

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

AGENDA

REGULAR MEETING

May 26, 2021

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on April 28, 2021 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2021-1701: A request by the City of Delaware for a Certificate of Appropriateness for the proposed demolition of 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.
 - o **JOIN VIRTUAL MEETING**: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment.** Comments are limited to 3 minutes.
 - o **EMAIL, LETTER, PETITION**: Written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to the Commission for submission and read into the record. **Name and address are required.**
 - o **FACEBOOK**: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.
4. STAFF COMMENTS
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: June 23, 2021
7. 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
April 28, 2021**

ITEM 1. Roll Call

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

Members Present: Cara Hering, Stephanie VanGundy, Councilwoman Lisa Keller, Vice-Chair Sherry Riviera, and Chairman Joe Coleman

Members Absent: Mark Reed and Mark Smiles

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Vice-Chairwoman Riviera motioned to excuse Mr. Reed and Mr. Smiles, seconded by Councilwoman Keller. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on March 24, 2021, as recorded and transcribed.

Motion: Vice-Chairwoman Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on March 24, 2021, as recorded and transcribed, seconded by Ms. VanGundy. Motion approved with a 5-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2021-1191: A request by the City of Delaware for approval of revisions to the Architectural Standards for the Downtown Historic District and to include fiberglass-clad wood windows as an approved material in the City of Delaware Historic Overlay District.

Ms. Guenther reviewed the staff report and informed the Commission of the correction in the staff report to reflect the case number as 2021-1191. The Commission had no questions regarding the changes to the revisions.

Motion: Vice-Chairwoman Riviera motioned to approve the resolution to change the architectural standards as written under staff recommendations and reflected as HPC 2021-1191, seconded by Ms. VanGundy. Motion approved by a 5-0 vote.

ITEM 4. STAFF COMMENTS

- (1) Proposed Spring Street Properties Demolition

Ms. Guenther provided information that the City will be submitting a COA application to the Historic Preservation Commission for the demolition of

the newly purchased 7 and 27 Spring Street properties.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Ms. VanGundy questioned information on when to expect the return to meetings in person.

ITEM 6. NEXT REGULAR MEETING: May 26, 2021

ITEM 7. ADJOURNMENT

Motion: Ms. VanGundy moved to adjourn the meeting, seconded by Vice-Chairwoman Riviera. The Historic Preservation Commission meeting adjourned at 6:55 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT/OWNERS

City of Delaware
1 South Sandusky Street
Delaware, OH 43015

REQUEST

2021-1701: A request by the City of Delaware for a Certificate of Appropriateness for the proposed demolition of 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.

LOCATION & DESCRIPTION

The project site is located at the properties of 7 and 27 Spring Street, on the south side of Spring Street between South Sandusky Street and South Franklin Street, in the Transitional Sub-District of the Downtown Historic District Overlay. The zoning of the properties is B-3 (Community Business District). The properties to the north are zoned B-3 (Community Business District) and B-2 (Central Business District). The properties to the east, west and south are zoned PO/I (Planned Office/Institutional District). The sites are not included in the adjacent Sandusky Street National Register Historic District.

While the Delaware County Auditor's Office lists the dates of construction as 1880 for 7 Spring Street and 1890 for 27 Spring Street, this is not corroborated with historical maps of the area, which places the construction date of both buildings around 1923.

7 Spring Street (Former Auto Repair Garage) and 27 Spring Street (Former NAPA Auto Parts) – 2021



BACKGROUND

Prior to the 1920s, according to historic maps, the lots at 7 and 27 Spring Street were vacant. In 1831, the Anthoni family came to Delaware from the Loraine area of France, and in 1834 founded the Anthoni Brewery at the southwest corner of Sandusky and Spring Streets. In the late 1880s, the brewery closed and was vacant until 1901. At that time, the Crystal Ice & Cold Storage Company incorporated the building into a large ice manufacturing complex being developed on that corner. However, despite this construction, the adjacent sites at 7 and 27 Spring Street remained vacant land.

**Anthoni and Sons Outside of Their Brewery at Corner of Spring and Sandusky Streets
Circa Mid-1800s**



Crystal Ice and Cold Storage Co. lasted for only a few years before closing. Not long after this closure, the former brewery building was demolished, and the City's Post Office was built on the site. The construction was completed in 1911 at a total cost of \$78,000 for both the building and the land. In 1967, the Post Office moved into their new building at 35 South Liberty Street. The building was then purchased in 1968 by the Ohio Wesleyan University (OWU) and was converted into the Richard M. Ross Art Museum, which continues to be its use to this day.

It was not until after the opening of the Post Office that the sites at 7 and 27 Spring Street became occupied. Around 1923, taking advantage of the automobile boom of the time, a parking garage was built at 7 Spring Street and an Auto Sales and Service shop built next to it at 27 Spring Street. At the time, the building at 27 Spring Street was subdivided into two sections, the easternmost section being occupied by a marble cutting company. The parcel that became the NAPA parking lot was occupied by an alleyway and a house. By 1950, the parking garage at 7 Spring Street had been converted into an auto repair shop known as Hertz Auto Repair, and the building at 27 Spring Street became occupied by a hatchery and animal feed business. The site of the NAPA parking lot was still an alleyway and a house.

