

**CITY OF DELAWARE  
HISTORIC PRESERVATION COMMISSION  
AGENDA**

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

REGULAR MEETING

JUNE 24, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on June 11, 2015 as recorded and transcribed.
3. REGULAR BUSINESS
  - A. 2015-0411: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, 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: July 22, 2015
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
June 11, 2015**

ITEM 1. Roll Call

Chairman Koch called the special Historic Preservation Commission meeting to order at 7:02 p.m.

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

Members Absent: Kim McMullen, Councilman Chris Jones and Vice-Chairman Hatten

Staff Present: David Efland, Planning & Community Development Director and Dianne Guenther, Development Planner

**Motion to Excuse:** Mr. Coleman moved to excuse Councilman Jones and Vice-Chairman Hatten, seconded by Mr. Nicley. Motion approved by a 4-0 vote.

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

**Motion:** Mr. Nicley moved to approve the motion summary of the Historic Preservation Commission meeting held on March 25, 2015, as recorded and transcribed, seconded by Mr. Coleman. Motion approved by a 4-0 vote.

ITEM 3. REGULAR BUSINESS

- A. HPC 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.

**APPLICANT:**

John Melvin, Facilities Director  
Delaware County  
1405 U.S. Route 23 North  
Delaware, Ohio

Tom Potts, Principal  
Silling Associates  
405 Capitol Street  
Charleston, West Virginia

Jody S. Driggs, Principal  
Silling Associates  
405 Capitol Street  
Charleston, West Virginia

Mr. Potts discussed the design principles and the complementary materials used on the Hayes Building, as well as looking at an Italianate architectural style. Mr. Potts referenced photos of the existing courthouse, downtown streetscapes, and sketches of the existing Hayes Building.

Mr. Potts reviewed the site plan, which included the projected layout of the parking spaces. Mr. Potts explained that due to necessary security measures parking garage spots are proposed for staff only and will have controlled access.

Mr. Potts provided examples of the elevations of the proposed County Courthouse Building Expansion and the proposed building materials for the façade.

A discussion was held concerning the different elevations.

Chairman Koch discussed the possibility of adding a cap to the roof of the building.

Ms. Riviera requested more architectural historical detail to soften the features.

A discussion was held on the window layout. Mr. Coleman recommended the consideration of anodizing the window frame. Chairman Koch discussed the large amount of windows on the north elevation.

PUBLIC PARTICIPATION:

Larry Vance  
188 N. Franklin St.  
Delaware, Ohio

Mr. Vance requested for the consideration the removing of the proposed sun shades and rounding the windows, removal of the clock tower, and encourages the use of brick as much as possible. Mr. Vance also inquired if any of the original materials from the Elks Building, such as the limestone, be incorporated into the new structure. Mr. Vance also requested that the county consider public parking after hours and on weekends.

Rand Guebert  
265 W. Fountain Ave.  
Delaware, Ohio

Mr. Guebert stated the setback of the building would decrease the visual of the top of the building.

Mr. Melvin stated that the county could discuss the potential for after hour public parking, but that high security needs would be a factor in the consideration.

Mr. Nicley exited the meeting at 8:32 p.m.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 5. NEXT REGULAR MEETING: June 24, 2015

ITEM 6. ADJOURNMENT

**Motion:** Mr. Coleman moved to adjourn the meeting, seconded by Ms. Riviera. The Historic Preservation Commission meeting adjourned at 8:35 p.m.

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Roger Koch, Chairman

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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 Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, 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 up to five parcels just south of 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. The new County Courthouse Building would be assigned the address of 110 North Sandusky Street.

**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. The Applicant requested a second informal review through a Special Meeting of the HPC held June 11, 2015 to further define the building design resulting from the Applicant's project committee meetings and 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. An updated design was presented to HPC for additional comment at the Special Meeting.

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



Existing Site Photographs – From the Hayes Building South to the Elks Building (Continued)



**PROPOSAL**

The updated design presented at the June 11, 2015 Special Meeting is included in this packet. Additional refinements to this design are currently being made by the Project Architect at the time of this writing. Unfortunately, due to time constraints and taking the HPC Special Meeting and additional Applicant project committee meeting feedback into account, Silling Architects and Planners, the project architect, indicated the new resulting design would not be available in time for the June 24, 2015 HPC meeting packet distribution. The final design which the Applicant will be seeking the Certificate of Appropriateness would be presented to the Commission members at the June 24 regular meeting itself. The Architect wishes to reiterate to HPC that the design process is ever deepening and involves development at every stage. The concepts presented thus far are 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 significant 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 the June 11 Special Meeting, it is hoped that a formal final review and action by the Historic Preservation Commission can be made on the regularly scheduled meeting on June 24, 2015.

