

**CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA**

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

SPECIAL MEETING

JUNE 11, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on March 25, 2015 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2015-0411: A request by the Delaware County Board of Commissioners for a second informal review of the proposed County Courthouse Building Expansion affecting parcels associated with the Delaware County Services Building (Hayes Building) at 140 North Sandusky Street, which are zoned B-2 (Central Business) District and R-3 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. NEXT REGULAR MEETING: June 24, 2015
6. ADJOURNMENT

HISTORIC PRESERVATION COMMISSION
March 25, 2015
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Joe Coleman, Erinn Nicley, Kim McMullen, Sherry Riviera, and Chairman Roger Koch

Members Absent: Councilman Chris Jones and Vice-Chairman Hatten.

Staff Present: Lance Schultz, Zoning Administrator and Dianne Guenther, Development Planner

Motion to Excuse: Mr. Coleman moved to excuse Councilman Jones and Vice-Chairman Hatten, seconded by Ms. Riviera. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on February 25, 2015, as recorded and transcribed.

Motion: Mr. Coleman moved to approve the Motion Summary of the Historic Preservation Commission meeting held on February 25, 2015, as recorded and transcribed, seconded by Ms. McMullen. Motion approved by a 4-0-1 (Nicley) vote.

ITEM 3. REGULAR BUSINESS

- A. HPC 2015-0341: A request by St. Mary Catholic Church for a Certificate of Appropriateness for the demolition of the rear vacant garage and installation of parking lot at 23 South Union Street which is zoned R-6 (Multi-Family Residential) District and located in the Residential Sub-District of the Downtown Historic District Overlay.

Ms. Guenther reviewed the informal review that was completed on January 28, 2015, in which the Commission was open at the time to the demolition of the structure. Ms. Guenther provided a map of the property and reviewed the current zoning of the property. Ms. Guenther reviewed the proposed plan of garage demolition and parking lot installation.

APPLICANT:

Mr. Rick Trippier, 82 East William Street, Delaware, Ohio, Business Manager for St. Mary Parish

Motion: Mr. Nicley moved to approve HPC 2015-0341, along with all staff recommendations and conditions, seconded by Ms. McMullen. Motion approved by a 5-0 vote.

B. HPC 2015-0411: A request by the Delaware County Board of Commissioners for an informal review of the proposed County Courthouse Building Expansion affecting parcels associated with the Delaware County Services Building (Hayes Building) at 140 North Sandusky Street, which are zoned B-2 (Central Business) District and R-3 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a presentation on the informal review of the proposed County Courthouse Building Expansion, including a map of the proposed area, and existing site photos. Ms. Guenther explained to the Commission that Delaware County has partnered with Silling Associates for the construction and is seeking feedback from the Commission on the plans of the new building and parking lot addition. Ms. Guenther reiterated the Hayes Building is not in the Historic District, however, the parcels south to the Elks Building are.

APPLICANT:

Mr. Jon Melvin, 1405 U.S. Route 23 North, Delaware, Ohio, Facilities Director for Delaware County

Mr. Tom Potts, 405 Capitol Street, Charleston, West Virginia, President of Silling Associates

Mr. Jeremy Jones, 405 Capitol Street, Charleston, West Virginia, Project Architect for Silling Associates

Mr. Mike Moore, 405 Capitol Street, Charleston, West Virginia, Business Development Director

Mr. Potts provided a presentation on Silling Associates which included photos of courthouses that they have designed and built recently and explained how the design of the building was incorporated by the standards of the community. Mr. Potts reviewed the security measures, including pedestrian and vehicular security.

Mr. Potts discussed the design principles and the complementary materials to be used to the Hayes Building as well as looking at an Italianate architectural style which is prevalent in the surrounding streetscape.

Mr. Koch requested if Silling Associates was in need of the architectural standards that are required in the historic district. Mr. Potts confirmed that Silling Associates does have a copy of the standards. The project will be

brought before the Commission in the near future as the final design progresses.

Mr. Melvin discussed the parking lot addition, and the expected layout of the addition, which is underground.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Koch requested information on the status of unauthorized signage in the downtown historic area. Mr. Schultz discussed that himself and Ms. Guenther walked through the district to address the flashing signs.