**Post Office at 60 South Sandusky Street
Note Hertz Auto Repair in Background at 7 Spring Street Circa 1950s**



CASE NUMBER: 2021-1701_7 & 27 Spring Street Demolition

MEETING DATE: May 26, 2021

PAGE: 3 of 8

On April 1, 1986, Charles A. Lane purchased the site of the NAPA parking lot and 27 Spring Street. This was followed by the purchase of 7 Spring Street and the alleyway between the two buildings on January 23, 1987. He opened the NAPA Auto Parts store at 27 Spring Street and an auto repair company at 7 Spring Street. On March 31, 2004, all these properties were transferred to Jean M. Lane, who inherited these properties from her deceased husband. The NAPA Auto Parts remained active and the former Hertz building served as storage for NAPA.

On July 25, 2018 via HPC 2018-1727, an Informal Review was requested by Indus Hotels for the demolition of these buildings and construction of a Hampton Inn Hotel. Taking HPC's design suggestions into account, the Applicant returned on September 26, 2018 via HPC 2018-2382 and was granted a Certificate of Appropriateness for the project. The Applicant elected to change to a different hotel brand and appeared before HPC again on February 26, 2020 via HPC 2020-0200. The project was granted a Certificate of Appropriateness for the demolition of these structures and construction of a six-story, 118 room 'Tru by Hilton' hotel. With HPC's approval, the project proceeded to the Planning Commission where the building plans were also approved. In anticipation of the project, the NAPA Auto Parts business vacated the properties.

However, due to the unforeseen COVID19 pandemic beginning in March 2020 and the resulting economic downturn, the hotel developer was forced to cancel its plans, which included the purchase of the properties. By November 2020, Mrs. Lane, the property owner, decided to auction off the properties. The City of Delaware was the winning bidder and took ownership of the two buildings and its two related parcels in December 2020.

Recent photographs of the buildings located at 7 Spring Street and 27 Spring Street are depicted below:

7 Spring Street – North Elevation - 2021



7 Spring Street – East Elevation - 2021



Parcel Between 7 and 27 Spring Street - 2021



27 Spring Street – North Elevation, West Elevation, and West Parking Lot - 2021



Both buildings have been vacant since early 2020. As is typical with all vacant buildings, unfortunately, the buildings are also being vandalized. Windows and glass doors had been broken and subsequently boarded up by the City of Delaware. Areas also have been spray-painted with graffiti.

PROPOSAL

With its proximity to Ohio Wesleyan University and the thriving Historic Downtown district, Spring Street is positioned for revitalization. The purchase and proposed demolition of these vacant buildings allows the City of Delaware to move forward to put the parcels back into productive use and attract strategic redevelopment opportunities along the Spring Street and South Sandusky Street Corridors.

To facilitate the process, through building demolition, the City intends to make the site “pad ready” as an incentive for a redevelopment project. The potential costs to a developer for any removal of asbestos containing materials and actual building demolition costs can then be directed toward new construction costs and an improved business pro-forma. The City continues to work with a potential hotel developer for the site currently.

The City can achieve attraction of a successful redevelopment project through any number of methods. One such proven method could include a Request for Proposal. The City can ensure a specific type of development through all the methods available to dispose of the property and it intends to do so to ensure redevelopment consistent with plans and policies, as it did with the successful construction of Delaware Place at 351 South Sandusky Street. In that instance, the City secured a federal grant to demolish the former abandoned hotel on that site and redevelop it as Riverside Landing at Delaware Place apartments for the senior low and moderate income community in partnership with a private developer. It, in turn, generated the development of Riverside Landing, a senior community of apartment homes, on its campus.

Alternatively, through various entities including the potential formation of a Community Improvement Corporation (CIC), the City can also begin moving forward with potential projects for the Spring Street properties. The City will ensure control of the uses permissible on the site with the site’s zoning classification and requirements for redevelopment. For example, if HPC will recall, the project site is currently zoned as B-3 Community Business District, which offers a variety of developments, yet excludes hotels. In tandem with the newly adopted Comprehensive Plan, the site can be activated to achieve a variety of commercial, mixed-use, or residential uses which will complement the nearby University, Downtown, and South Sandusky Street Districts.

With the success of the historic downtown area, and nearby OWU facilities, the City is confident this area will attract considerable interest. The City of Delaware gives its assurance it is actively pursuing its goal of redevelopment of this site and will proceed through all required processes including HPC.

In addition, from a public health and safety viewpoint, demolition at this time will be in the community’s best interest. The vacant buildings as they stand now pose a potential liability in terms of vandalism and illegal activities and have been boarded up by the City of Delaware. Also, with the economy slowly re-opening from the COVID19 pandemic, the vacant lots resulting from the demolition activity can be temporarily re-purposed, in the short-term, to provide additional parking lots to assist the City’s local businesses in rebuilding their profits as patrons increasingly visit the Downtown area. In fact, the City is moving to do just that on the existing western parking lot currently.

The Historic Preservation Commission determined in three previous cases regarding these properties that the buildings at 7 and 27 Spring Street appear to have little or no historical or architectural significance. They were considered candidates for demolition in compliance with Section 1190.07(a) of the City Codified Ordinances regarding the Historic District Overlay. Additionally, the vacant buildings can now be considered substandard. The City of Delaware offers the buildings continue to meet the conditions of Section 1190.07(a) of the City Codified Ordinances and respectfully requests a Certificate of Appropriateness for their demolition so that the described redevelopment procurement processes may commence in a timely manner as well as address safety and

liability concerns. All redevelopment projects, of course, will be presented to HPC for a request for approval of a Certificate of Appropriateness as is required by the City Codified Ordinances.

