

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.

REGULAR MEETING

MARCH 23, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on January 27, 2016 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2016-0427: A request by Avenue Holdings LLC for a Certificate of Appropriateness for facade improvements at 4 North Sandusky Street / 5 East William Street which are zoned B-2 (Central Business District) and located in the Downtown Core and Transitional District of the Downtown Historic District Overlay, respectively.
 - B. 2016-0359: A request by 6 North Sandusky Street LLC for a Certificate of Appropriateness for facade improvements at 6 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. ELECTION OF OFFICERS
6. NEXT REGULAR MEETING: APRIL 27, 2016
7. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
January 27, 2016**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:00 p.m.

Members Present: Joe Coleman, James Kehoe, Erinn Nicley, Sherry Riviera, Vice-Chairman Mark Hatten, and Chairman Roger Koch

Members Absent: Councilman Kyle Rohrer

Motion to Excuse: Vice-Chairman Hatten moved to excuse Councilman Rohrer, seconded by Mr. Coleman. Motion approved by a 6-0 vote.

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on November 18, 2015, as recorded and transcribed.

Motion: Mr. Nicley moved to approve the Motion Summary of the Historic Preservation Commission meeting held on November 18, 2015, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 5-0-1(Hatten) vote.

ITEM 3. REGULAR BUSINESS

- A. 2015-0411: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for proposed revisions to the final design of the 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.

Ms. Guenther reviewed the location map, zoning, and provided a general site design. Ms. Guenther reviewed the Final Approved Design from July 29, 2015 by the Historic Preservation Commission.

APPLICANT:

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

Delaware, Ohio

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

Mr. Melvin discussed proposed changes to the exterior that are related to increase in cost.

Mr. Potts provided a presentation that compared the similarities in materials and the roof lines of the Hayes Building and the new Delaware County Judicial Building. Mr. Potts reviewed changes to each elevation and changes in material and plans to use EIFS material. Mr. Potts discussed the removal of the clock tower, window design changes, and the changes to the front entrance canopy. Mr. Potts also discussed the proposed changes of material for the parking lot. A discussion was held on the potential use of landscaping to obscure the view of the concrete to the above ground parking lot and to assist in preventing foot traffic.

Mr. Coleman recommended changes to the west elevation to make the windows closer to the size of the original design. Vice-Chairman Hatten also discussed the need to change the window size on the west elevation.

Motion: Vice-Chairman Hatten moved to approve HPC 2015-0411, with changes of addition to west elevation to mirror north elevation window grouping, exterior elevations at court entrance panels and tower, and along with all other staff recommendations and conditions, seconded by Mr. Coleman. Motion approved by a 6-0 vote.

ITEM 4. ELECTION OF OFFICERS

The Commission was in agreement to hold elections at the next meeting due to the absence of Councilman Rohrer.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Hatten recognized the improvements to the Wayfinding signage. Mr. Hatten did request clarification on the parking lot hours and permit parking.

Mr. Hatten asked if there had been any requests for the outside vestibules. Mr. Efland stated that there had been some informal contact but no formal request.

Mr. Hatten voiced his concern of the continued use of A-Frame signage at Restoration Brew Worx, and that it is difficult to maneuver around the signage and the patio area. Mr. Efland to speak with the merchants regarding this concern.

Mr. Hatten requested an update regarding 14 W. William Street. Ms. Guenther indicated that she will be meeting with the architect to review the approval of the design and ensure understanding of the recommendations.

Mr. Coleman discussed historic district color scheme signage. Mr. Efland provided an update on the plans for the city-side wayfinding plan, Phase 2.

Chairman Koch recommended that staff provide Councilman Rohrer a map of the district and a copy of the architectural standards. Mr. Efland indicated an orientation packet will be forwarded to Councilman Rohrer.

ITEM 6. NEXT REGULAR MEETING: February 24, 2016

ITEM 7. ADJOURNMENT

Motion: Mr. Coleman moved to adjourn the meeting, seconded by Vice-chairman Hatten. The Historic Preservation Commission meeting adjourned at 8:46 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

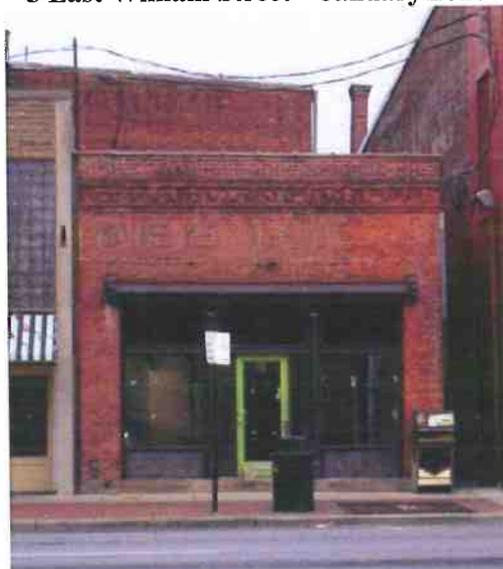
Constructed in 1882, the Italianate-style brick building with heavily decorated cornice and cut stone façade and columns at 4 North Sandusky is considered a contributing building in the Sandusky Street National Register Historic District.

4 North Sandusky Street – March 2016



5 East William Street is also considered a contributing building in the Sandusky Street National Register Historic District. The circa 1920 typical one story brick commercial building has a wood storefront with a central entry door flanked by storefront windows and topped by transom windows. Decorative brickwork lines the parapet. A painted ghost sign bearing the name “Bee Hive” is still visible above the transom windows. In addition to the William Street entrance, 5 East William Street is accessed from 4 North Sandusky via an interior hallway.

5 East William Street – January 2016



BACKGROUND/PROPOSAL

The histories of adjoining 4, 6, 8, and 10 North Sandusky Street are intertwined. 10 North Sandusky Street was constructed first, in 1878, by German-born owners of the Riddle & Graff Cigar Company, who developed a burgeoning cigar manufacturing business in the City. The building still bears the company initials of R.C. & Co. in its cornice area. In 1882, R. Stern, a clothier, built the adjacent brick Italianate-style cut stone façade building to match the Riddle & Graff Cigar Company building to its north. Then, 4 North Sandusky Street, known as the Grove Block, was designed and also constructed in 1882 to blend with the adjacent Stern Block and the Riddle & Graff Block. By 1889, the cigar company expanded into and occupied the third floors of 4, 6, and 8 North Sandusky for their sales, factory, packing, and storage of 4.5 million cigars manufactured per year. By 1908, the company was producing 8 million cigars annually until the company ceased operation in the mid-1920s. By 1930, 10 North Sandusky was occupied by the Bentz 5 & 10 Cent Store; it is currently occupied by an Asian cuisine restaurant. Various retail businesses subsequently occupied the storefronts and upper floors of these addresses.

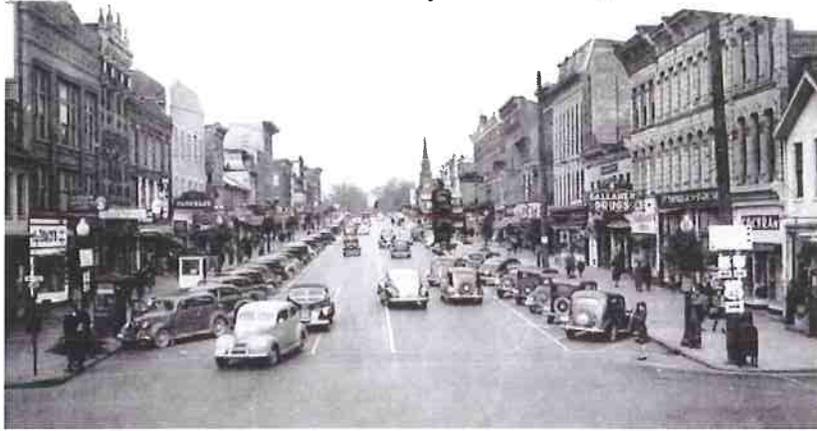
Conveniently located next to the C.D.M. Railway Station, the 1913 photograph shows a projecting sign advertising a ‘Billiards and Pool’ hall at the subject site of the Grove Block at 4 North Sandusky Street. The 1930 City business directory still listed the use as a billiard and pool hall under the name of ‘Hanning Billiard Parlor.’

4 North Sandusky Street – 1913



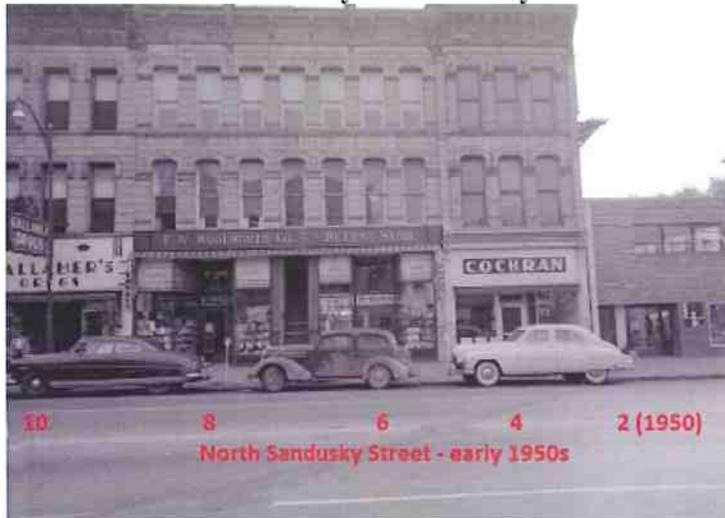
By the 1940s, 4 North Sandusky Street was occupied by Cochran Paints as shown in a photograph from the 1942 ODOT Traffic Study. Note by this date, the original 1882 storefront design had been changed by an addition of a sign panel covering the transom window area and the storefront windows made in a different configuration with different materials.

4 North Sandusky Street – 1942



These early 1950s photographs shows 4 North Sandusky and 5 East William Street occupied by Cochran Paints.

4 North Sandusky Street – Early 1950s

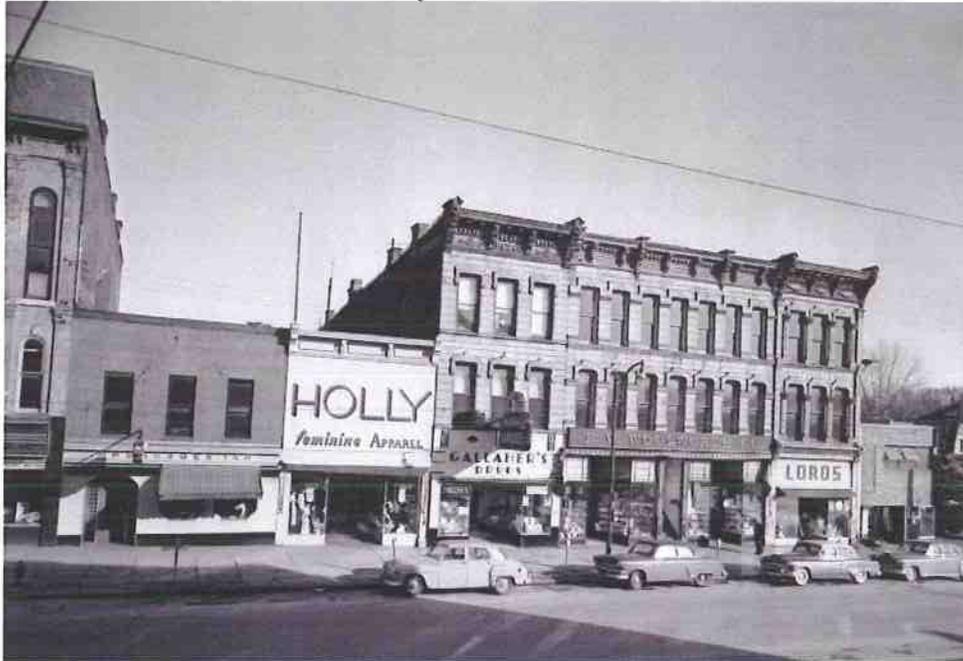


4 North Sandusky and 5 East William Street – Early 1950s



Cochran had been replaced by Lords retail shop by the mid-to-late 1950s.

4 North Sandusky Street – Mid-to-Late 1950s



A variety of retail businesses and vacancies occurred in 4 North Sandusky over the decades. In recent history, a photography studio occupied the storefront in 2003, followed by an outdoor apparel shop in 2008.

2003



2008



Over time, the attached parcel at 5 East William Street experienced its share of vacancies and occupancies. The 1930 City business directory lists the property as being occupied by 'C.H. Richards, Newspaper Dealer-Wholesale.' By 1948, the property was occupied by Cochran Paints.

**Policemen H. Young, W. Nice, & F. Plickebaum
On William Street Side of Old City Hall, 1931**

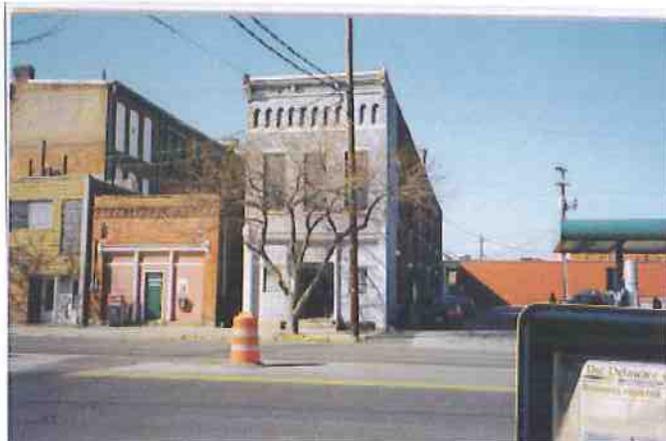


5 East William Street – 1948-1950s



The location was occupied in 2003 by a retail business and a clothing store in 2008.