The Applicant is also continuing with the required City zoning development review process outlined previously. The Applicant's project engineers have met with City Engineering staff to discuss site engineering. The goal is placement on the August or September Planning Commission agenda with City Council approval in late August or September (depending on when the applicant can prepare the required zoning submittal documents). After City Council approval, the Project Architect would then need building permit and engineering approvals. The preparation and submittal of the building permit and engineering drawings documents can be done concurrently with the zoning approval process. Ideally, if all steps and procedures proceed smoothly, potential phased building permit issuance and engineering drawing approval could be obtained by early October 2015—which would be in line with the Applicant's desired project timeframes.

In addition, the Applicant indicated incorporating addressing the public right-of-way (alley) that separates the Hayes Building and the proposed new county courthouse with the zoning development review process described above. The public right-of-way (alley) should be vacated with either all the lots being consolidated or create individual parcels for the Hayes Building site and the new county 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.

The goal of this meeting is to seek approval from HPC for a Certificate of Appropriateness for this project.

## STAFF ANALYSIS

As discussed at the regular March 25, 2015 and special June 11, 2015 meetings, 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. Viewpoints, opinions, and directives are various and numerous and at times seem conflicting and all the while the proposed project timeline is quickly passing. Staff has observed the Project Architect is diligently attempting to achieve a compatible compromise amongst decision makers while maintaining the intellectual aspects of the design developed and presented. The HPC and Staff will need to be flexible in applying the Architectural Standards while ensuring compatible high quality design which blends with the historic surroundings. HPC may elect to approve a Certificate of Appropriateness as a result of the June 24 presentation or defer the decision until a later date pending comments generated at the June 24 meeting.

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## STAFF RECOMMENDATION (2015-0411)

**NEW CONSTRUCTION/SITE PLAN:** Staff recommends approval of a Certificate of Appropriateness for the proposed new County Courthouse Building located at 110 North Sandusky Street and adjacent parcels, 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, with the condition that:

- 1) The new courthouse and related site is constructed per the plans presented. Any significant 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.

**COMMISSION NOTES:**

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MOTION: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> approved denied tabled \_\_\_\_\_

CONDITIONS/MISCELLANEOUS:

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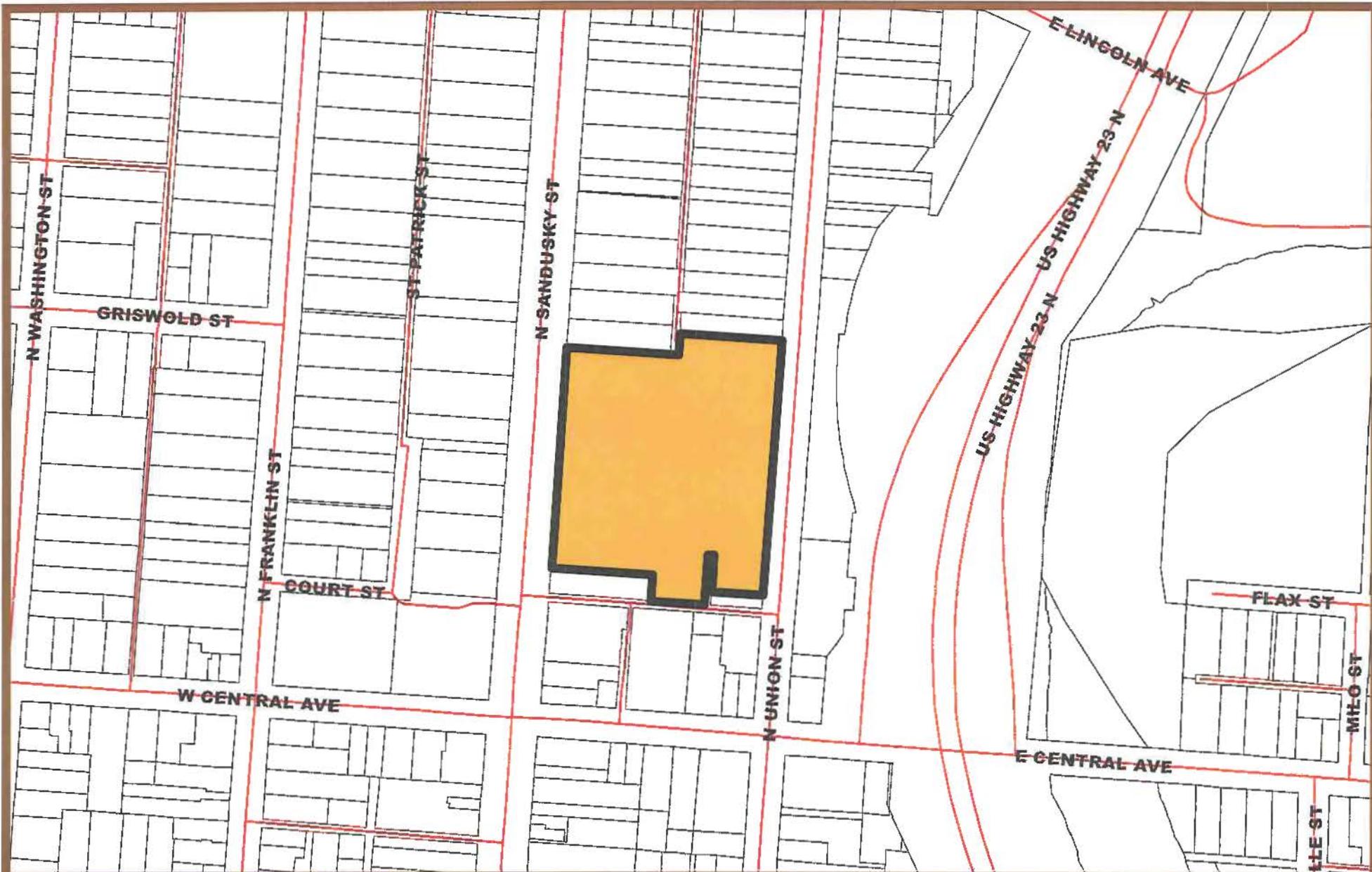
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