ITEM 5. NEXT REGULAR MEETING: April 22, 2015

ITEM 6. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 8:22 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT/OWNERS

Delaware County Board of Commissioners
101 North Sandusky Street
Delaware, Ohio 43015

REQUEST

2015-0411: A request by the Delaware County Board of Commissioners for a second informal review of the proposed County Courthouse Building Expansion affecting parcels associated with the Delaware County Services Building (Hayes Building) at 140 North Sandusky Street, which are zoned B-2 (Central Business) District and R-3 (Single-Family Residential) District and located in the Transitional Sub-District of the Downtown Historic District Overlay.

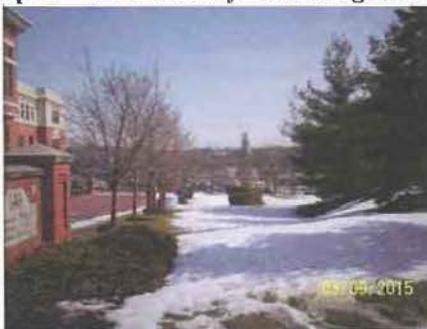
LOCATION & DESCRIPTION

As currently proposed, the project site may encompass five parcels associated with the Delaware County Services Building (Hayes Building) located at 140 North Sandusky Street. The Hayes Building and the northern section of its parking lot to the east are not located in the Historic District Overlay. The remaining parcels in the proposed project area, commonly referred to as the Leffler House site and the Elks Building site, are in the Transitional Sub-District of the Downtown Historic District Overlay. Structures and facilities in the Historic District which possibly may be affected include a vacant detached garage, two detached sheds, and the Elks Building fronting North Sandusky Street, as well the southern section of the county parking lot fronting North Union Street. The zoning of the project area is B-2 (Central Business) District, except for the parcels immediately to the north, east, and south of the Elks Building, which are zoned R-3 (Single-Family Residential) District. Properties to the west are zoned PO/I (Planned Office/Institutional) District.

BACKGROUND

At the March 25, 2015 Informal Review, the Applicant sought early feedback for the design of the proposed county courthouse building and utilization of this unique site rather than bringing forward a completed design first. Since then, the Applicant's project committee met to further define the building design while taking HPC's initial comments into account regarding guidance from the Historic District's Architectural Standards, materials used, and blending the new construction with the existing Hayes Building and into the surrounding historic architectural environment.

Existing Site Photographs -- From the Hayes Building South to the Elks Building



PROPOSAL

As a result of the Applicant's project committee meetings to date, Silling Architects and Planners, the project architect, is presenting the attached proposed elevations for HPC comment. As relayed by the Architect, for the most part, what the Architect has submitted for this report is the essence of what will be presented at the meeting, with additional refinements presented at the meeting itself. Therefore, the design illustrated in materials presented at the special meeting may be slightly enhanced from those presented in the attached packet. The Architect is seeking additional comment at this time in order to move the design to the next level based on the feedback received at this special meeting. The Architect wishes to impress on HPC that the design process is ever deepening and involves development at every stage. The initial concept is a point of departure and the process continues up to and through construction. Thus, proportions, details, and ideas may evolve as actual site conditions dictate. Staff indicated that latitude in design is permissible to a point and within the parameters of the Architectural Standards and as may be granted by Staff and the Chair of the HPC. However, when HPC approves the final Certificate of Appropriateness at a future meeting, the expectation of the HPC and Staff has generally been that the new courthouse is constructed per those approved plans. Any revisions to the approved plans would need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any future revisions. Based on input received at this special meeting, it is hoped that a formal final review and action by the Historic Preservation Commission will be made on the regularly scheduled meeting on June 24, 2015.

In the meantime, to continue with the required City zoning development review process outlined at the March 25 HPC meeting, the Applicant is also arranging to meet with the project engineers and City Engineering staff to discuss site engineering. The goal is placement on the agenda on the August 5, 2015 meeting of the Planning Commission. This would mean site development drawings, including engineering drawings, would need to be submitted to the City Planning Department by July 8, 2015, along with the Master Application form for a Combined Preliminary and Final Development Plan and Zone Change to B-2 (Central Business District) with text limitations to be consistent with the zoning of the Hayes Building. If the Planning Commission grants approval at its August meeting, followed by the two required City Council meetings also in August, there would be a possibility of Zone Change and Final Combined Preliminary and Final Development Plan approval at the August 24, 2015 City Council meeting. If final approval is obtained at the August 24 City Council meeting, the Project Architect would then need building permit and engineering applications, drawings, and approvals. Ideally, if all steps and procedures proceed smoothly, potential building permit and engineering drawing approval issuance could occur in September 2015.