5 East William Street - 2003



5 East William Street - 2008



Currently, both 4 North Sandusky and 5 East William Street are occupied by the ‘Green Door Salon.’ The professional hair salon opened at the subject site in 2012. In 2015, the business expanded into 5 East William Street, which was vacated by an insurance company immediately prior to their occupancy.

4 North Sandusky Street and 5 East William Street – March 2016



The Owners retained an architect for assistance in developing the project scope for this 134 year old building, with guidance from the City Chief Building Official. The proposed project entails reconfiguring the existing Sandusky Street storefront to reinstate an entry stair to the second and third floors, as well as proposing a storefront design that will be more compatible with the building’s upper façade and the late 19th century/early 20th century fabric of the City’s historic district. The project includes refinishing and repairing the existing windows on the east and west second and third floor facades, and two windows on the third floor facing south (i.e., the upper brick elevation above the roof of 2 North Sandusky Street). An existing fire escape door on the east second floor level opening onto the roof deck will be replaced with a new full light wood door. Other improvements proposed are the installation of small rooftop air conditioning condensing units which will not be visible from the street, and the general cleaning of the existing east and west facades with the gentlest means possible to preserve the integrity of the cut-stone and brick facades and existing ghost signs. (Minor maintenance, if any, would be performed on the 5 East William Street façade.) A complete set of architectural drawings is attached to and made a part of this Staff Report.

1) Storefront Renovation. Currently, the only access to the upper floors of the 4 North Sandusky Street is via climbing a deteriorating metal fire escape in the small gated alley between 5 and 7 East William Street and a precarious walk across the rear roofs of the two adjacent buildings at 6 and 8 North Sandusky.

Gated Alley & Fire Escape



Adjacent Roofs

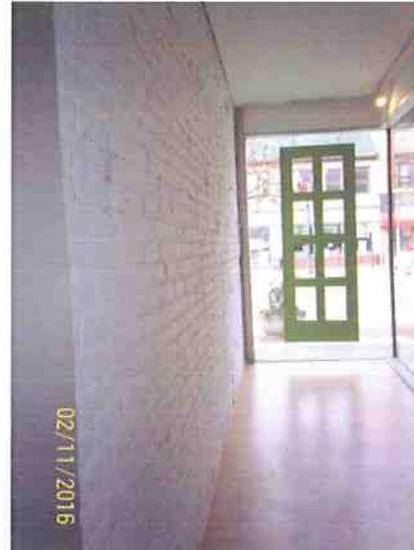


There is physical structural evidence that a stairway from the first floor to the second floor existed at one time in the building's interior. Staff, however, has not been able to locate historical photographic evidence. The stairway was apparently located in the existing southern storefront window area as evidenced by markings on the interior brick wall on the first floor.

Existing Storefront

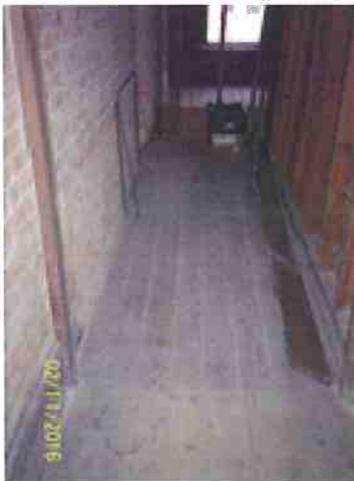


South Storefront Window Interior Brick Wall

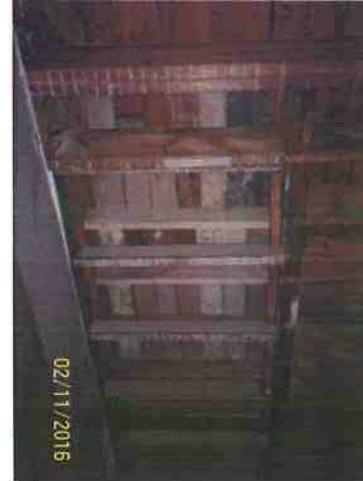


On the second floor, the floored-over opening of the removed stairwell opening is visible above the south storefront window. Also, the floored-over opening of the stairwell to the third floor can still be seen as evidenced by the varying types of wood floor boards used.

Closed-In 1st Floor Stairwell Opening to 2nd Floor



Closed-In 2nd Floor Stairwell Opening to 3rd Floor



To accommodate the construction of an interior stairwell, the existing storefront design of central inset entry door with flanking storefront windows will be replaced with a right-side inset entry and adjacent flush storefront display windows, a typical late 19th century/early 20th century design frequently occurring in the city historic district. Wood-framed (treated pine) transom and storefront windows will be installed with wood (treated pine) inset base panels. Wood entry doors with three-quarter window glazing and period bronze hardware will be installed in the right-side inset entry vestibule. Inside the vestibule, one entry door will lead into the newly constructed stairwell to the second floor; the other entry door will open into the first floor retail space. The entry vestibule will be illuminated with black can lights. The storefront system will be painted in the traditional historic

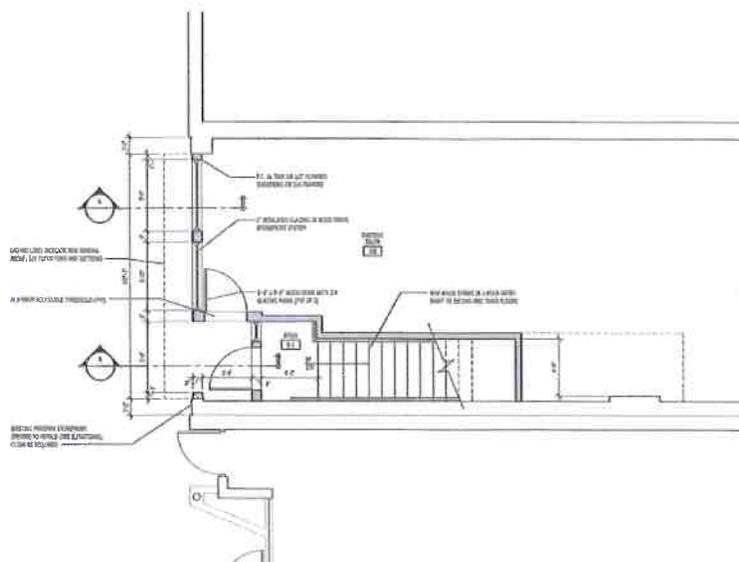
color of dark gray (Sherwin Williams SW6989 Domino). A black canvas shed awning bearing the name of the hair salon in green corporate colors will be installed over the transom windows and will be illuminated by black gooseneck lighting affixed above the awning.

Proposed Storefront Design and First Floor Plan



New p.l. painted wood storefront system (Sherwin Williams SW 6989 "Domino")

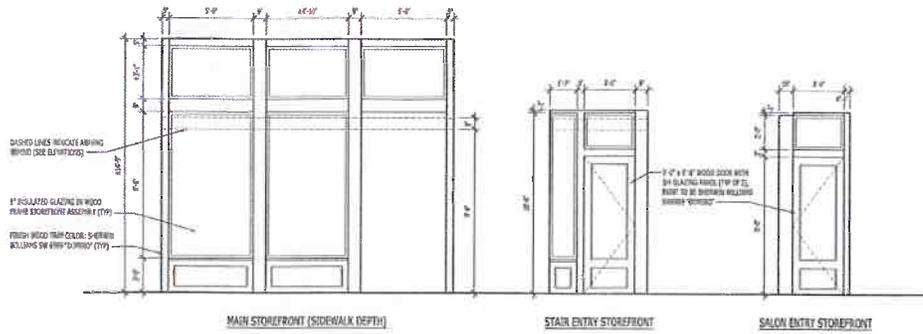
West Elevation
Scale: 3/16" = 1'-0"
Date: 2016-02-26



First Floor Plan
Scale: 3/16" = 1'-0"
Date: 2016-02-26



Proposed Storefront Windows and Entry Doors



Storefront Elevations
 Scale: 1/4" = 1'-0"
 Date: 2016-02-26



Proposed Paint Color, Entry Door Hardware, and Exterior Light Fixture Designs

SW 6989 Domino

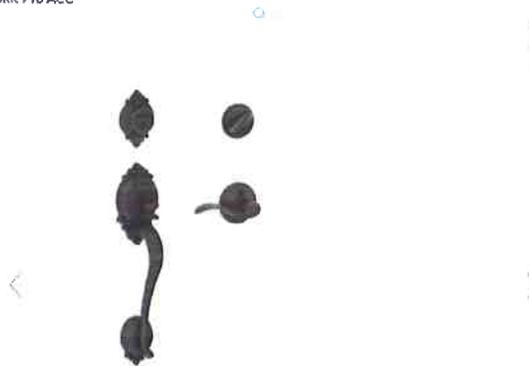
Interior / Exterior

Locator Number: 252-C5



Brookshire Single Cylinder Handleset and Accent Lever

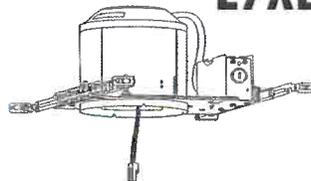
F60 BRK 716 ACC



BLACK GOOSENECK SIGN LIGHT - OUTDOOR SIGN LIGHTING - LED WAREHOUSE SIGN LIGHT - ADLXSY930



L7XLED T24

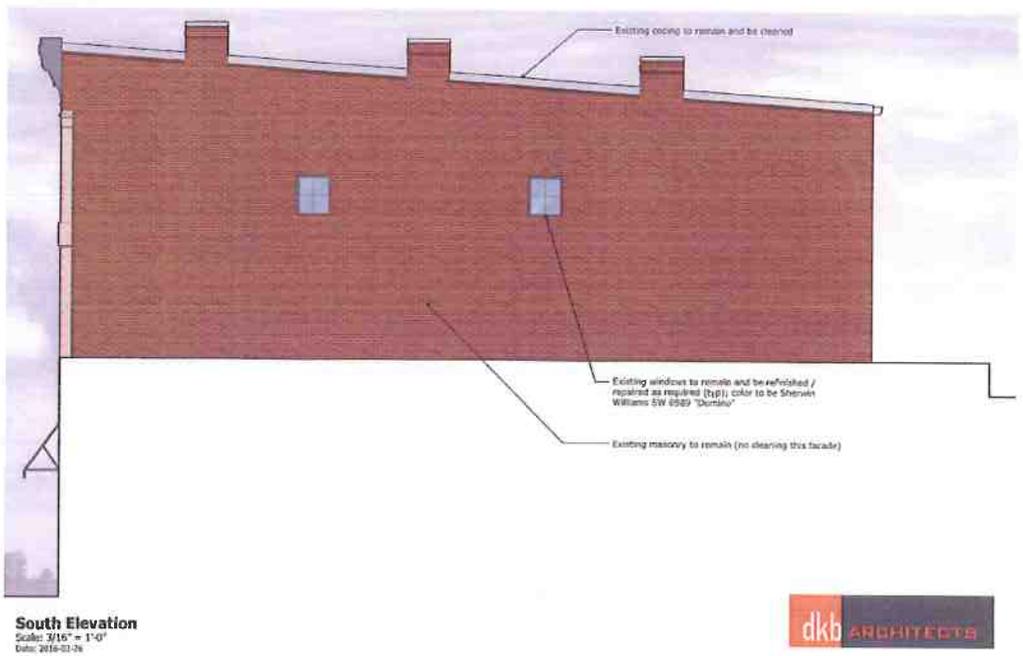


LED
 IC/Non-IC
 New Construction



2) Existing Window & Entry Door Repair: The project includes refinishing and repairing the existing windows on the east and west second and third floor facades, and two windows on the third floor facing south (i.e., the upper brick elevation above the roof of 2 North Sandusky Street). On the rear (east) elevation, an existing deteriorated steel fire escape door opening onto the roof deck of 5 East William Street will be replaced with a new full light wood door. All will be painted in the traditional historic color of dark gray (Sherwin Williams SW6989 Domino) to match the front façade.