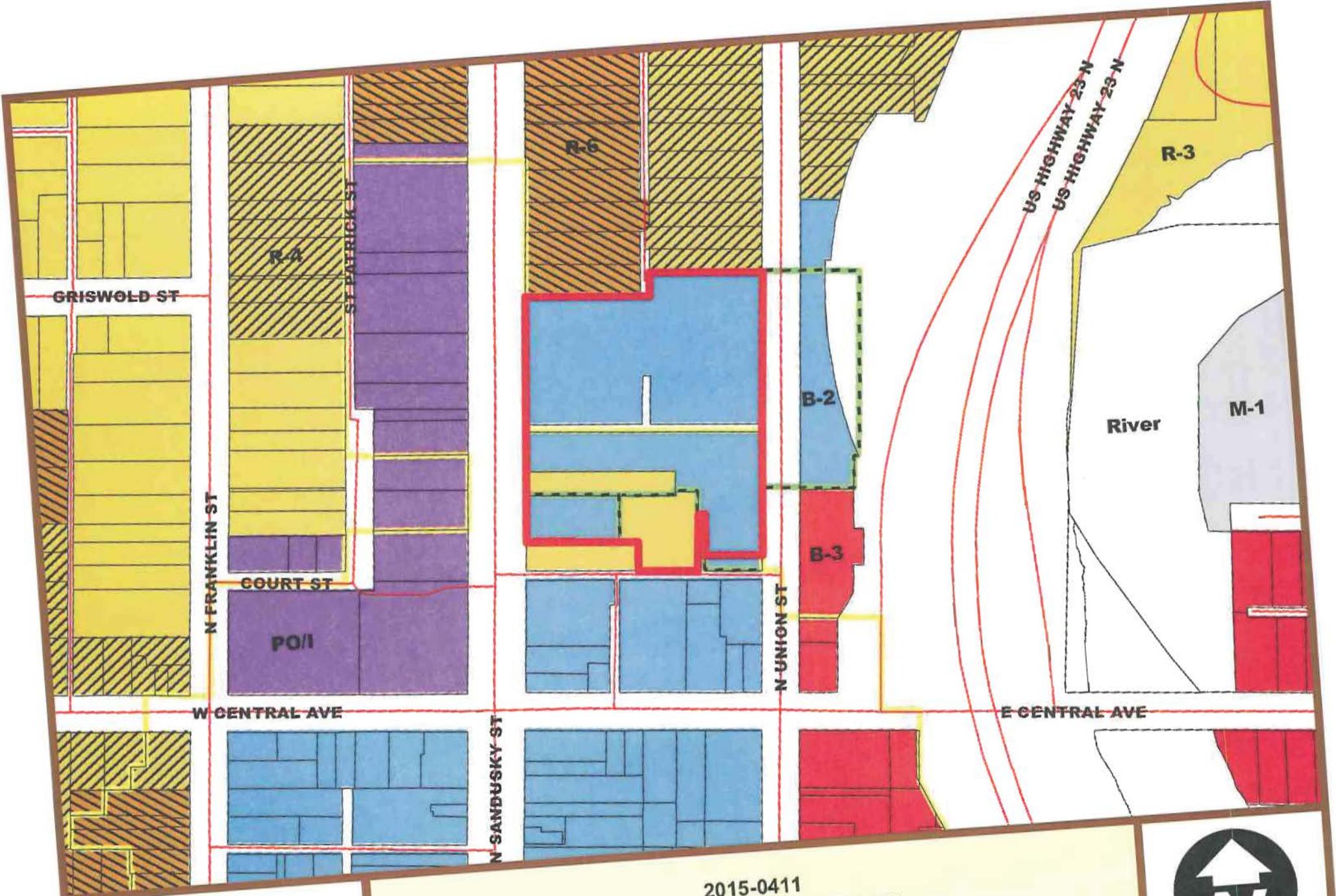
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**Legend**