In addition, and in response to HPC inquiry at the March meeting, the public right-of-way (alley) that separates the Hayes Building and proposed county courthouse should be vacated with either all the lots being consolidated or create individual parcels for the Hayes Building site and the proposed new courthouse site. As required by municipal code, the City Planning Commission and City Council would need to approve the vacation of the right-of-way. This process could be incorporated with the zoning development review process described above.

The goal of this second informal review is to obtain any direction from HPC on the updated concept design presented at the March 25, 2015 meeting.

STAFF ANALYSIS

INFORMAL REVIEW: As discussed at the March 25, 2015 meeting, the Applicant's request is unique in that an entirely new, large government facility structure is proposed where historic residential structures once stood and will continue to ensure that County facilities anchor the northern end of downtown Delaware. The replacement building, although new construction with modern materials, should follow the spirit of the Standards for the Transitional Sub-District: to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding neighborhoods. The Transitional Sub-district consists primarily of commercial buildings of one or two stories. Some of the buildings form a uniform streetwall as in the Downtown Core, while others appear as separate buildings. The result is a streetscape that shows more building variation than the Downtown Core. The multi-storied Hayes Building and the immediate

area are of a much larger, institutional scale. The existing surrounding building context should be used, specifically the Hayes Building as a starting place, to ensure the clear institutional use vernacular while blending with the Downtown Core area. Per the Standards, all new construction should be compatible with the design character of the surrounding historic streetscape. The street-facing roofline shall be horizontal. The cornice at the top of the building face should be plain and not heavily articulated as in the Downtown Core buildings. Buildings constructed in the interior of city street blocks, such as the proposed project, should be no more than two and one-half stories or 35 feet in height. However, this guideline would need to be relaxed to accommodate the use and provide the appropriate transition to the large Hayes Building. Additionally, with the proposed ‘flat’ roofline in this case, a more ornate and higher cornice could be a good design compromise to achieve the transition between the Downtown Core buildings and the more residential character of the Hayes Building’s pitched roofline. Walls that are visible from a public way should be finished in brick. These walls should also carry windows, openings, or relief (such as recesses) to create the appearance of windows. Echoing the Hayes Building design could be appropriate. Staff continues to desire to work with the Applicant and the HPC to find the appropriate balance between compliance with the existing guidelines and the preservation of the overall aesthetics of the downtown Historic District resulting from those Standards and keeping in a positive pace with the ever-changing and progressive atmosphere of our community. This is a critical development for Delaware County and our community that will ensure the long term use of this area for government purposes—certainly a unique and defining use that the historic guidelines do not specifically address as a land use group or unique building type. The building itself is also a major new courthouse whose design should appropriately reflect a major institutional use and specifically a courthouse for years to come. The significant amount of glass shown conceptually could be considered as meeting that balance between institutional use and historic area. The HPC and Staff will need to be flexible in applying the Architectural Standards while ensuring compatible high quality design.