South Elevation Window Repair

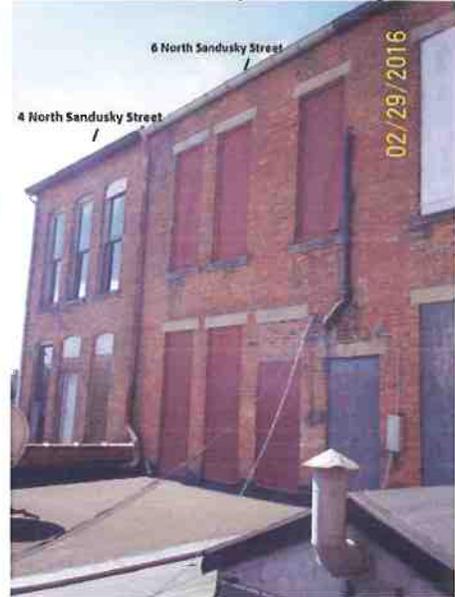
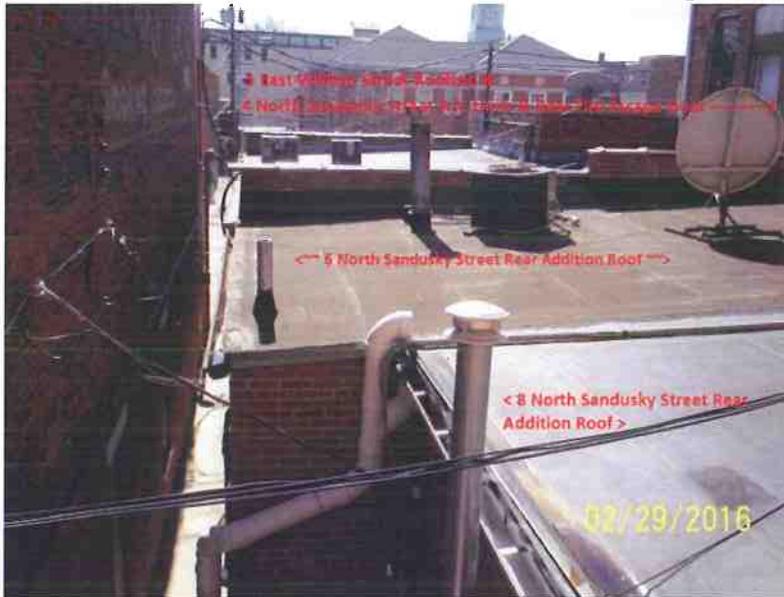


East (Rear) Elevation Window and Door Repair



3) General Improvements: The existing small rooftop air conditioning condensing units will be replaced and will not be visible from the street. General cleaning of the existing east and west facades with the gentlest means possible to preserve the integrity of the historic cut-stone and brick facades and the existing ghost signs on the south elevation will be performed.

Rear (East) Elevation – 5 East William Street Rooftop and Rear 4 North Sandusky Fire Escape Door



Ghost Signs on South Elevation of 4 North Sandusky Street



STAFF ANALYSIS

City Staff is supportive of the proposed plan as presented. The Owner and Architect have been sensitive to the suggestions and guidance as provided by Staff and the Architectural Standards of the Historic District. Staff has been working closely with the Owner and Architect to ensure that the structural integrity of the storefront is maintained during and after dismantling and construction of the proposed stair to the 2nd floor and new storefront configuration. This renovation process will also require an additional layer of coordination with the adjoining property owners to gain access across rooftops to the upper floors of 4 North Sandusky Street. In regard to storefront design modification, Staff concurs that the new storefront design will be more compatible with the 1882 upper façade of this building and the late 19th century/early 20th century fabric of the City’s historic district. In addition, the modified design will allow for a sense of symmetry in this block of buildings, the histories of which have been interconnected since their construction in 1878 and 1882. (See Architect’s Sketch below.)

Achieved Building Symmetry



West Streetscape Elevation
Scale: 1/8" = 1'-0"
Date: 2016-02-26



The Owner intends to renovate the long-vacant 2nd and 3rd floors of this building in rentable office space. Construction of an interior stairway is required in order to gain safe access to the upper floors of this building. The current route via a deteriorating fire escape and across rooftops is not practical. The Architect and Chief Building Official, after studying the building, could not determine alternate locations for the stairways to the upper floors. Physical structural evidence indicates the stairway existed at one time in the proposed location. This, however, necessitates a change in the existing storefront design. HPC recently approved a storefront design change from central inset entry door with flanking storefront windows to a side inset entry and adjacent flush storefront display windows (HPC 2015-1399). All proposed work would appear to meet the Standards, as well as pertinent building codes and regulations.

STAFF RECOMMENDATION (HPC 2016-0427 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by Avenue Holdings LLC for a Certificate of Appropriateness for facade improvements at 4 North Sandusky Street / 5 East William Street which are zoned B-2 (Central Business District) and located in the Downtown Core and Transitional Districts of the Downtown Historic District Overlay, respectively, with the following conditions that:

CASE NUMBER: 2016-0427 4 N Sandusky/5 E William Street Façade Improvements

MEETING DATE: March 23, 2016

PAGE: 14 of 14

1) The project shall be completed per the plans presented. Any significant revisions to the approved plans would need, at a minimum, administrative approval by the HPC or appearance at another HPC meeting, depending on the magnitude of any revisions.

2) The Owner and Architect are to continue to coordinate with City Inspection Division and the adjoining property owner regarding required access and building and zoning regulations.

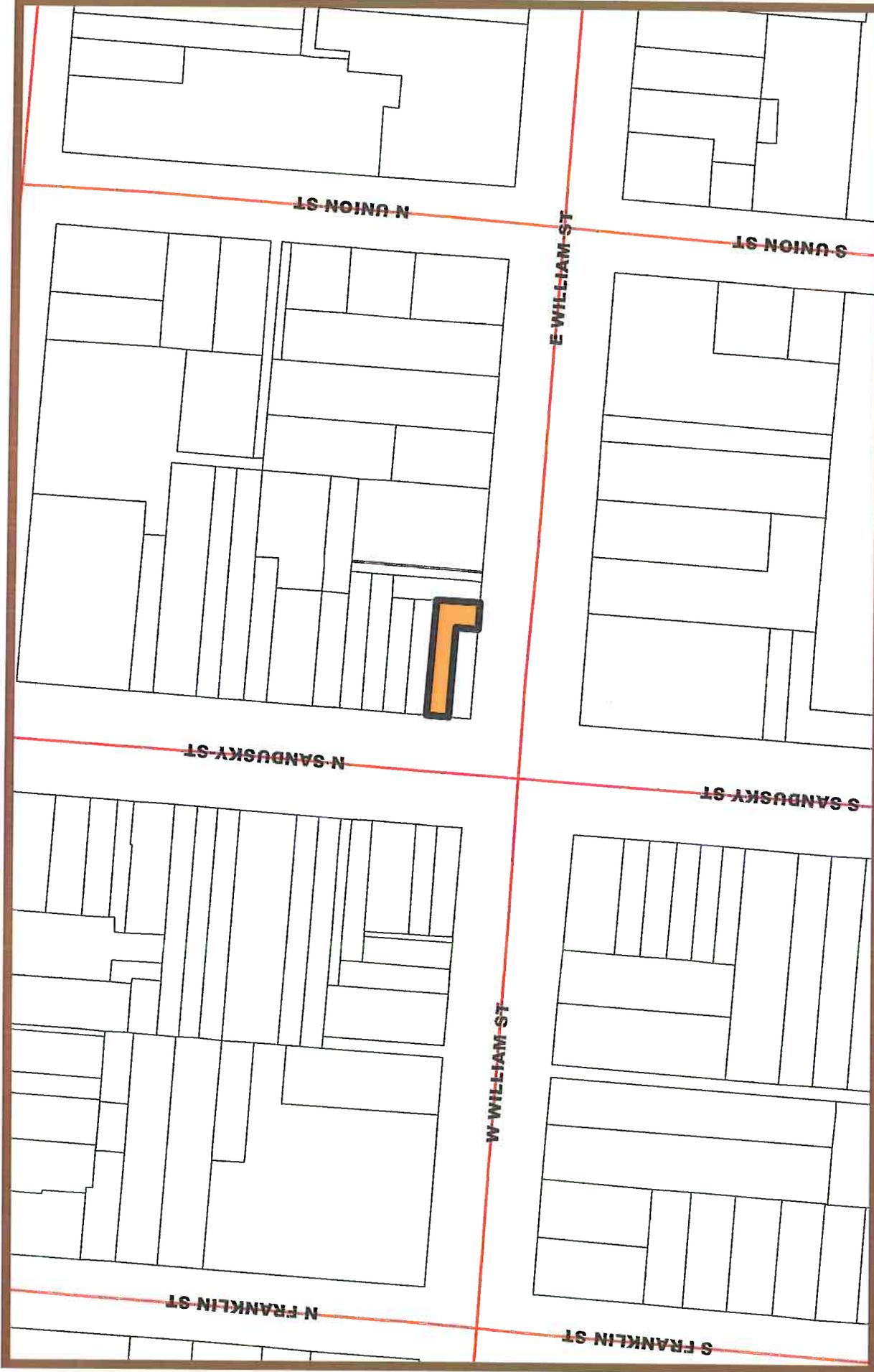
COMMISSION NOTES:

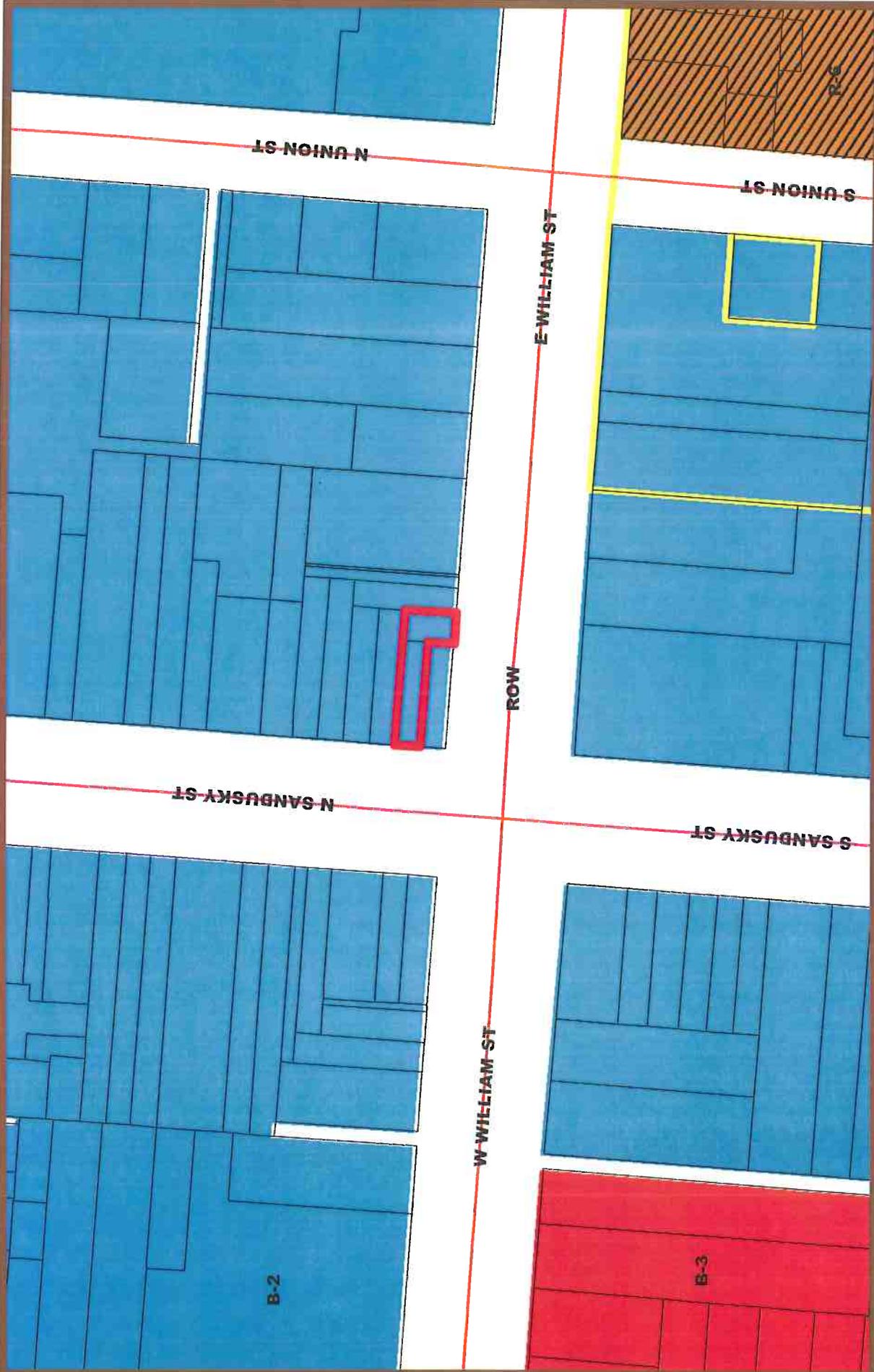
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