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential





EST 1808  
CITY OF  
**DELAWARE**  
OHIO

2015-0411  
Certificate of Appropriateness  
New County Courthouse Building  
Aerial (2013)



DELAWARE COUNTY JUDICIAL BUILDING

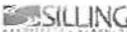
Schematic Design

City of Delaware  
Historic Preservation Commission

June 11, 2015 7 PM



DELAWARE COUNTY JUDICIAL BUILDING



Sandusky Street Context



DELAWARE COUNTY JUDICIAL BUILDING



Sandusky Street Context



DELAWARE COUNTY JUDICIAL BUILDING



Existing Courthouse - Context



# DELAWARE COUNTY JUDICIAL BUILDING



Existing Hayes Building Context



# DELAWARE COUNTY JUDICIAL BUILDING



Site Plan



# DELAWARE COUNTY JUDICIAL BUILDING

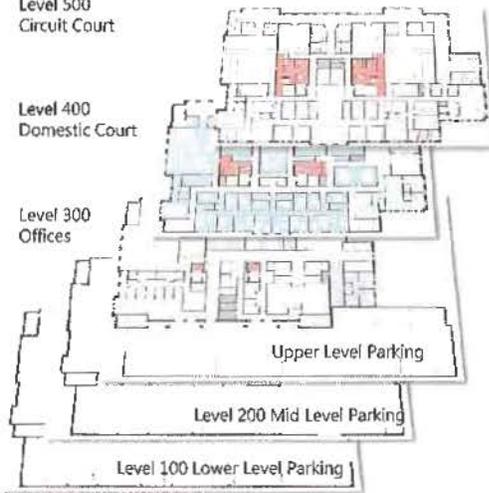


## Floor Plans

Level 500  
Circuit Court

Level 400  
Domestic Court

Level 300  
Offices