STAFF ANALYSIS

The project site is located on the extreme southern boundary of the Downtown Historic District in the Transitional Sub-district. This a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. The residential neighborhood in this area is composed of owner-occupied and renter-occupied dwellings, as well as the Ohio Wesleyan University (OWU) campus. The property immediately to the west of the site is the impressive OWU Hamilton-Williams Campus Center. The property immediately to the east of the site is the prominent OWU Art Ross Museum (the 6,400 square foot granite and sandstone structure at 60 South Sandusky Street constructed in 1911 as the City's Post Office). To the north of the site is the City's Central Business District.

The subject sites are the only properties on the south side of Spring Street to be included in the Historic District. At the time the District was created, they apparently warranted inclusion due to their age and the fact they were not owned by OWU. They were not included in the immediately adjacent Sandusky Street National Register Historic District to their north. Staff offers that after research no historically significant events or architecturally significant elements are featured on either plain block building.

If, in the future, the zoning district is changed to accommodate a potential project, it may warrant a coordinated change in the Historic Sub-District to perhaps Downtown Core to match the related zoning classification. This would necessitate further review by Staff to determine compliance with those standards.

The existing properties at 7 and 27 Spring Street were previously determined by HPC to appear to have little or no historical or architectural significance and received a Certificate of Appropriateness for demolition as part of a redevelopment project. As mentioned, the buildings were not considered for inclusion in the Sandusky Street National Register Historic District. At this point in time, the buildings are now vacant and can be considered substandard as signs of deterioration become apparent. Thus, their removal would not appear to be detrimental to the Historic District.

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

Section 1190.07. - Demolition.

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

(1) The structure contains no features of architectural and historic significance.

(2) There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternatives to demolition, or that deterioration has progressed to the point where it is not economically feasible to restore the structure.

Staff offers that one or both conditions continue to support demolition of these buildings. Due to the simple block design and deteriorating condition of the existing buildings, they might now be considered an intrusion on the historic fabric of the nearby neighborhood and Central Business District.

The City of Delaware is motivated to remove the dilapidating buildings from a prominent intersection on one of the City's major thoroughfares through the downtown and in proximity to the Ohio Wesleyan University campus. The City is indicating that priority will be given to seeking a developer to engage in a substantial investment to provide a building or buildings that will complement and blend into the City's Historic District and the

neighboring National Register Historic District. The City of Delaware does not take lightly demolition of buildings within the Historic District.

STAFF RECOMMENDATION (HPC 2021-1701 – CERTIFICATE OF APPROPRIATENESS)

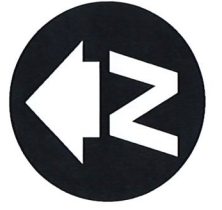
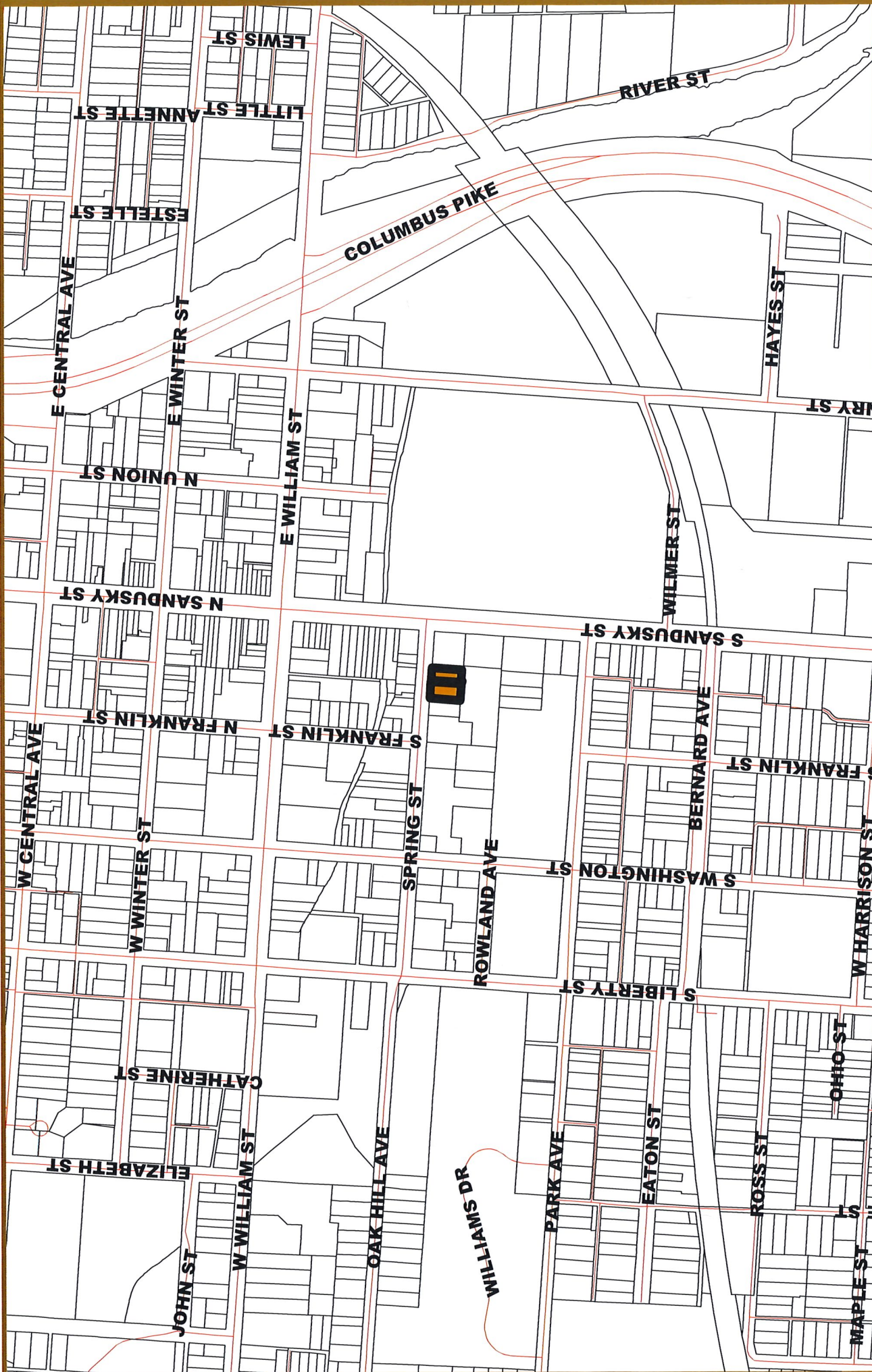
Staff recommends approval of the request by the City of Delaware for a Certificate of Appropriateness for the proposed demolition of 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay, with the following Conditions that:

- 1) The Applicant shall notify adjoining property owners/business owners of demolition timelines.
- 2) The demolition of 7 Spring Street and 27 Spring Street are contingent upon final approval of all city permits and any required City building and zoning requirements.
- 3) The Applicant shall provide a photo-journal to the City Planning & Community Development Department of the interior and exterior of the buildings to be removed prior to their demolition and in consultation with the Delaware County Historical Society.

COMMISSION NOTES:

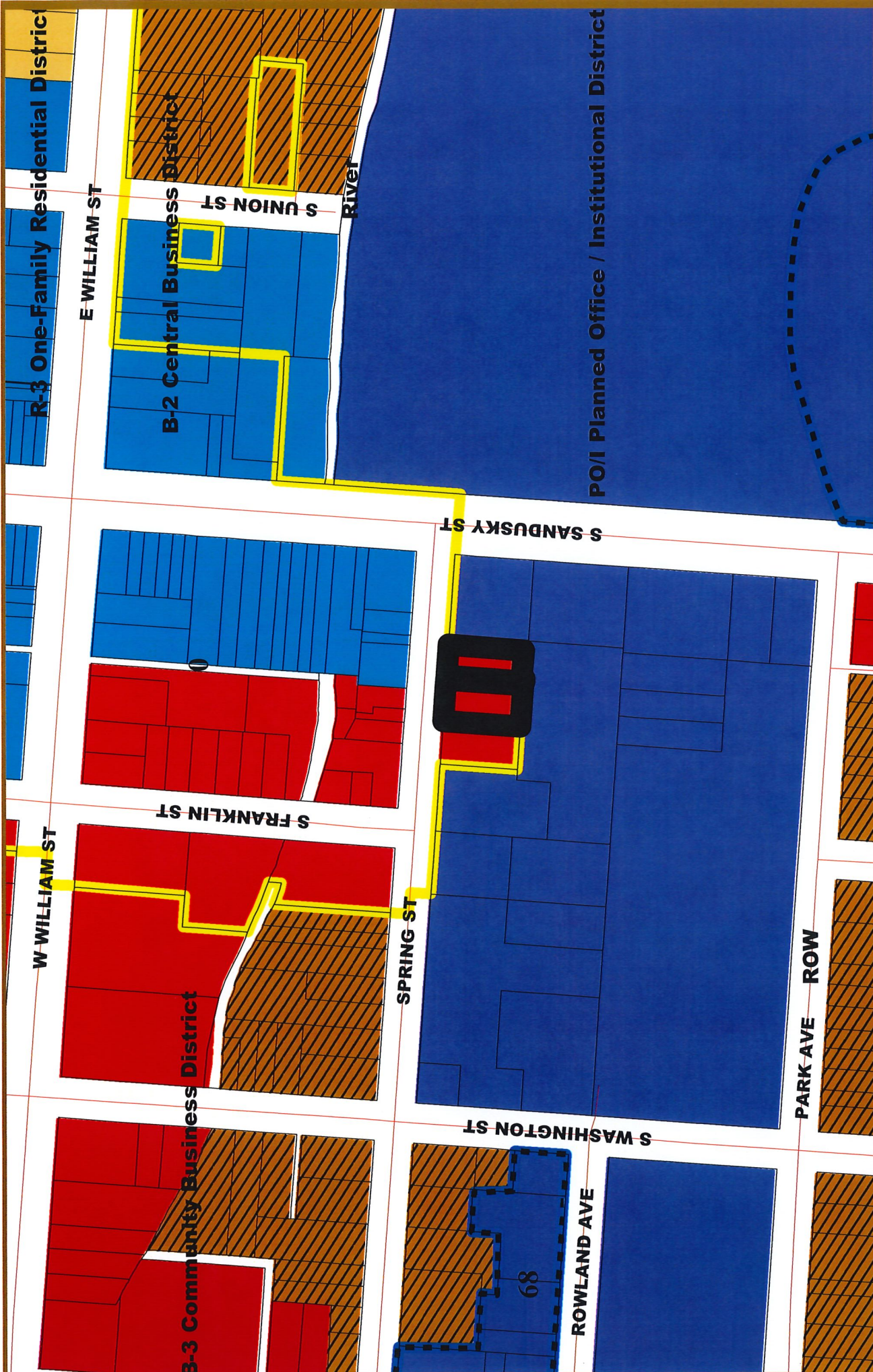
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