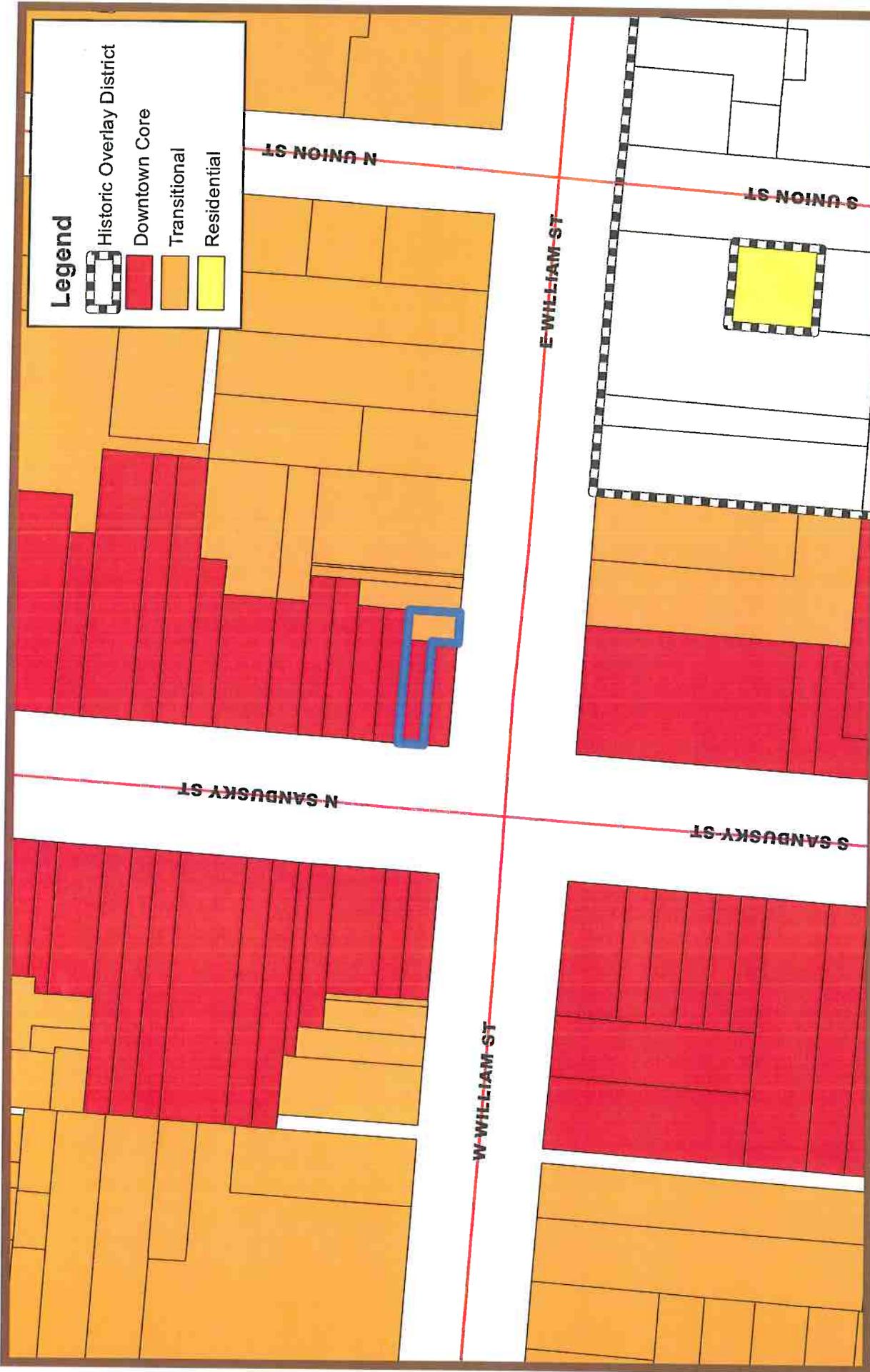
2016-0427
Certificate of Appropriateness
4 N Sandusky St & 5 E William St
Location Map





2016-0427
 Certificate of Appropriateness
 4 N Sandusky St & 5 E William St
 Zoning Map





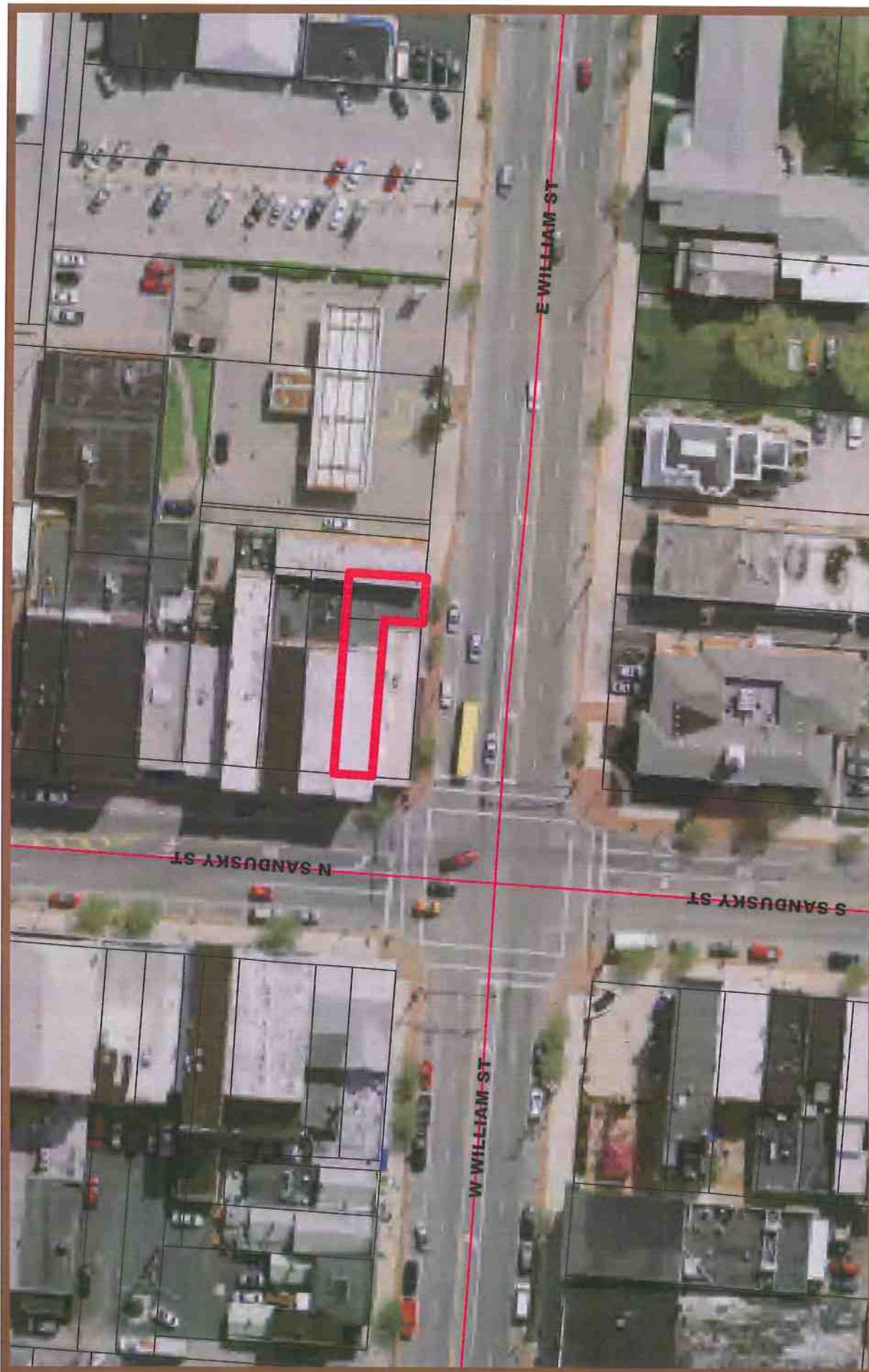
Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2016-0427
 Certificate of Appropriateness
 4 N Sandusky St & 5 E William St
 Historic District Map



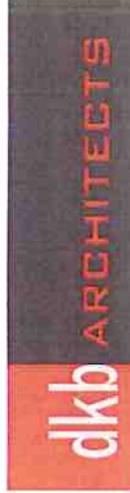


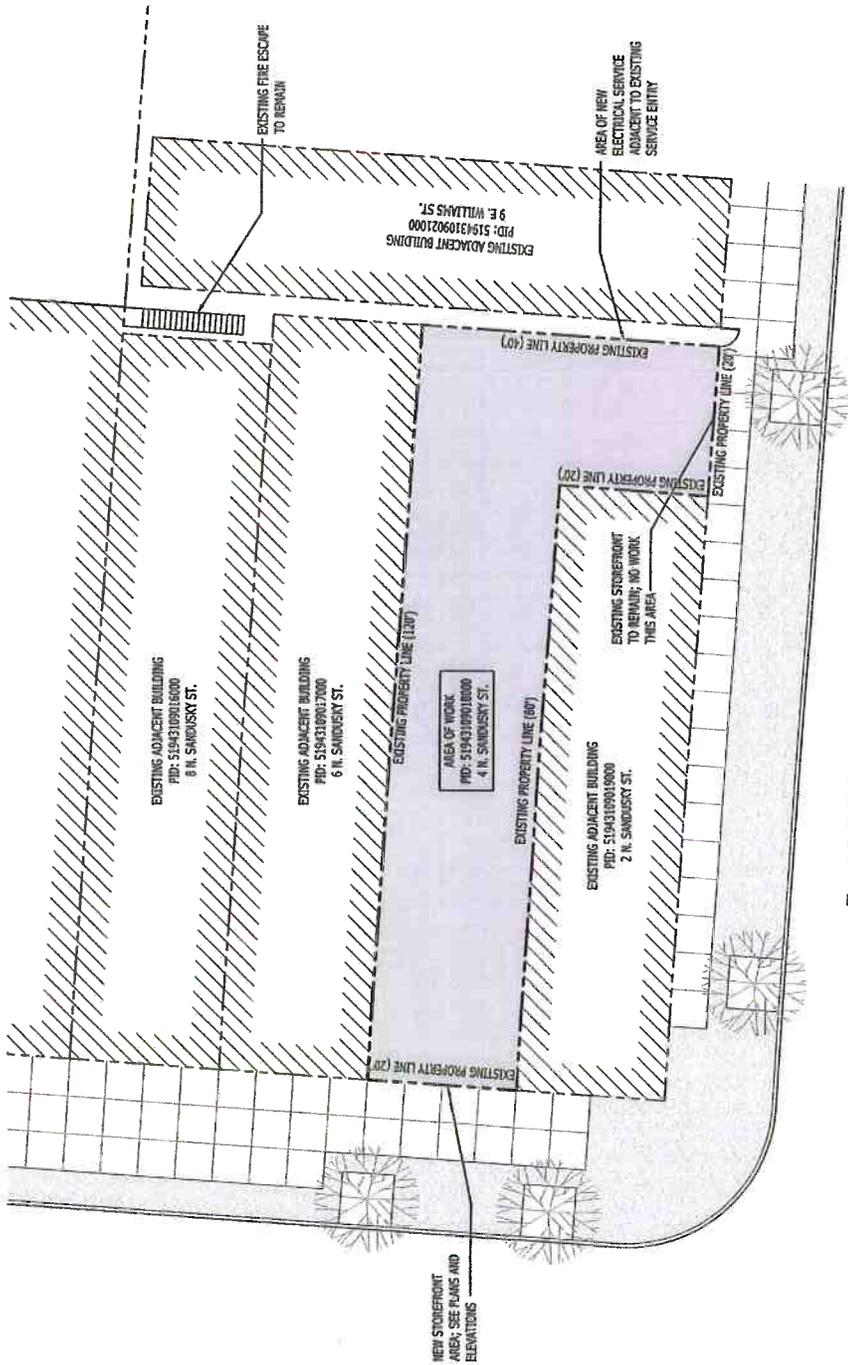
2016-0427
Certificate of Appropriateness
4 N Sandusky St & 5 E William St
Aerial (2013)



Storefront Renovations and Improvements at
4 N. Sandusky St.

Delaware, OH
2016-02-26





N. SANDUSKY ST. (100')

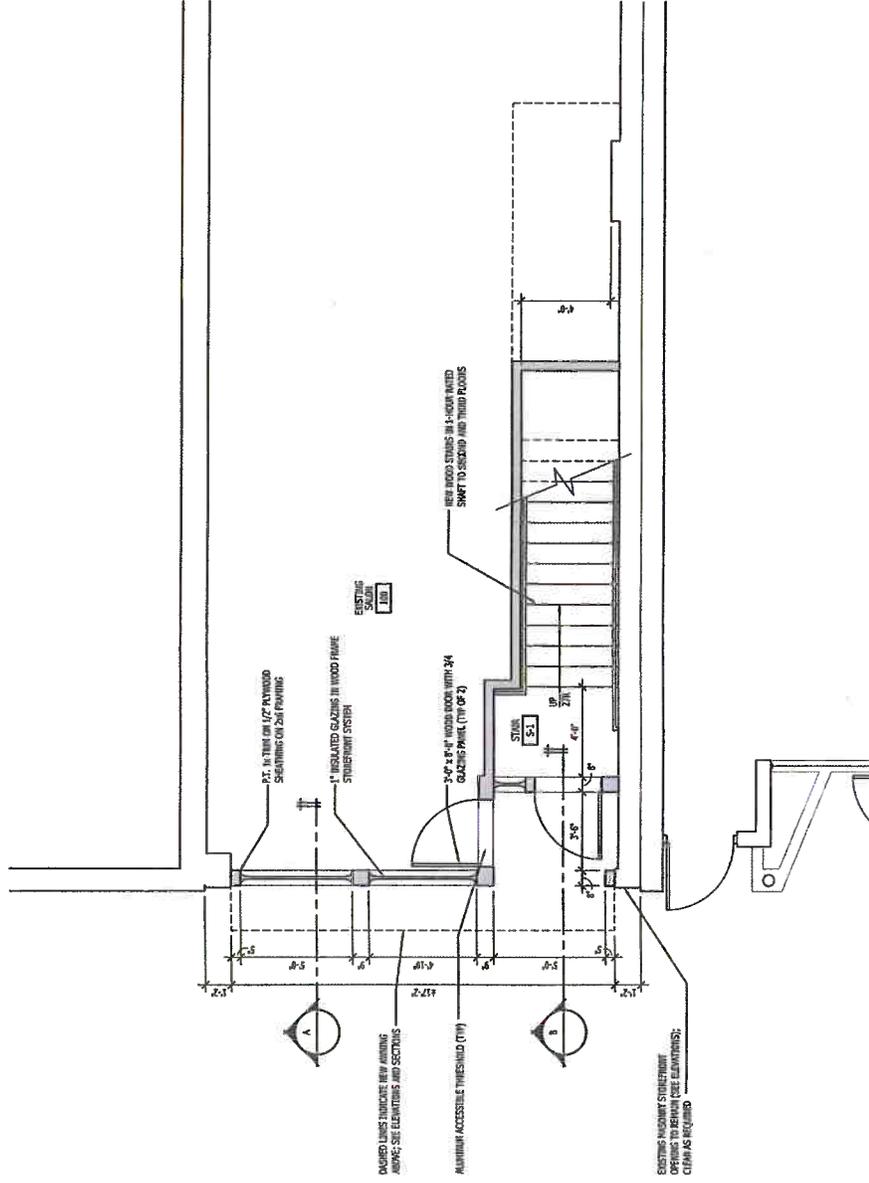
E. WILLIAMS ST. (100')