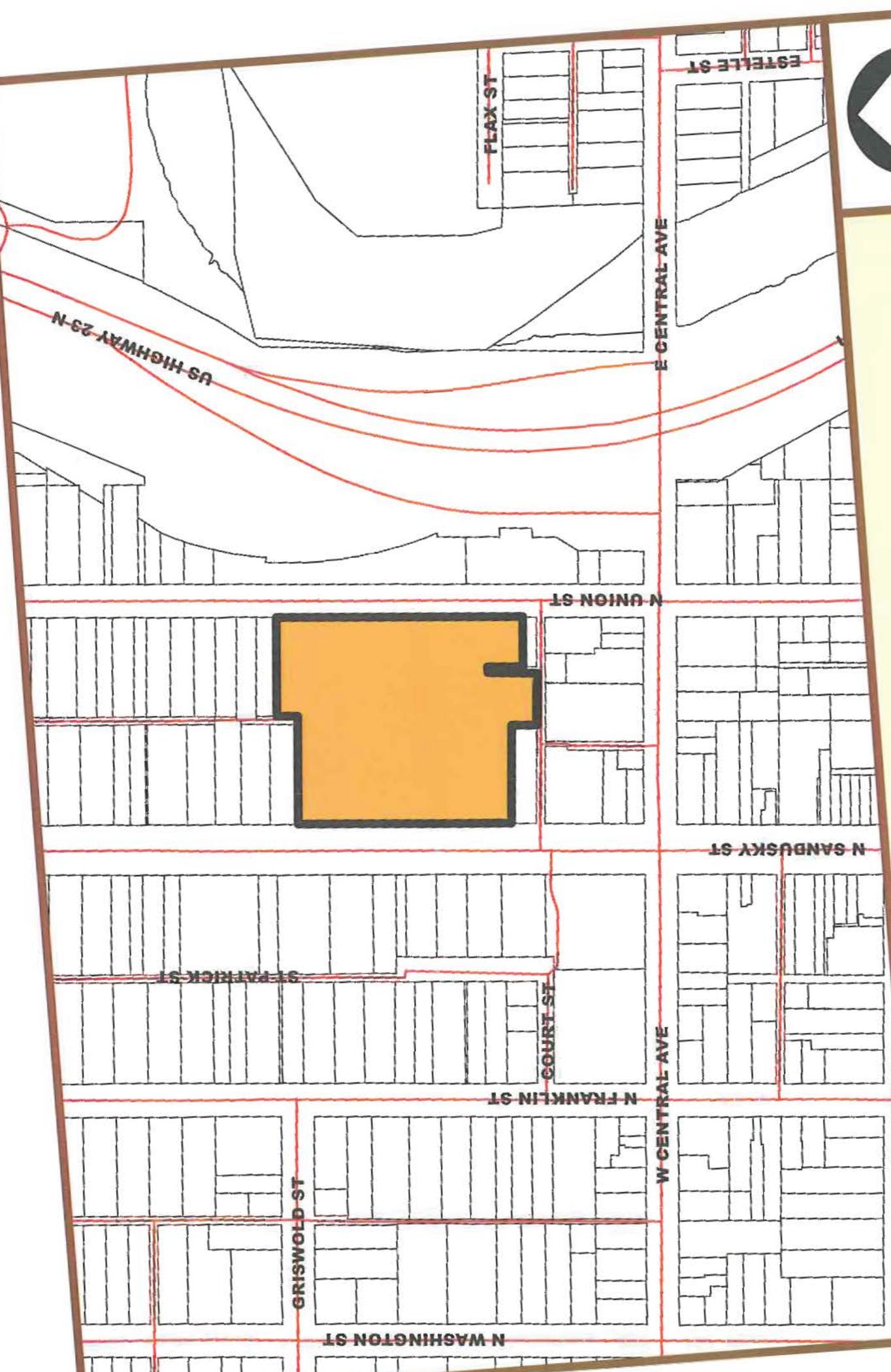
STAFF RECOMMENDATION (2015-0411 INFORMAL REVIEW)

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking additional comment from the Historic Preservation Commission regarding the proposed project.