HPC 2021-1701
Certificate of Appropriateness
7 & 27 Spring Street - Demolition
Location Map



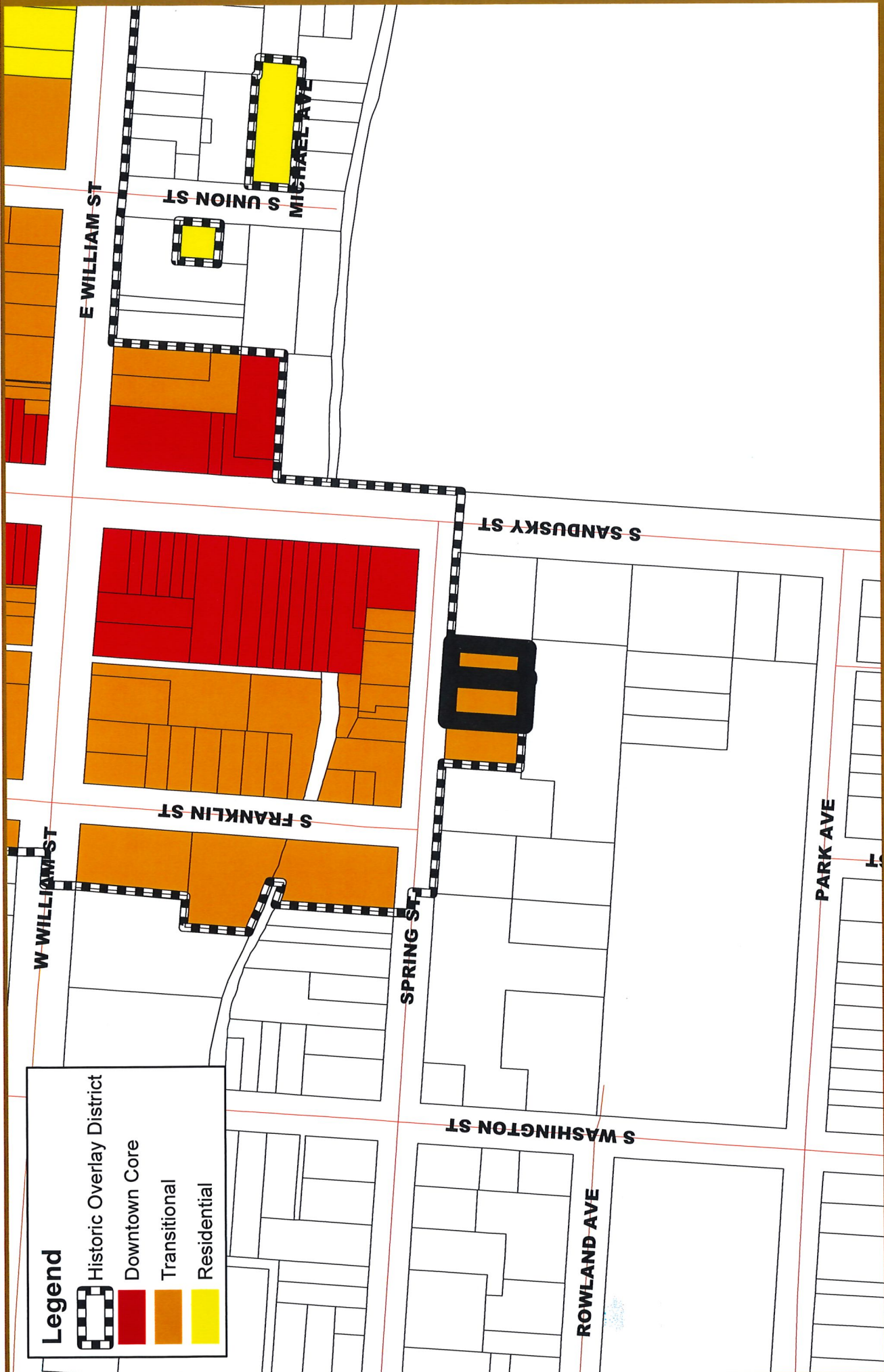


HPC 2021-1701
 Certificate of Appropriateness
 7 & 27 Spring Street - Demolition
 Zoning Map



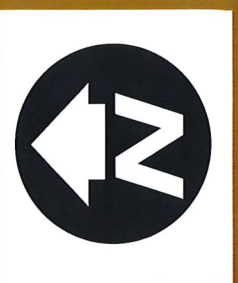


HPC 2021-1701
Certificate of Appropriateness
7 & 27 Spring Street - Demolition
Historic District Map