NEW STOREFRONT AREA; SEE PLANS AND ELEVATIONS

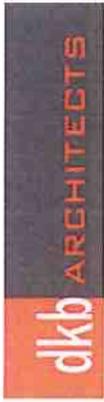
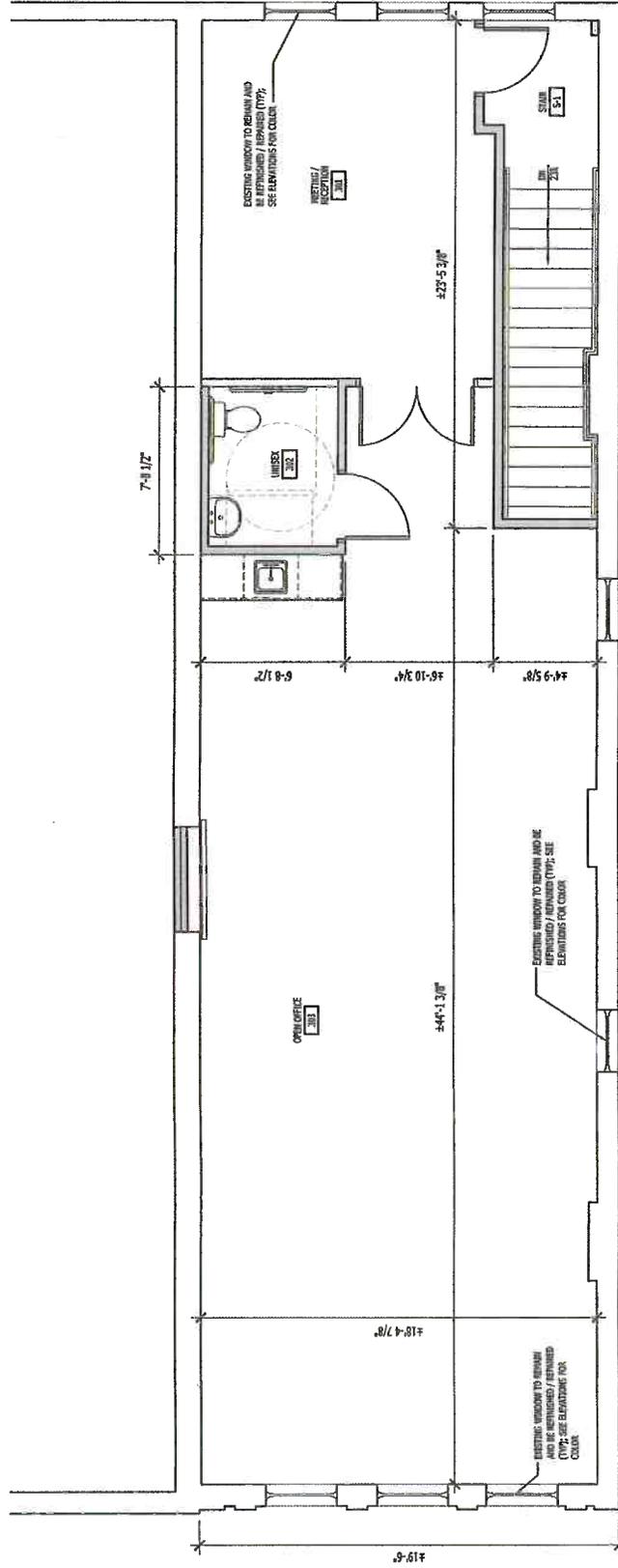


Site Plan
 Scale: 1/16" = 1'-0"
 Date: 2016-02-26





First Floor Plan
 Scale: 3/16" = 1'-0"
 Date: 2016-02-26



Third Floor Plan
 Scale: 3/16" = 1'-0"
 Date: 2016-02-26



Existing windows to remain and be refinished / repaired as required (typ); color to be Sherwin Williams SW 6989 "Domino"

Existing masonry to remain; clean as necessary

New gooseneck light fixture (typ of 4); see attached specifications sheet (wiring to be concealed)

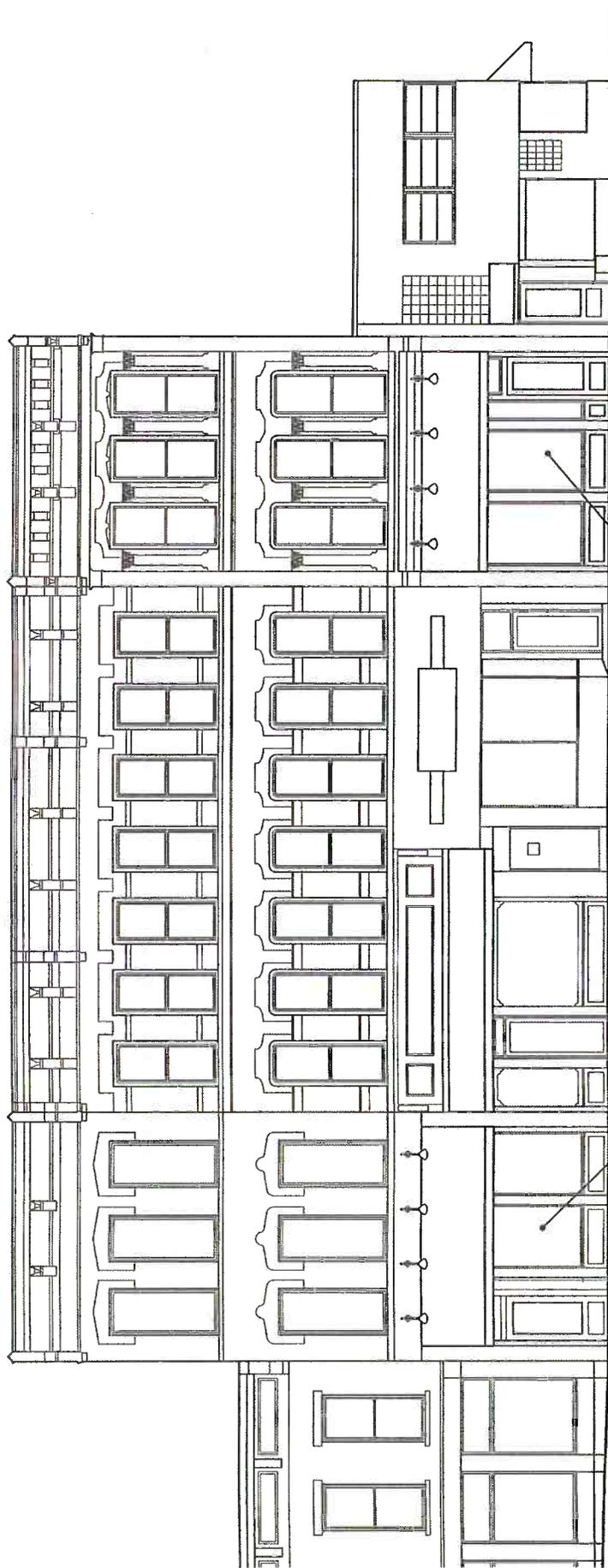
New canvas awning (charcoal) on 1 1/2" sq. aluminum frame (black) anchored to new storefront framing system

New p.t. painted wood storefront system (Sherwin Williams SW 6989 "Domino")

West Elevation

Scale: 3/16" = 1'-0"

Date: 2016-02-26



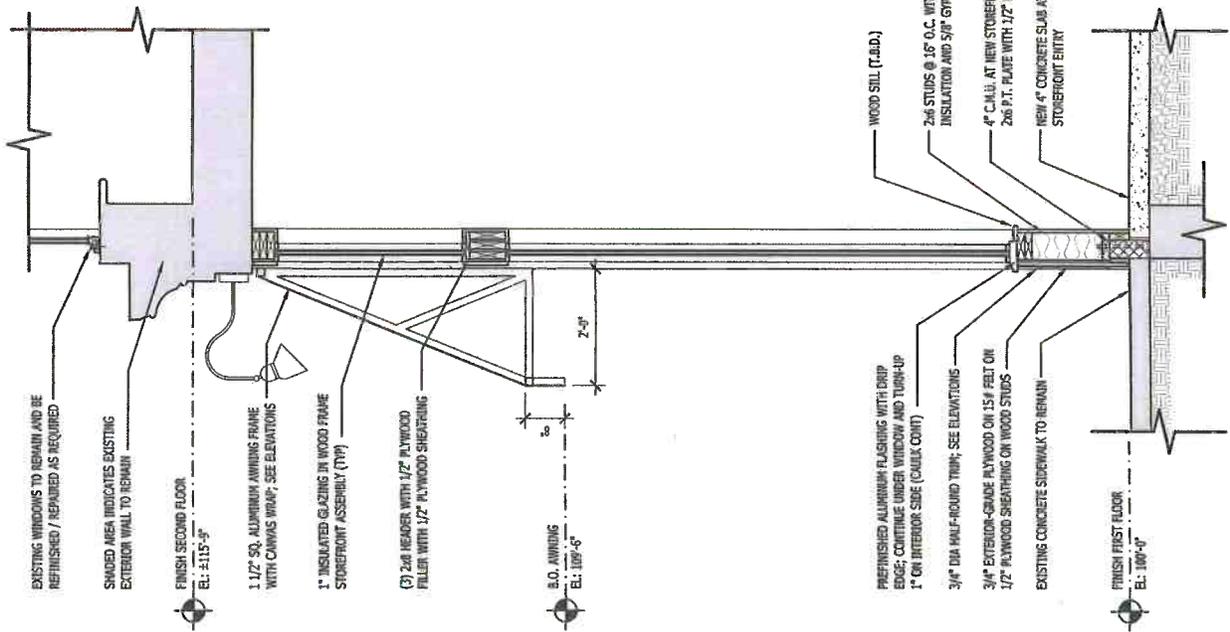
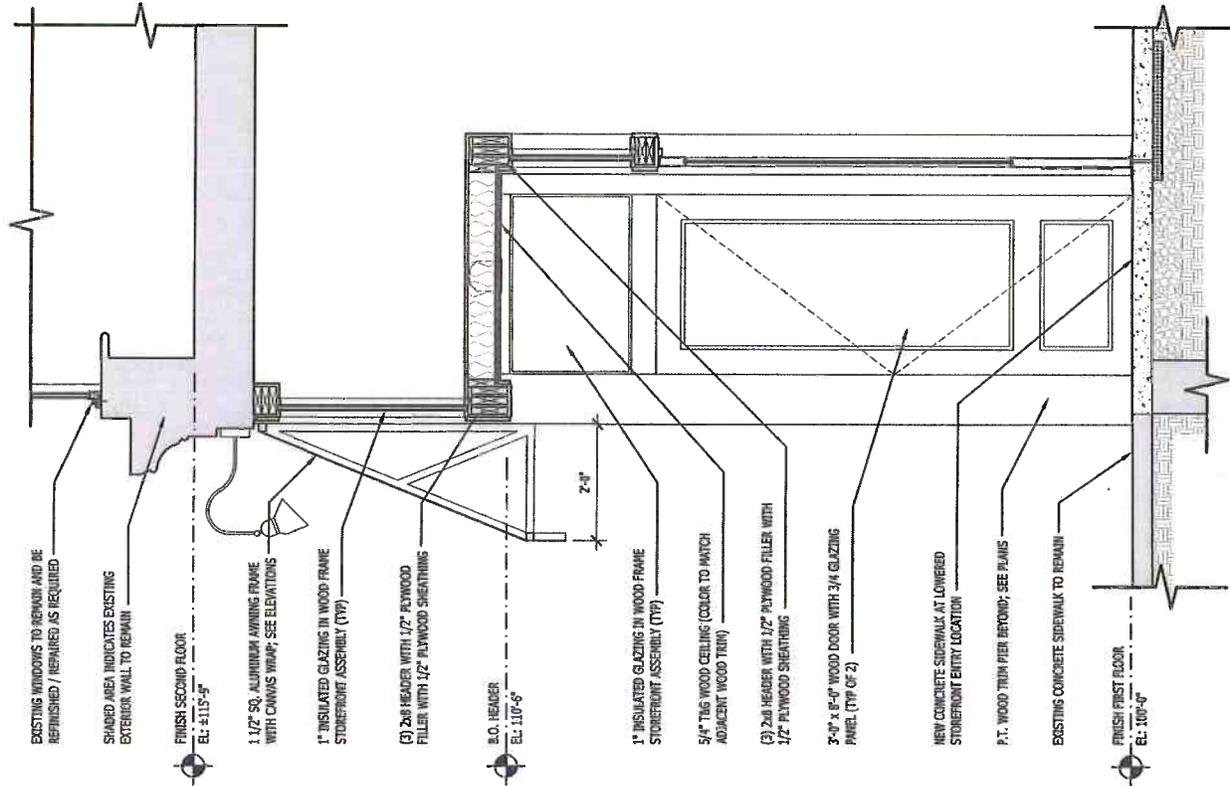
New storefront system to be symmetrically built about adjacent building centerpoint (similar to Typhoon)