Level 500 Circuit Court



DELAWARE COUNTY JUDICIAL BUILDING



MARSHALL COURT

SANDUSKY STREET



DELAWARE COUNTY JUDICIAL BUILDING



MARSHALL COURT

SANDUSKY STREET



# DELAWARE COUNTY JUDICIAL BUILDING



Sandusky Street – West - Elevation



DELAWARE COUNTY JUDICIAL BUILDING



South - Elevation



DELAWARE COUNTY JUDICIAL BUILDING



North - Elevation



DELAWARE COUNTY JUDICIAL BUILDING



East - Elevation



DELAWARE COUNTY JUDICIAL BUILDING



Sandusky Street Elevation



DELAWARE COUNTY JUDICIAL BUILDING



Sandusky Street Elevation – Massing Elements



DELAWARE COUNTY JUDICIAL BUILDING



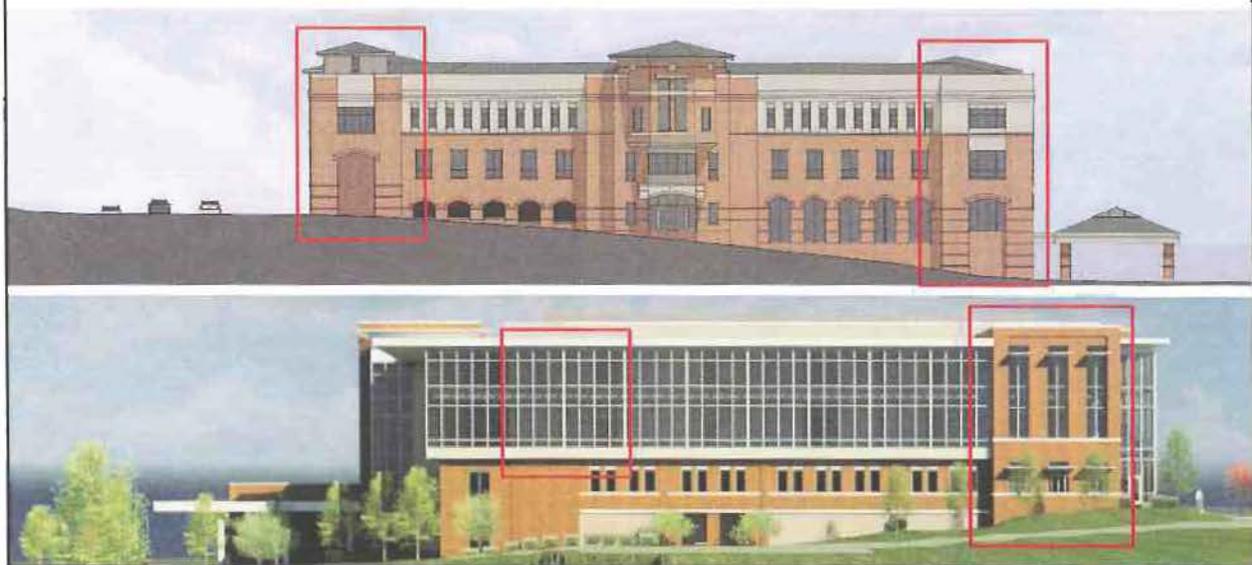
Sandusky Street Elevation

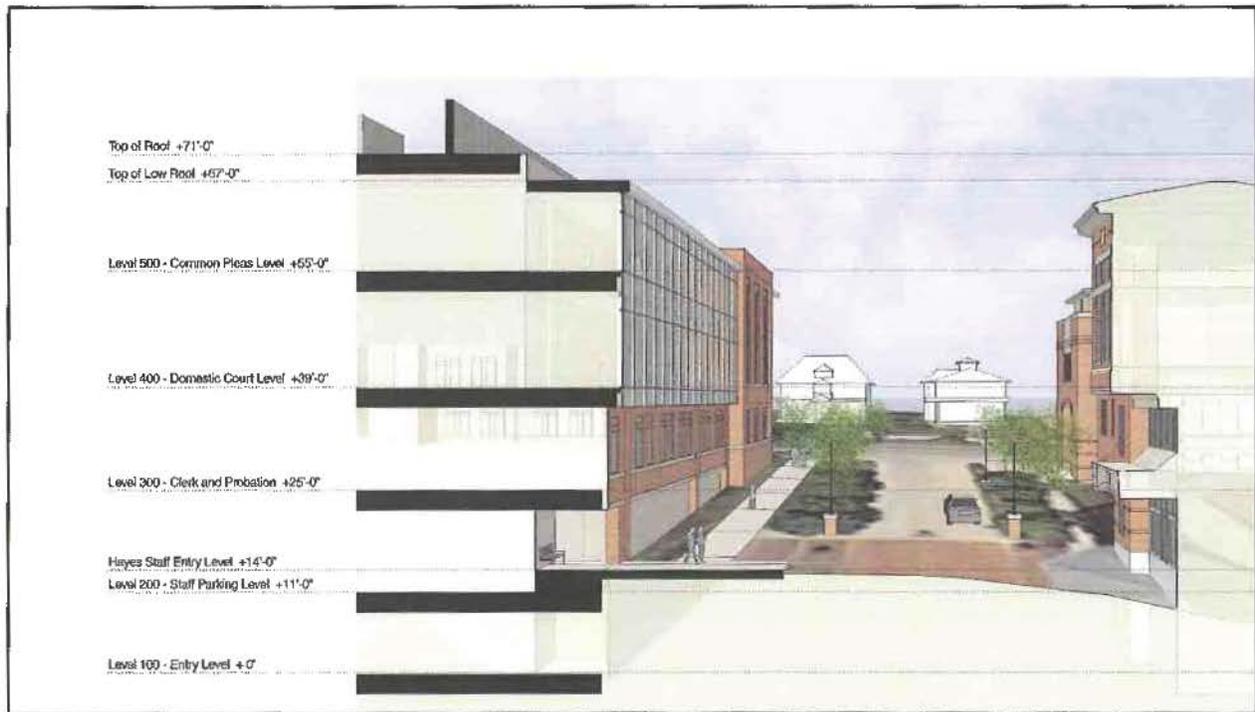


**DELAWARE COUNTY JUDICIAL BUILDING**  
Relative Height Comparison



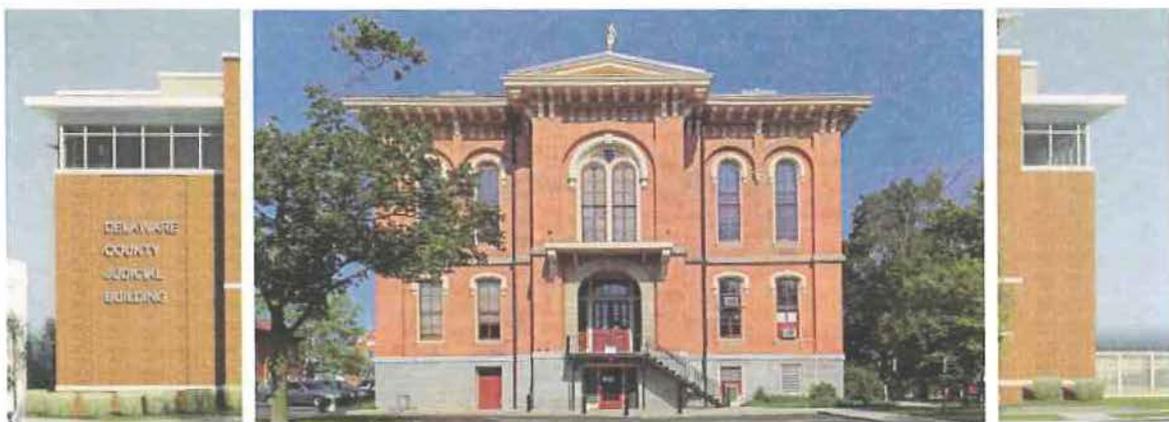
**DELAWARE COUNTY JUDICIAL BUILDING**  
Building Massing