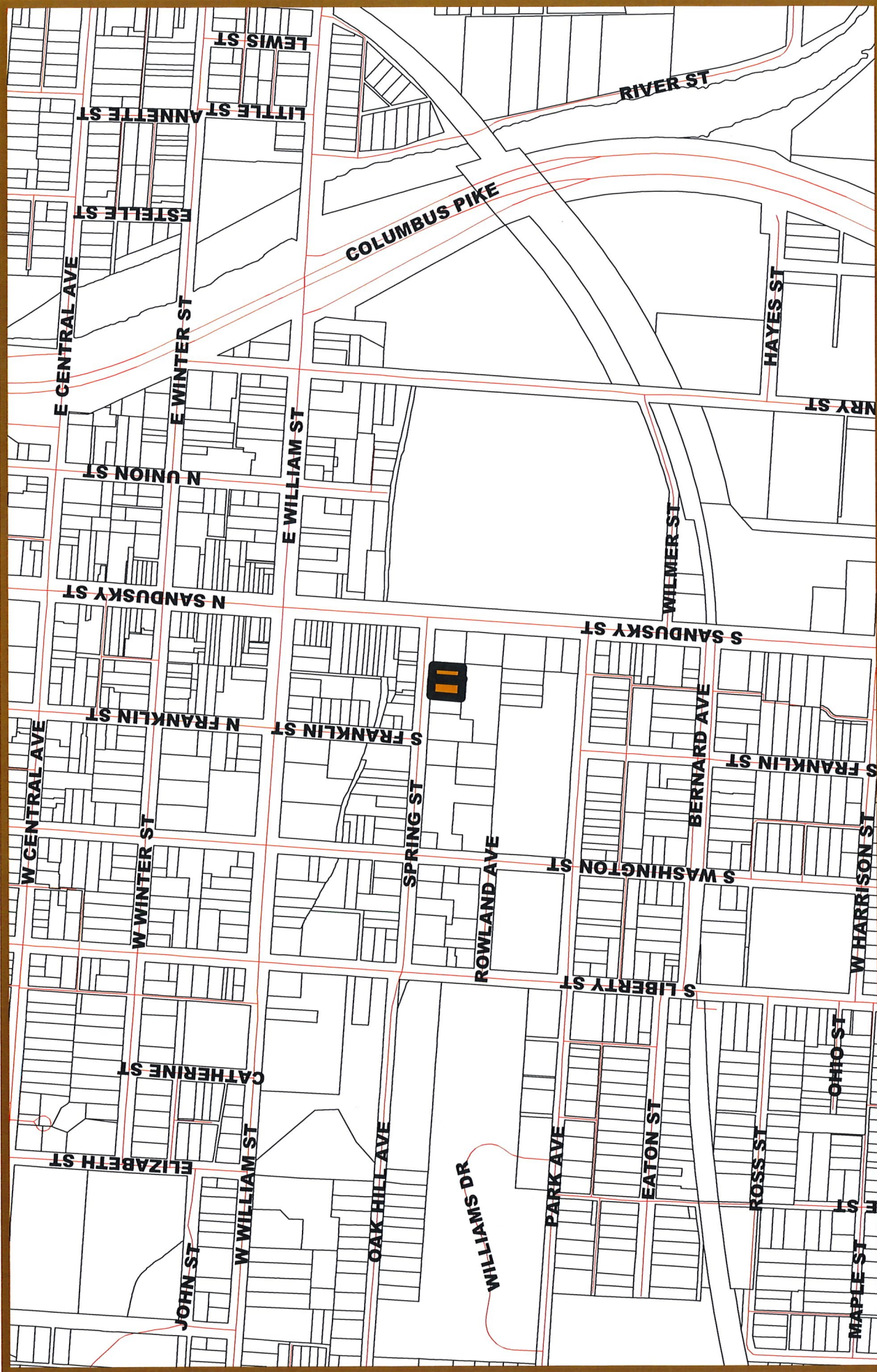
Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



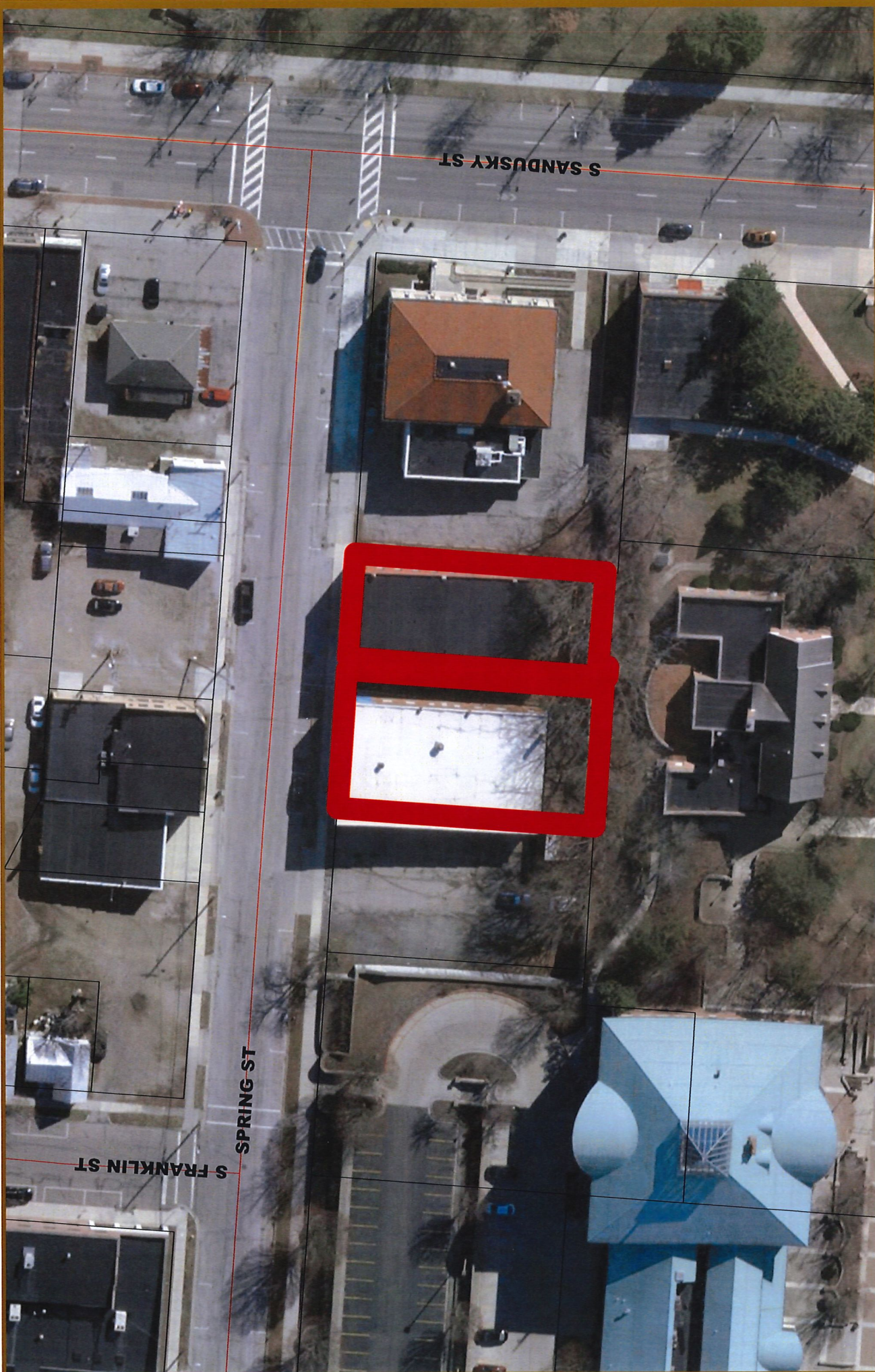
HPC 2021-1701
Certificate of Appropriateness
7 & 27 Spring Street - Demolition
Aerial (2019) Map