West Streetscape Elevation

Scale: 1/8" = 1'-0"

Date: 2016-02-26

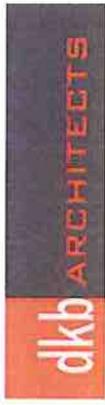


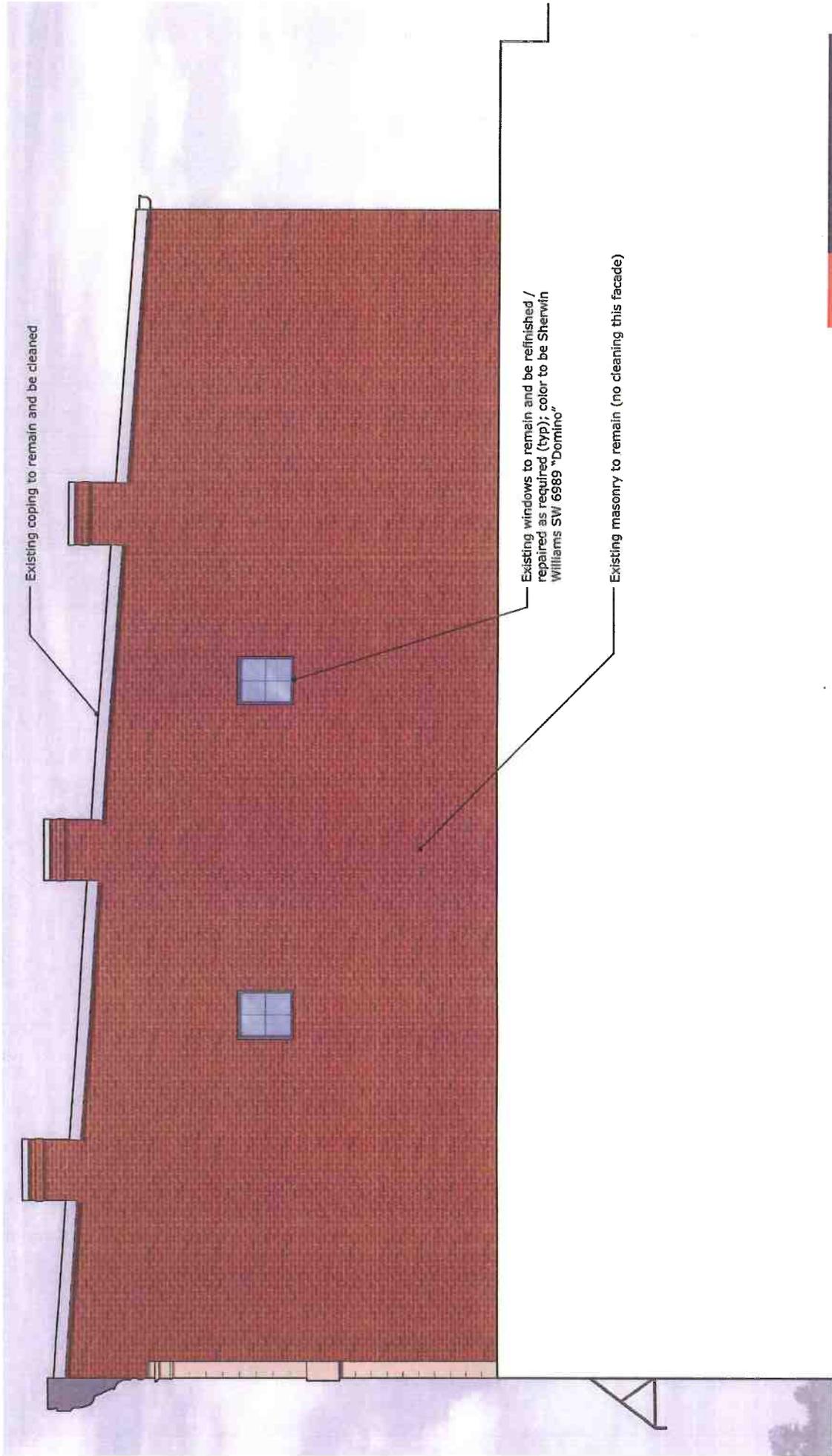


Storefront Sections

Scale: 1/2" = 1'-0"

Date: 2016-02-26





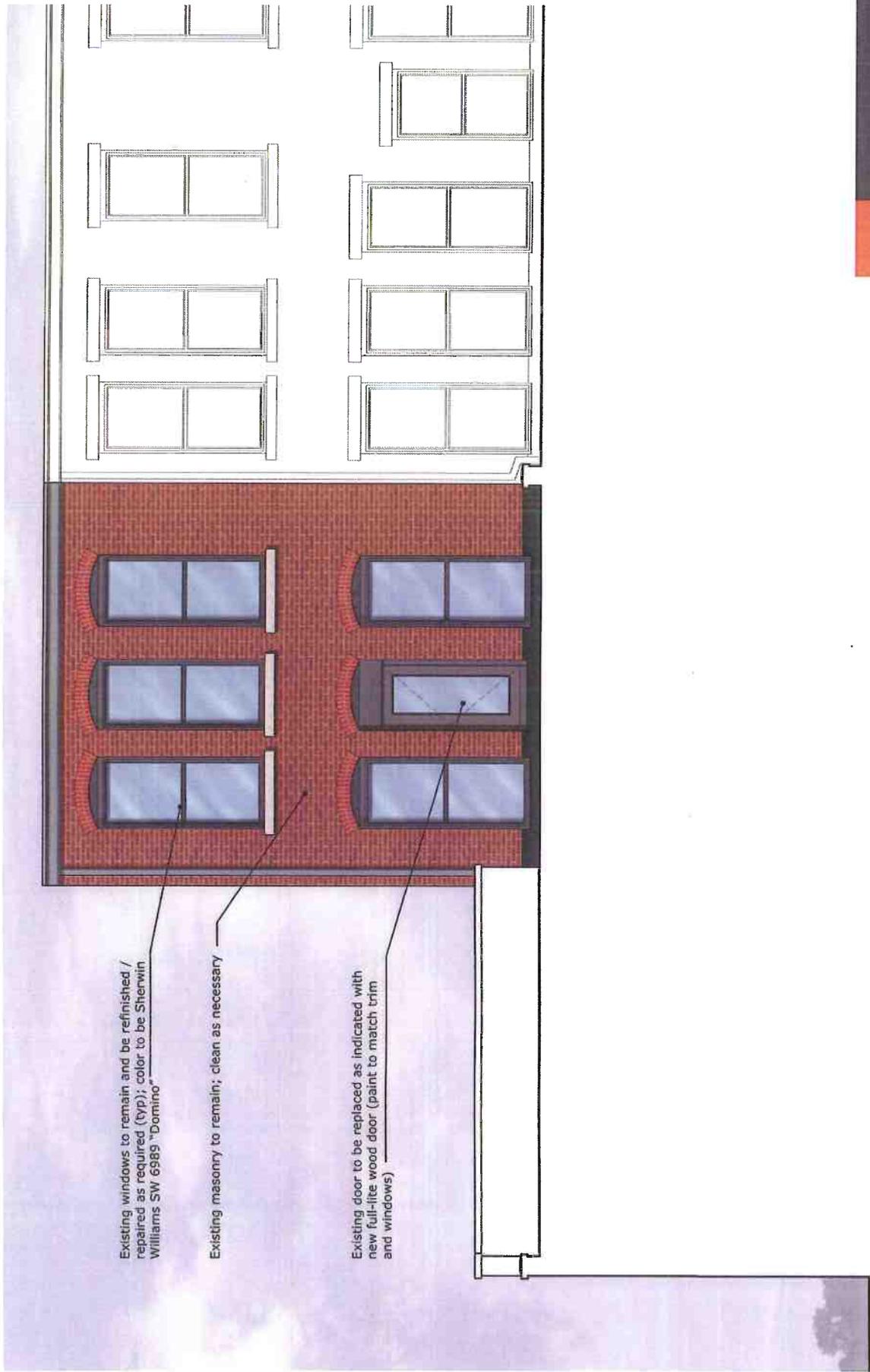
Existing coping to remain and be cleaned

Existing windows to remain and be refinished / repaired as required (typ); color to be Sherwin Williams SW 6989 "Domino"

Existing masonry to remain (no cleaning this facade)

South Elevation
Scale: 3/16" = 1'-0"
Date: 2016-02-26



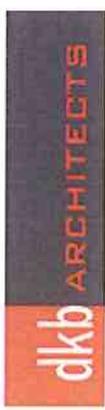


Existing windows to remain and be refinished / repaired as required (typ); color to be Sherwin Williams SW 6989 "Domino"

Existing masonry to remain; clean as necessary

Existing door to be replaced as indicated with new full-lite wood door (paint to match trim and windows)

East Elevation
Scale: 3/16" = 1'-0"
Date: 2016-02-26



[BACK TO PRODUCT LIST](#)

Brookshire Single Cylinder Handleset and Accent Lever

F60 BRK 716 ACC



[Pin it](#)

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TAP TO ENLARGE

Finish: Aged Bronze



FEATURES



FEATURES & SPECIFICATIONS

INTENDED USE

Recessed housing rated IC or Non-IC. For new construction only.

Approved for all ceiling and wiring types.

Approved for direct burial in insulation.

CONSTRUCTION

Air-tight standard. Tested to meet current energy codes.

Aluminum foam-gasketed housing with galvanized steel pan.

Galvanized bar hangers span up to 24" o.c. and feature built-in nailer and integral T-bar clips. Two locking screws hold fixture in position.

Galvanized steel junction box with four built-in Romex clamps; five 1/2" and two 3/4" nominal knockouts with slots for pryout. Rated for through branch wiring.

Maximum 4 (2 in, 2 out) No 12 AWG conductors. Rated for 90° C.

Ground wire provided.

Removable J-box doors for easy access.

Trim retention (TOR): Two side-mounted torsion springs on the trim and 2 receiving brackets in the can ensure a consistently tight fit with the ceiling.

ELECTRICAL

Quick disconnect provided for power connection to the LED modules.

Paint overspray masked by disposable disconnect plug.

Housing and LED module combination is IC rated and thermally protected.

120 volts only.

INSTALLATION

Air-tight housing suitable for air-tight installations. Refer to energy codes for proper installation.

2 x 8 wood joist or T-bar installation.

Expandable bar hangers allow for off center mounting in wood joist or T-bar ceilings.

Length of 25/4" maximum 13 1/4" minimum or cut to fit 9" on center joist construction.

Vertical adjustment of housing allows for flush mounting with ceiling face.

Suitable to ceilings up to 1-1/2" thick.

LISTINGS

UL Listed to US and Canadian safety standards.

Wet location listed, Title 24 compliant.

WARRANTY — 1-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

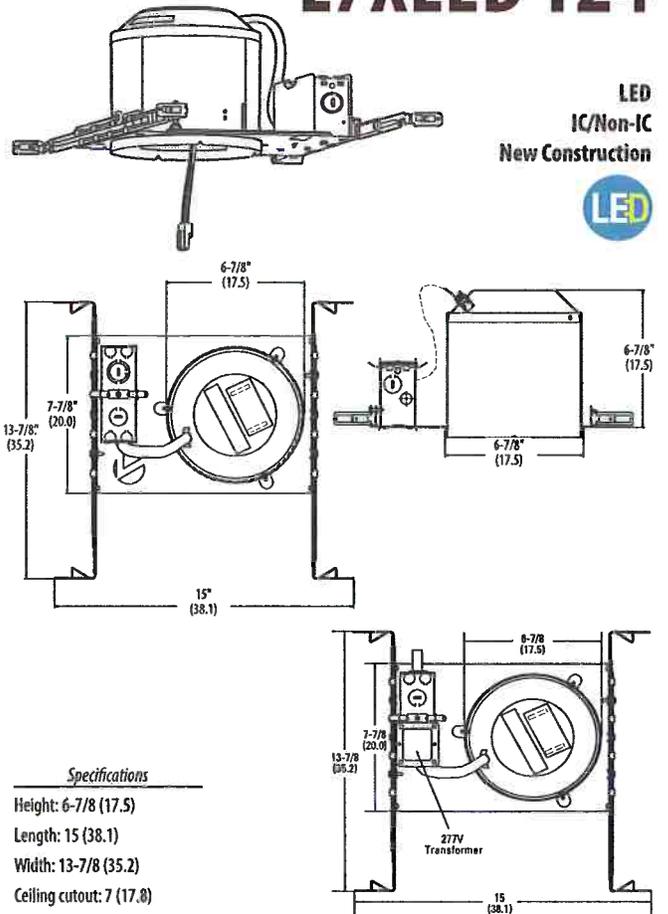
Specifications subject to change without notice.

| |
|----------------|
| Catalog Number |
| Notes |
| Type |

6" LED Housing

L7XLED T24

LED
IC/Non-IC
New Construction



Specifications

Height: 6-7/8 (17.5)
Length: 15 (38.1)
Width: 13-7/8 (35.2)
Ceiling cutout: 7 (17.8)

All dimensions are inches (centimeters) unless otherwise specified. **option 277V step down transformer**

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: L7XLED T24

| Series | Options | Packaging |
|------------|---|---------------------------------|
| L7XLED T24 | SDT 277V Non-IC 277V step-down transformer (277V to 120V). Only available with REALITY LED Module (REAL6) | R6 Resale pack of six U Unit |

Accessories: Order as separate catalog number.