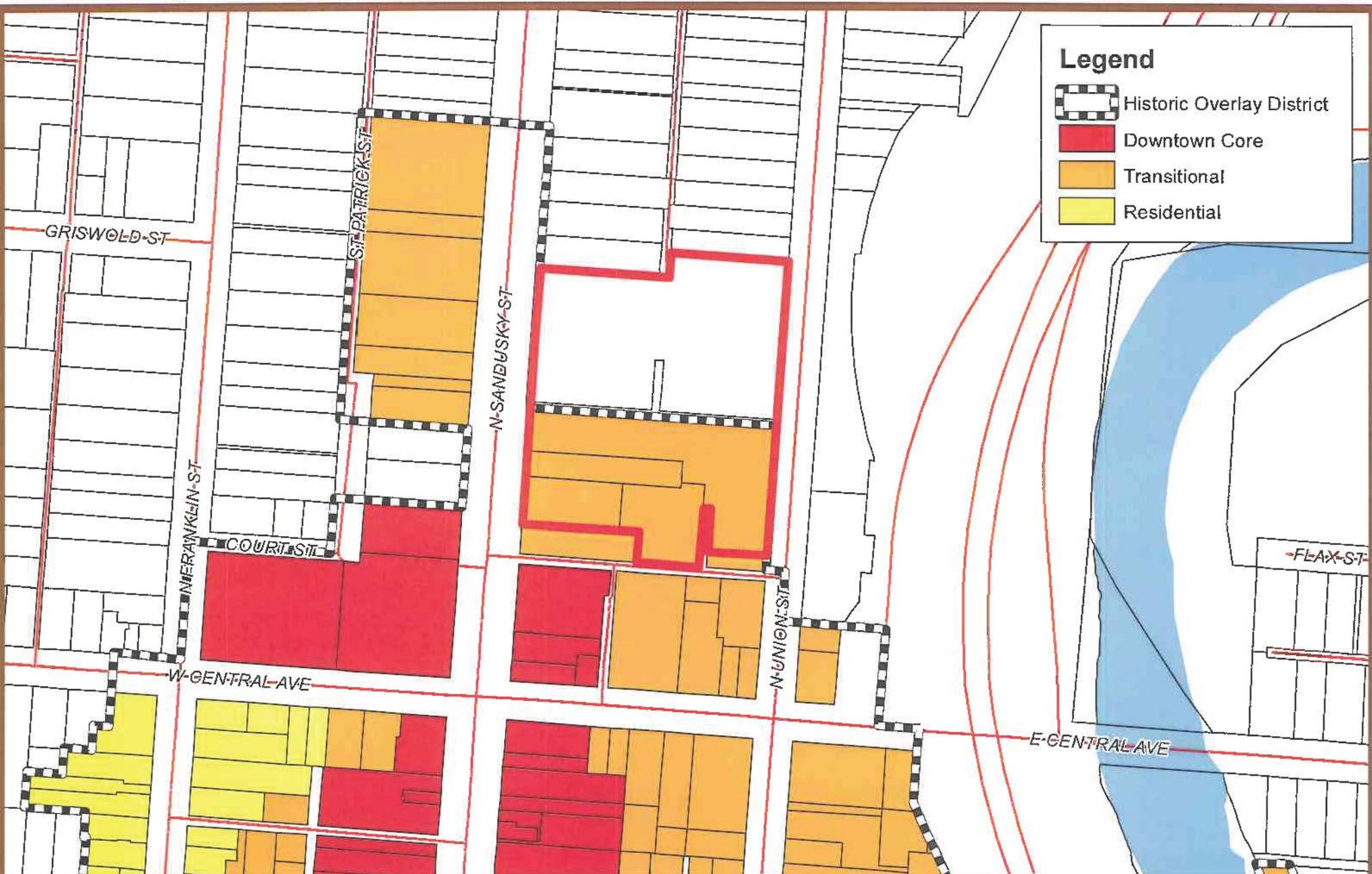
COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:



Informal Review
County Courthouse Building Expansion
Location Map



Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential







DELAWARE COUNTY COURTHOUSE

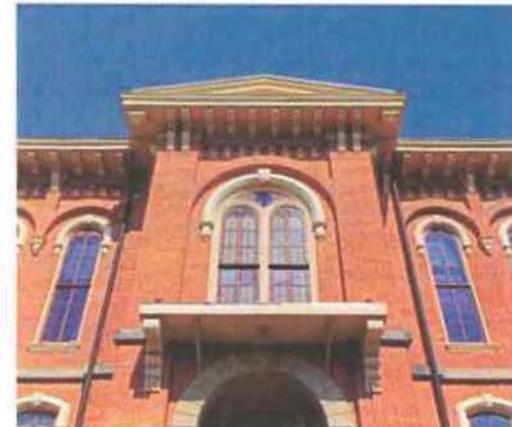
PRELIMINARY SCHEMATIC DESIGN

Board of Commissioners:

Barb Lewis, Commissioner

Gary Merrell, Commissioner

Ken O'Brien, Commissioner



405 Capitol Street, Upper Atrium • Charleston, West Virginia, 25301

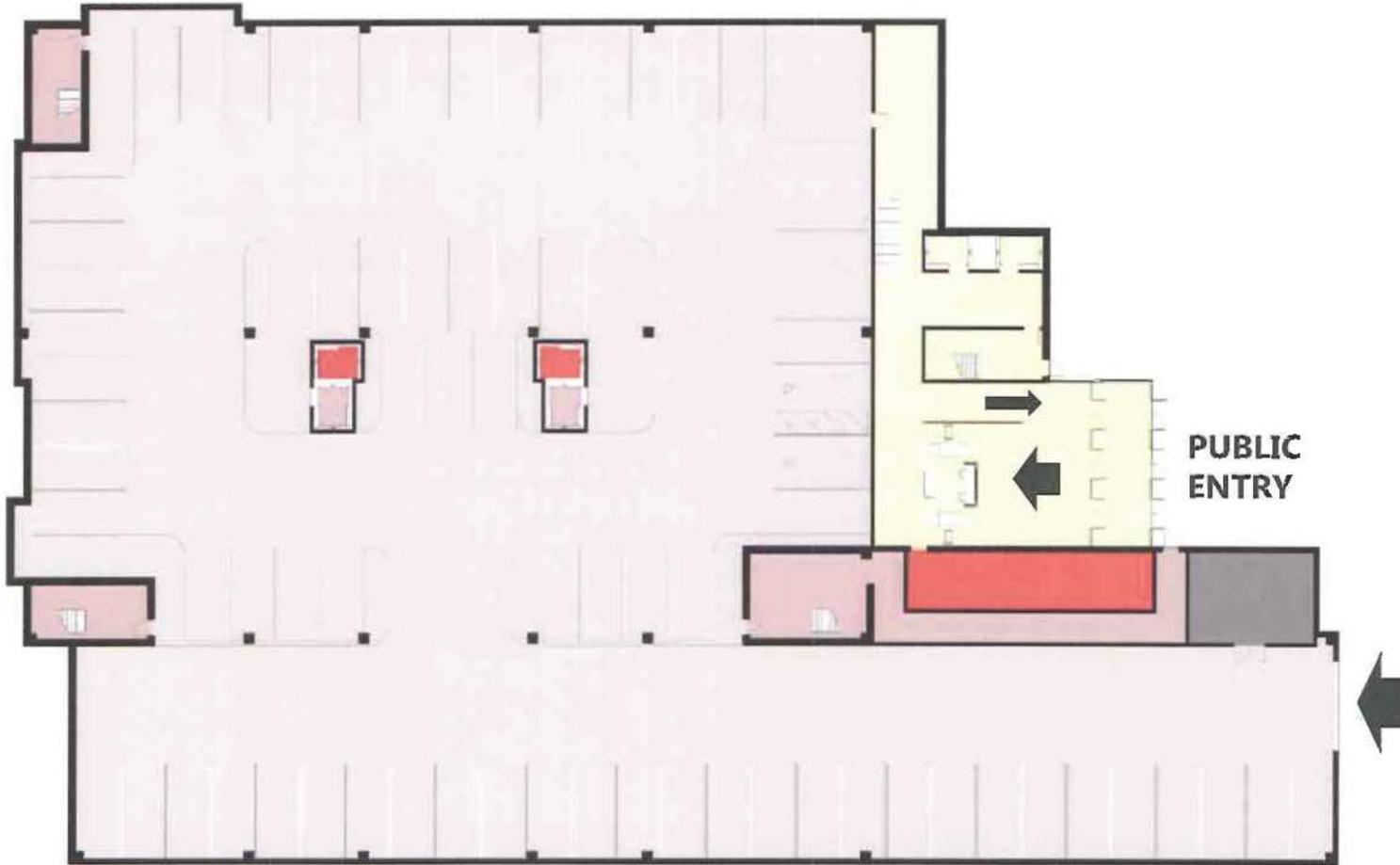
Tom Potts, AIA, Principal in Charge
Jeremy Jones, AIA, Project Architect
Mitchell Riggleman, Assoc. AIA, Designer

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SITE PLAN



LEVEL 100 FLOOR PLAN



LEGEND

- CLERK OF THE COURT
- COMMON PLEAS COURT
- DOMESTIC RELATIONS COURT
- PROBATION
- PUBLIC CIRCULATION
- STAFF CIRCULATION
- PUBLIC DEFENDER
- SERVICE / SUPPORT
- STAFF PARKING

LEVEL 200 FLOOR PLAN



LEGEND

- CLERK OF THE COURT
- COMMON PLEAS COURT
- DOMESTIC RELATIONS COURT
- PROBATION
- PUBLIC CIRCULATION
- STAFF CIRCULATION
- PUBLIC DEFENDER
- SERVICE / SUPPORT
- STAFF PARKING

LEVEL 300 FLOOR PLAN



LEGEND

- CLERK OF THE COURT
- COMMON PLEAS COURT
- DOMESTIC RELATIONS COURT
- PROBATION
- PUBLIC CIRCULATION
- STAFF CIRCULATION
- PUBLIC DEFENDER
- SERVICE / SUPPORT
- STAFF PARKING











Top of Roof +71'-0"

Top of Low Roof +67'-0"

Level 500 - Common Pleas Level +55'-0"

Level 400 - Domestic Court Level +39'-0"

Level 300 - Clerk and Probation +25'-0"

Hayes Staff Entry Level +14'-0"

Level 200 - Staff Parking Level +11'-0"

Level 100 - Entry Level +0'