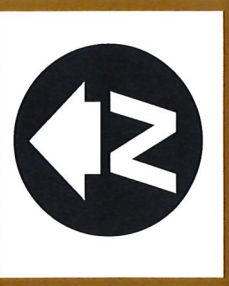
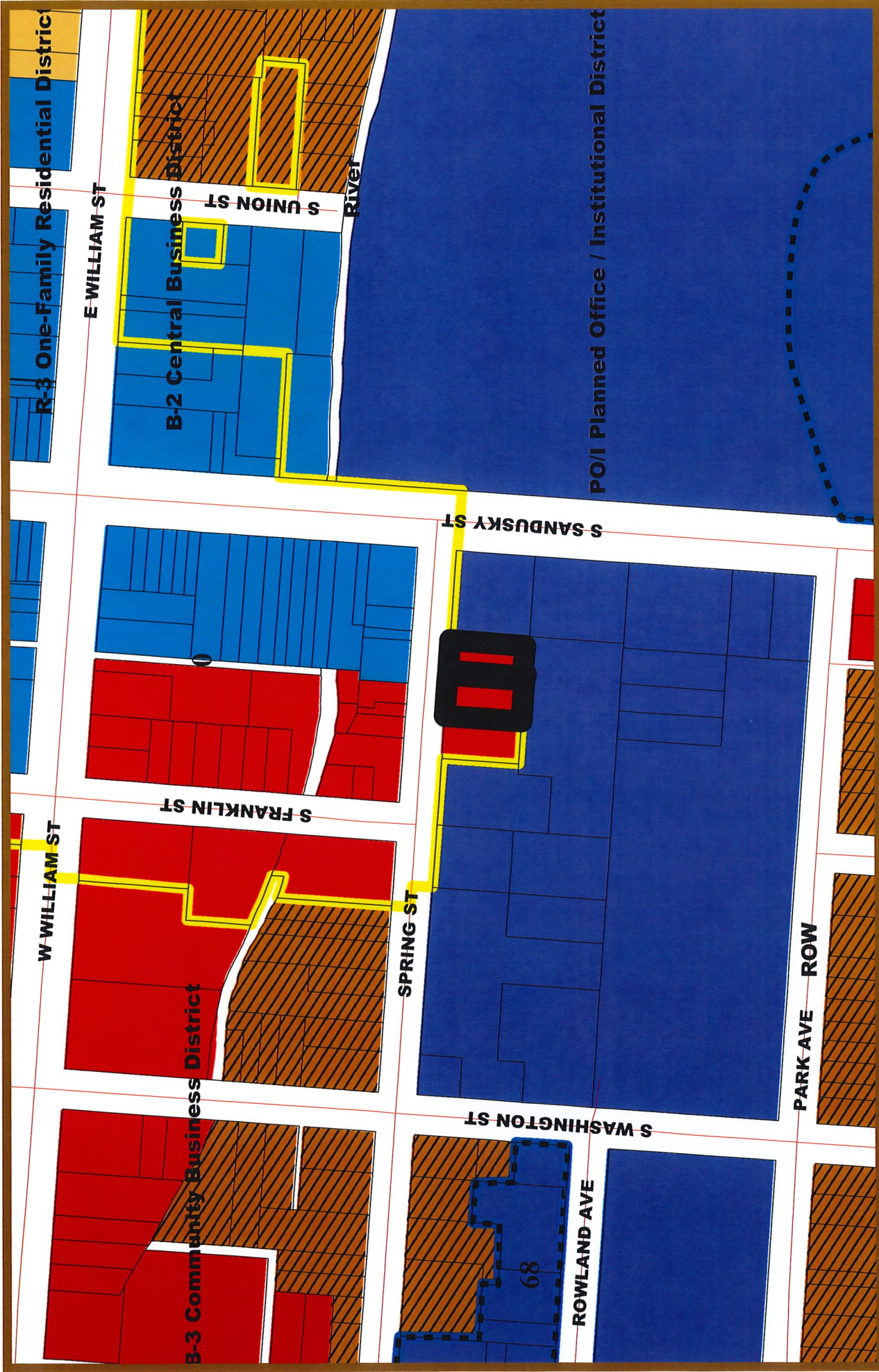
HPC 2021-1701
Certificate of Appropriateness
7 & 27 Spring Street - Demolition
Location Map