ATK6 R6 6" Air-tight trim kit
HS6875 6-7/8" hole saw

L7XLED T24 New Construction Housing

REALITY™ ENERGY STAR® (ESL) Open Narrow Flange LED Module (Wet location)



ORDERING INFORMATION

For shortest lead times, configure products using bolded options.

Example: REAL6 D6MW ESL 1000L 35K .60SC L7XLEDT24

| Series/Finish | | ESL | | Lumen output ¹ | | Color temperature | | Distribution | | Voltage | | Options | |
|---------------|--------------------------------|------------|-------------------------------|---------------------------|-------------------------|-------------------|---------------|--------------|-----------------------------|---------|------|---------|---------------------------------|
| Series | Finish | ESL | ENERGY STAR® qualified | 600L | 8W, 600 lumens | 27K | 2700 K | .60SC | .60 spacing criteria | (blank) | 120V | PFMW | Matte white plastic flange ring |
| REAL6 D6 | 6" ENERGY STAR retrofit module | | | 1000L | 11W, 1000 lumens | 30K | 3000 K | | | | | | |
| | MW | | | | | 35K | 3500 K | .90SC | .90 spacing criteria | | | PFBL | Black plastic flange ring |
| | A | | | | | 40K | 4000 K | | | | | ISH | Insect shield |
| | AZ | | | | | | | | | | | | |
| | BN | | | | | | | | | | | | |
| | BLZ | | | | | | | | | | | | |
| | BZA | | | | | | | | | | | | |
| | ORB | | | | | | | | | | | | |
| | WT | | | | | | | | | | | | |

Notes

1 Total system delivered lumens.

P Series Open and Baffle Wide Flange LED Modules (Wet Location)



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: 6BP TRMW LED 27K 90CRI L7XLEDT24

| Series/Finish | | Lamp | CCT / CRI / W / Lumens ¹ | | Voltage | |
|---------------|--|--------|-------------------------------------|--------------------------------|---------|------|
| 6BPMW | 6" Baffle LED module, matte white | LED | (blank) | 3000 K / 83 CRI / 12.7W / 725L | (blank) | 120V |
| 6BP TRMW | 6" Baffle LED module, black baffle, matte white flange | | 27K 90CRI | 2700 K / 93 CRI / 11.2W / 600L | | |
| 6BPBN | 6" Baffle LED module, brushed nickel | | 30K 90CRI | 3000 K / 93 CRI / 11.2W / 600L | | |
| 6BPORB | 6" Baffle LED module, oil-rubbed bronze | | 40K 90CRI | 4000K / 92CRI / 9.9W / 650L | | |
| 6OPA | 6" Open LED module, clear diffuse | | | | | |
| 6OPAZ | 6" Open LED module, clear specular | HL LED | (blank) | 3000 K / 83 CRI / 15.2W / 950L | | |
| 6OPA TRMW | 6" Open LED module, clear diffuse, matte white flange | | 27K 90CRI | 2700 K / 93 CRI / 16.5W / 860L | | |
| 6OPAZ TRMW | 6" Open LED module, clear specular, matte white flange | | 30K 90CRI | 3000 K / 93 CRI / 16.5W / 860L | | |
| | | | 40K 90CRI | 4000K / 92CRI / 16.4W / 950L | | |

Notes

1 Total system delivered lumens.



L7XLED-T24

Need help from our experts?

1.800.865.7221

TODAY, FREE SHIPPING OVER \$199*

HELLO GUEST

What are you looking for?

- [outdoor lighting](#)
 - [gooseneck lighting](#)

Rain Lights

[Affordable Quality Lighting](#) [Outdoor Lighting](#) [Wall & Sign Lights](#) [Sign lights & Gooseneck](#)

BLACK GOOSENECK SIGN LIGHT - OUTDOOR SIGN LIGHTING - LED WAREHOUSE SIGN LIGHT - ADLXSV930



MSRP: \$287.99

On Sale **\$199.97**

(You save \$88.02)

Item SKU: ADLXSV930-BLK

Qualifies for Free Shipping



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2016
HPC 0427

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict [X] Downtown Core [] Residential [] Transitional

Address 4 N Sandusky St. / 5 E. Williams St.

Parcel Number(s) 51943109018000 / 51943109020000

Applicant Name/Contact Person Bradley Blumensheid Phone 740-360-1245

*if the applicant is not the owner, the property owner is required to sign the application to authorize proposed changes.

Address 52 E. Lynn St 3rd Floor Columbus, OH 43215

Fax Email bblumensheid@dkbarchitects.com

Property Owner Avenue Holdings LLC Phone 419-253-5300

Address Fifth Third Center, 1 South Main St. Suite 1300 Dayton, OH 45402

Fax Email avenueholdingsllc@gmail.com

Project Type

- [] Signs or Graphics [] New Construction [X] 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 proposed project entails reconfiguring the existing storefront facing N Sandusky St. to accommodate a new entry stair to the second and third floors. Currently the only access to the upper floors of the building is through a fire escape in the building gap to the east of the building. The application also includes refinishing and repairing the existing windows on the east and west 2nd and 3rd floor facades as well as the two windows on the 3rd floor facing south. Other improvements proposed are miscellaneous rooftop a/c condensing units (not visible from the street) and general cleaning of the existing east and west facades.

Materials to submit with application (as needed):

- **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.
- **OHPO Submission** if applicant submits the same project to Ohio Historic Preservation Office, all information contained in that application shall be submitted with the City application.

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 6 criteria is met:

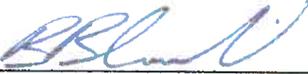
- There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
 - The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
 - No reasonable 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.
- **ONE (1) Copy** of all items should be submitted with the application.

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.

Meeting Date/Time: 4th Wednesday of each month at 7:00 pm in Council Chambers at 1 South Sandusky Street.

***Please Note** the Commission might table the application if the applicant is not present to answer questions.



Signature of Applicant

2016-02-26

Date



Signature of Owner (if not the Applicant)

2016-02-26

Date

Application Fee \$50.00 **Fees Received** \$ 50.00 **Received by** dlg **Date** 2/24/16

APPLICANT/OWNERS

6 North Sandusky Street, LLC
15 West Central Avenue
Delaware, OH 43015

REQUEST

2016-0359: A request by 6 North Sandusky Street, LLC for a Certificate of Appropriateness for facade improvements at 6 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 6 North Sandusky Street, on the east side of North Sandusky Street between William Street and Central Avenue, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and west of this parcel lie within the Downtown Core, while the properties immediately to the east lie 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 surrounding properties to the north, south, east, and west.

6 North Sandusky is considered a contributing building in the Sandusky Street National Register Historic District. Originally constructed as “8 North Sandusky Street,” the building had been divided into two parcels apparently in the early 1900s. The property line cuts down the exact middle of the central staircase to the second floor, and the building became known as 6 and 8 North Sandusky Street. The second floor of each half is partitioned into smaller offices and living units. Each half, then, has its own interior stairway to the third floor, which remains one large open area. The upper floors (of both halves) have been vacant for “over 50 years,” according to the current Owner, whose family has owned the subject site since 1966. There are no immediate plans for the upper floors of 6 North Sandusky Street.

6 North Sandusky Street – March 2016



BACKGROUND/PROPOSAL

The histories of adjoining 4, 6, 8, and 10 North Sandusky Street are intertwined. 10 North Sandusky Street was constructed first, in 1878, by German-born owners of the Riddle & Graff Cigar Company, who developed a burgeoning cigar manufacturing business in the City. In 1882, R. Stern, a clothier, built the subject brick Italianate-style cut stone façade building to match the Riddle & Graff Cigar Company building to its north. Then, 4 North Sandusky Street, known as the Grove Block, was designed and also constructed in 1882 to blend with the adjacent Stern Block and the Riddle & Graff Block, which still bears the R.C. & Co. initials in its cornice area. By 1889, the cigar company also occupied the third floors of 4, 6, and 8 North Sandusky for their sales, factory, packing, and storage of 4.5 million cigars manufactured per year. (By 1908, the company was producing 8 million cigars annually until the company ceased operation in the mid-1920s. By 1930, 10 North Sandusky was occupied by the Bentz 5 & 10 Cent Store, and it is currently occupied by an Asian cuisine restaurant.) Various retail businesses occupied the storefronts and upper floors of these addresses over the years.

The 1913 Great Flood photo shows a partial business name of “Grove” occupying the subject site at 6 North Sandusky Street. The 1930 City business directory lists the occupant as the ‘A&P Tea Company.’ It is worthy to note that 8 North Sandusky Street was occupied by the FW Woolworth Company 5 and 10 Cent Store at this time.

6 North Sandusky Street – 1913



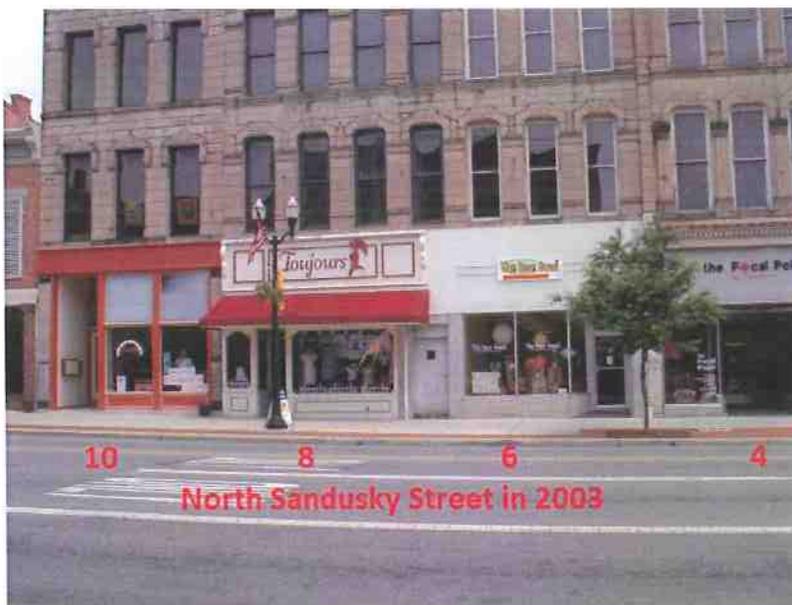
In the 1940s, the FW Woolworth Co 5 and 10 Cent Store expanded into 6 North Sandusky from the adjacent 8 North Sandusky to its north and occupied both 6 and 8 North Sandusky well into the late 1950s-early 1960s. From historic photographs, the storefront still generally retained its original appearance.

6 North Sandusky Street – Early 1950s



From 1966 through 1999, 6 North Sandusky was occupied by the Revco Discount Drug Center, which later became the CVS Pharmacy. After a four year vacancy, the first floor became occupied by 'The Bare Bowl' ceramics shop in 2003 and is still there today. In the 1970s, during the occupancy of the drug store, the storefront appearance of 6 North Sandusky was altered from the central inset wood entry with flanking wood storefront transoms and windows to the current right-side inset aluminum entry, adjacent flush aluminum storefront display window, and covered transom window area design. (The storefront design of 8 North Sandusky was also altered.)

6 North Sandusky Street – Mid-1990s and 2003



The Owner retained an architect for assistance in developing the project scope for this 133 year old building, with guidance from the City Chief Building Official, to design a storefront that is more compatible with the building's upper façade, as well as the late 19th century/early 20th century fabric of the City's historic district. The proposed project entails the following components:

1) Storefront Renovation. The 1970s plywood upper 'sign band area' will be removed, as well as the existing aluminum storefront windows and entry door, the beige brickface base, and the aluminum panels covering the south and north cut-stone stone columns flanking the storefront. The existing storefront design, with right-side inset entry and adjacent flush storefront display window will be retained. Wood-framed (treated pine) transom windows and storefront windows will be installed with wood (treated pine) inset base panels. A wood (mahogany) full-light entry door with bronze closer, escutcheon, and dummy lever handle will be installed. All glass will be safety glass. To provide illumination in the inset entryway as required by code, a pendant cream color ginger jar-style light fixture will be installed. The storefront system will be painted in traditional historic colors: the wood trim will be light gray and dark gray. The base panels will be painted dark gray and dark beige. Should the re-exposed flanking stone columns be defaced and not salvageable, the Owner intends to re-cover them in exterior grade (treated pine) trim and paint light gray. The name of the current business tenant will be replaced on the storefront windows in white vinyl cut lettering. (Should alternate signage be desired by the tenant, the new signage will be presented separately to HPC.)