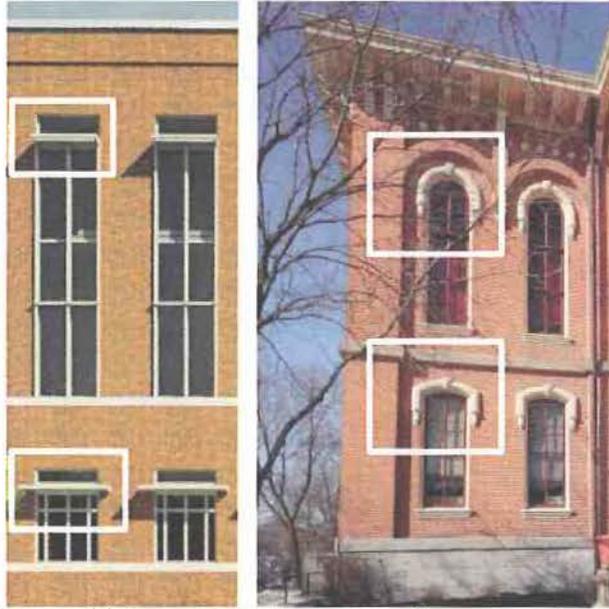
## DELAWARE COUNTY JUDICIAL BUILDING

Italianate Eaves – Projection and Detail



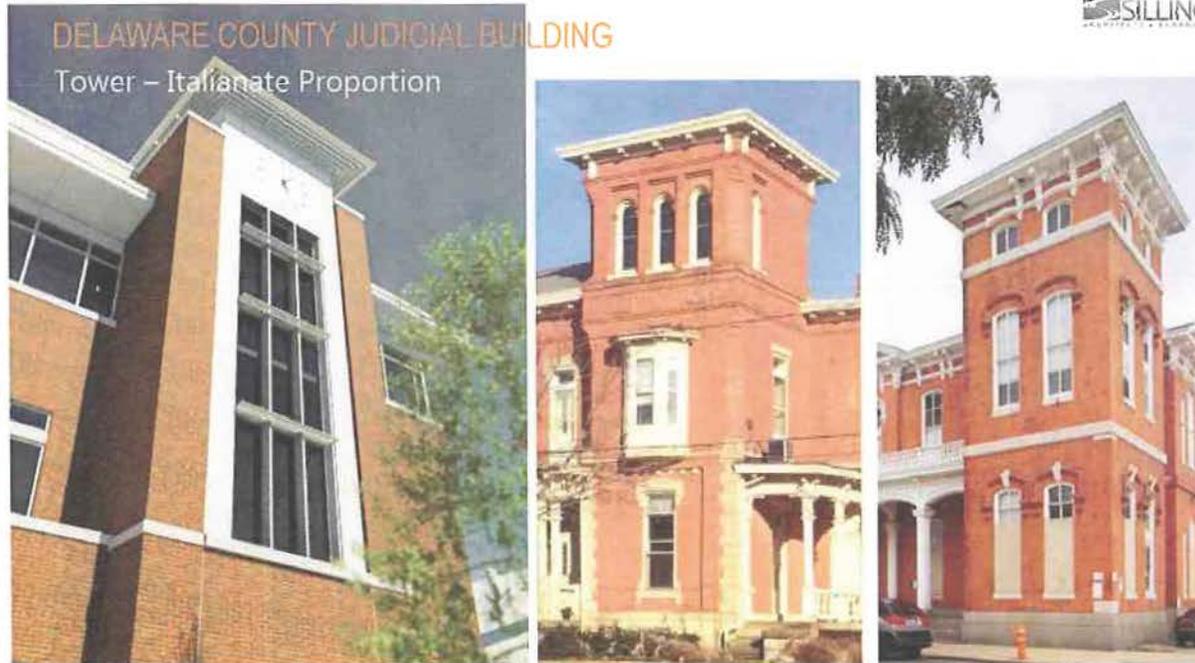
DELAWARE COUNTY JUDICIAL BUILDING

Window Hoods



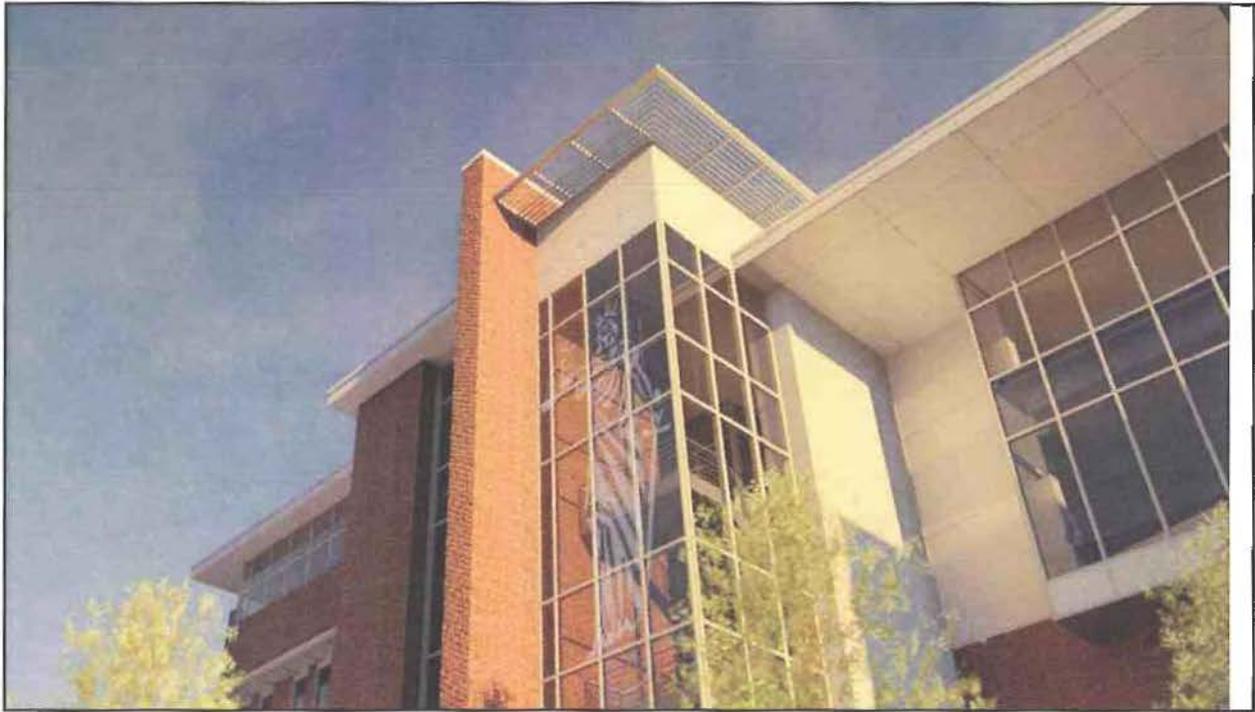