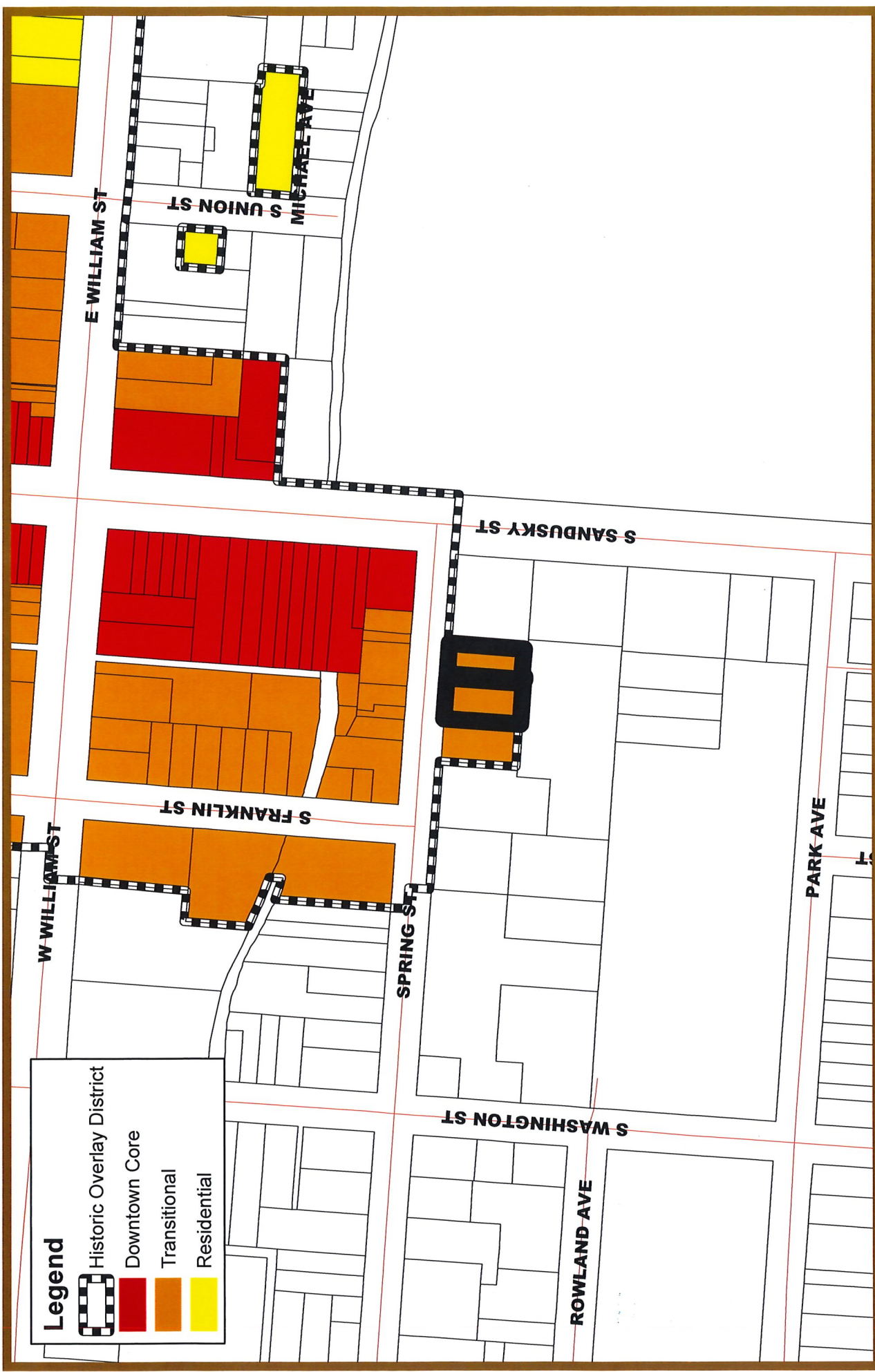
HPC 2021-1701
Certificate of Appropriateness
7 & 27 Spring Street - Demolition
Aerial (2019) Map





HPC 2021-1701
 Certificate of Appropriateness
 7 & 27 Spring Street - Demolition
 Zoning Map





HPC 2021-1701
 Certificate of Appropriateness
 7 & 27 Spring Street - Demolition
 Historic District Map





**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:
2021-1701

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 7 & 27 Spring Street

Business name Former NAPA Auto Parts Store & Storage Building

Applicant Name/Contact Person David M. Efland Phone 740-203-1604

Address City of Delaware, 1 S Sandusky Street, Delaware, OH 43015

Email defland@delawareohio.net

*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 City of Delaware, Ohio Phone 740-203-1000

Address 1 South Sandusky Street, Delaware, OH 43015

Email cmo@delawareohio.net

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.

A request by the City of Delaware for a Certificate of Appropriateness for the
demolition of the buildings located at 7 Spring Street and 27 Spring Street

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.

 _____ 5/3/21
Signature of Applicant Date

Signature of Owner (if not the Applicant) Date

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