
24-26 South Sandusky Street - Demolition & New Façade Design
Aerial (2016) Map





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 26/24 South Sandusky

Business name Mason Equity

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

Address 1110 Morse Rd Columbus Ohio

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 Ryan Mason Phone 614-431-5100

Address 1110 Morse Rd Columbus Ohio

Email rmason@surgestaffing.com

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.

The building is 7" off from one side to the other, The brick is crumbly. IF we were to jack the building the walls would fail.

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:

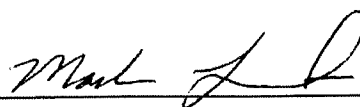
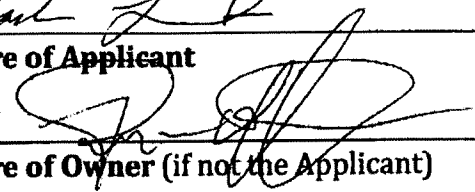
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable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

	7/9/2020
Signature of Applicant	Date
	7/9/2020
Signature of Owner (if not the Applicant)	Date

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



**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

Certificate of Appropriateness Application Historic District Approval

The City of Delaware Planning & Community Development works to help you obtain a Certificate of Appropriateness (COA) for your property located in the Downtown Historic District. The Certificate of Appropriateness review process is designed to preserve buildings that are architecturally and historically significant. The establishment of such districts recognizes the particular historic and architectural qualities of neighborhoods and buildings and encourages their protection and maintenance for the benefit of the entire City. The Historic Preservation Commission (HPC) reviews and decides on all Certificates of Appropriateness.

What is the Downtown Historic District? The Downtown Historic District is comprised of three subdistricts, Downtown Core, Transitional and Residential. Refer to the map in the appendix of the *Architectural Standards for the Downtown Historic District* for subdistrict boundaries.

When is a COA needed? Changes to sites or to the exteriors of existing buildings within the Downtown Historic District (Downtown Core, Transitional and Residential) must receive a COA from the HPC before the work can begin. Changes that require a COA include signage, painting (other than maintenance), rehabilitation, total or partial demolition or addition, new construction and site changes. A COA permit is available on the Forms and Permits Page of our website at delawareohio.net.

Does being in a historic district mean that I can never change the appearance of my property? No. Properties in historic districts are not frozen in time. Historic district protection is designed to ensure that when changes occur, they do not destroy or are contrary to the unique qualities of the district.

What guidelines have been established for the historic district? The City has created the

Architectural Standards for the Downtown Historic District to assist property owners, business owners, architects and contractors who are proposing work on any building or site within the historic district. This guide can be downloaded from the City's website at delawareohio.net.

My building is not very historic, but it is in a historic district. Do I need a COA to make exterior changes? Yes. A major goal of local historic districts is maintaining the overall character of the area. Prior to designation most districts have had a certain amount of infill new construction - some sensitive, some not. Reviewing proposed changes to non-historic properties as well as historic properties insures that more recent construction will not become more intrusive and hopefully will become less so.

What is an Informal Review? Applicants interested in exploring their options for signage, rehabilitation, new construction or site changes are strongly encouraged to arrange and attend an Informal Review to receive feedback from the HPC to address any initial concerns with the application prior to a formal application submission. Informal Reviews are held at the beginning of each HPC meeting. Contact Planning & Community Development for more details on the informal process.

Where do you apply for a Certificate of Appropriateness?

Planning & Community Development
1 South Sandusky Street, Delaware, Ohio 43015
(740) 203-1620
Hours: 8:00 am - 5:00 pm, Monday to Friday

What is the next step once the application is approved? The applicant must then obtain the necessary permit(s) in order to begin construction work.