DELAWARE COUNTY JUDICIAL BUILDING

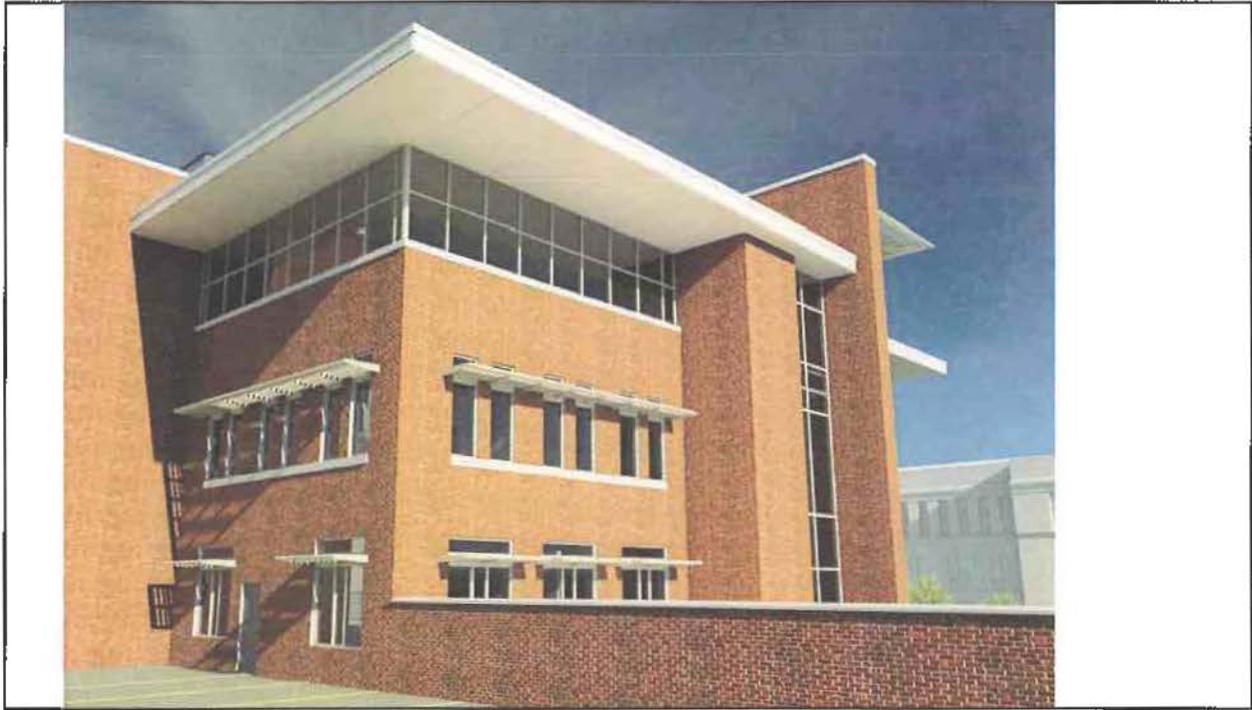
Tower - Italianate Proportion











DELAWARE COUNTY JUDICIAL BUILDING



Sandusky Street – West - Elevation



DELAWARE COUNTY JUDICIAL BUILDING