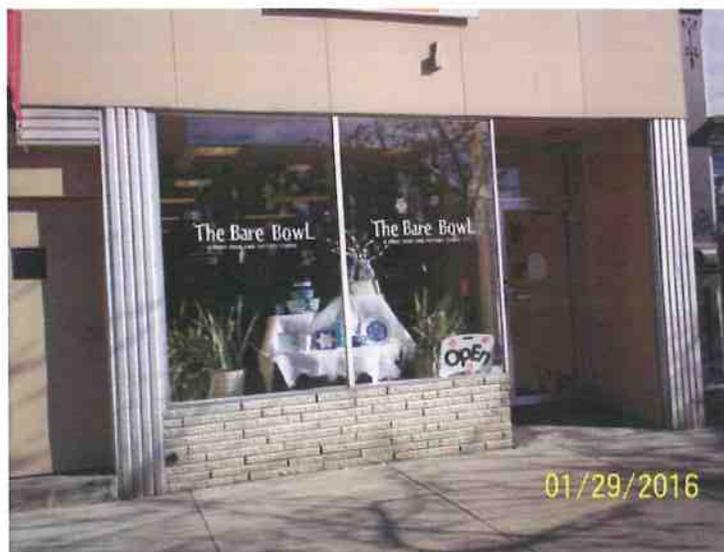
Proposed Storefront Design and Color Palette



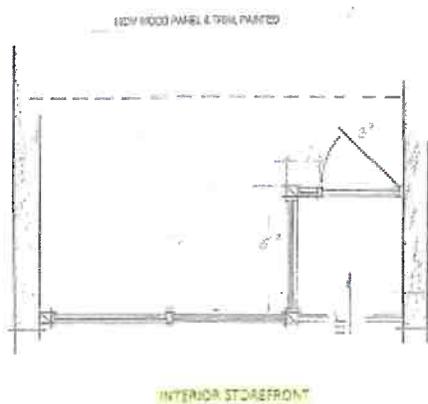
Proposed Entry Door, Door Hardware, and Exterior Vestibule Light Fixture Designs
(Note: Door Hardware will include bronze closer, escutcheon, and dummy lever handle)



Existing Upper Façade, 'Sign Band' Covering Transom Window Area, and Aluminum Storefront



On the interior, to accommodate an ADA-compliant entry way, the vestibule will be extended five (5) feet into the store interior so that a proper slope can be constructed for the small concrete ramp from floor level to sidewalk level in the entry vestibule. The existing drop ceiling will be stepped back approximately 8-1/2 feet to allow for the new construction of the entry door vestibule, new entry door, the new wood storefront framing, and for light from the new transom windows to enter into the interior. The ceiling light fixtures will remain in the same locations. Parts of the building's original tin ceiling that still exist under the drop ceiling will then also be exposed and left intact. A second layer of newer wood flooring had been installed over the original wood flooring in the storefront window area; this newer flooring will be modified accordingly to accommodate the new storefront configuration.



Interior of Existing Storefront and Entry Vestibule Area



2) **Window Exterior Re-painting:** The Owner has properly maintained the front elevation second and third floor original wood windows over the years. The exterior frames and sashes will simply be re-painted in dark gray. The interior sides of the windows will remain as is. The rear elevation second and third floor windows are boarded up; the plywood board coverings will be re-painted in the same color.

3) **Roof Replacement:** The existing flat rubber membrane roof on the main three-story building and its rear one-story addition is past its useful life and has had a number of roof leak repairs. The Owner will install a new gray EPDM roof system (a mechanically attached single-ply rubber membrane adhered to ½” insulated fiberboard) to be placed over the existing roof material. The roofs drain to a rear gutter system, which will be serviced.



The Owner is seeking matching grant funding through the City of Delaware Downtown Façade Improvement Program. Therefore, this project must receive review and approval from the Ohio Historic Preservation Office (OHPO) in Columbus prior to commencing. In cases where proposed federal funding is involved, the HPC takes into account the guidance and decisions of OHPO. Due to an ambitious construction timeframe, and the project's location at the most prominent intersection in the historic business district, the proposed renovations are being introduced to the HPC at this meeting while Staff awaits response from OHPO. At this time, HPC's decision is requested on the project as presented, pending the response from OHPO. (Should the response be received by this meeting date, it will be forwarded to the HPC members for consideration.)

STAFF ANALYSIS

City Staff is supportive of the proposed plan as presented. The Owner and Architect have been sensitive to the suggestions and guidance as provided by Staff and the Architectural Standards of the Historic District. Staff has been working closely with the Applicant and Architect to ensure that the structural integrity of the storefront is maintained during and after dismantling and reconstruction. This renovation process will also require an additional layer of coordination with the adjoining property owner since the property line dissects the building's center stairway. All proposed work, however, appears to meet the Standards, as well as pertinent building codes and regulations. Staff does not foresee any negative comments from OHPO regarding the proposal; however, due to the federal funding, protocol dictates a response from OHPO and any modifications made to the project per OHPO's directives. Should the Owner choose not to conform to OHPO's directives, federal funding is not able to be utilized on the project. In that case, then, the decision of the HPC concerning the proposed project would prevail. At this time, HPC's decision is requested on the project as presented, pending the response from OHPO.

STAFF RECOMMENDATION (HPC 2016-0359 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of a request by 6 North Sandusky Street, LLC for a Certificate of Appropriateness for facade improvements at 6 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay, with the following conditions that:

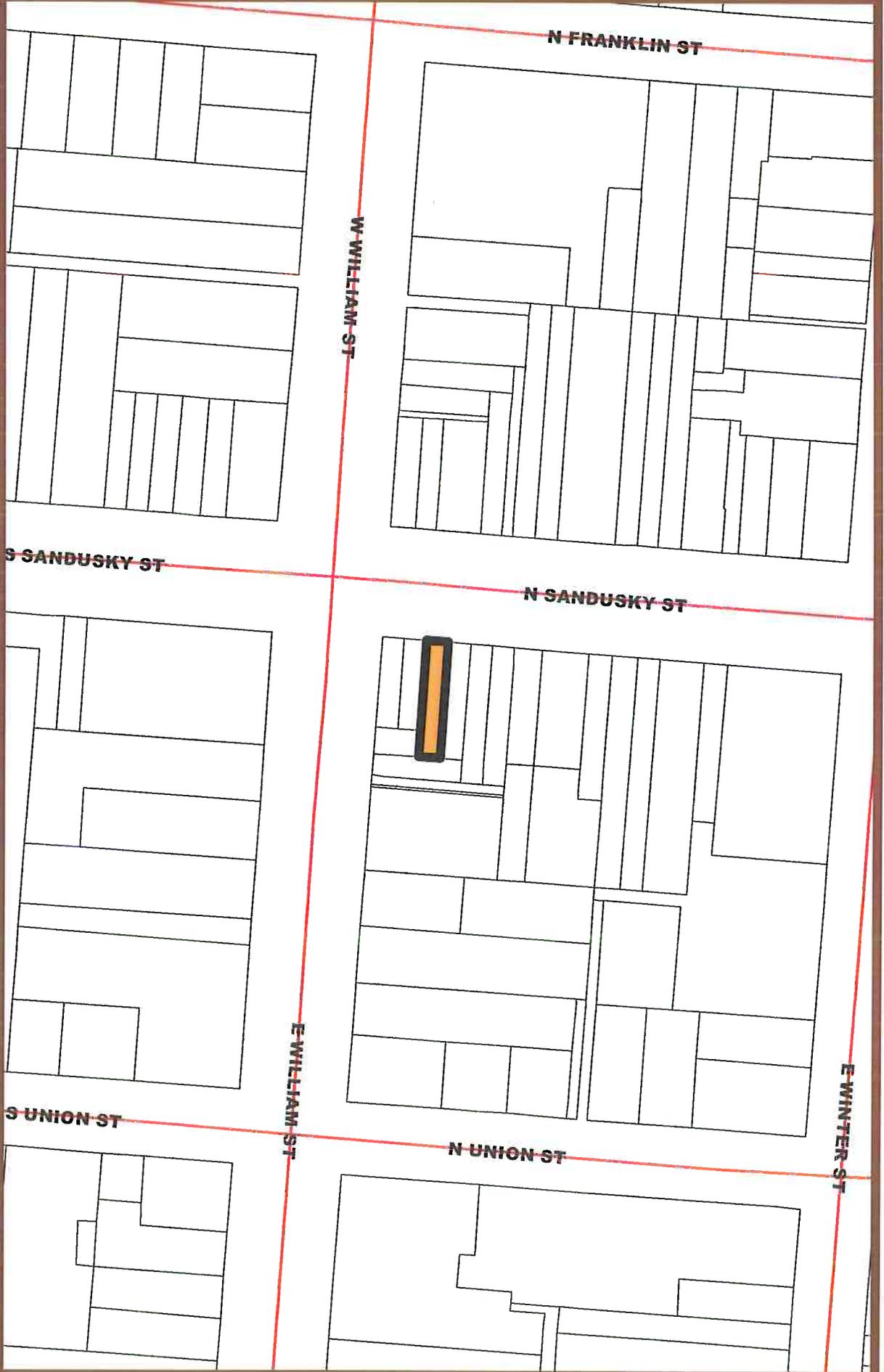
- 1) The project is completed per the plans presented, pending the response and any required modifications from the Ohio Historic Preservation Office (OHPO) should federal funding be desired to finance this

project. Any significant revisions to the approved plans shall need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any revisions.
2) The Owner and Architect are to continue to coordinate with City Inspection Division and the adjoining property owner regarding required access and building and zoning regulations.

COMMISSION NOTES:

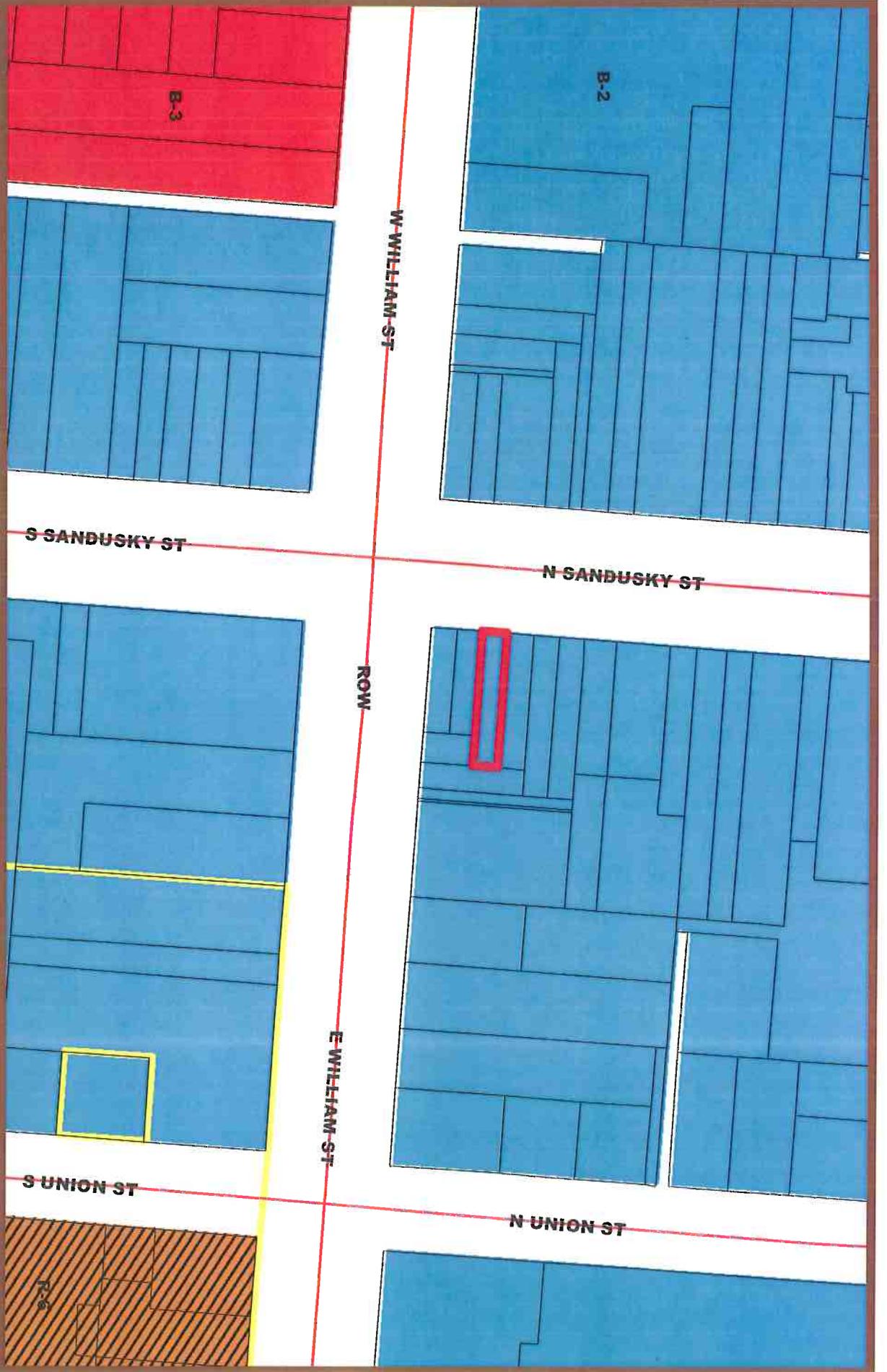
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

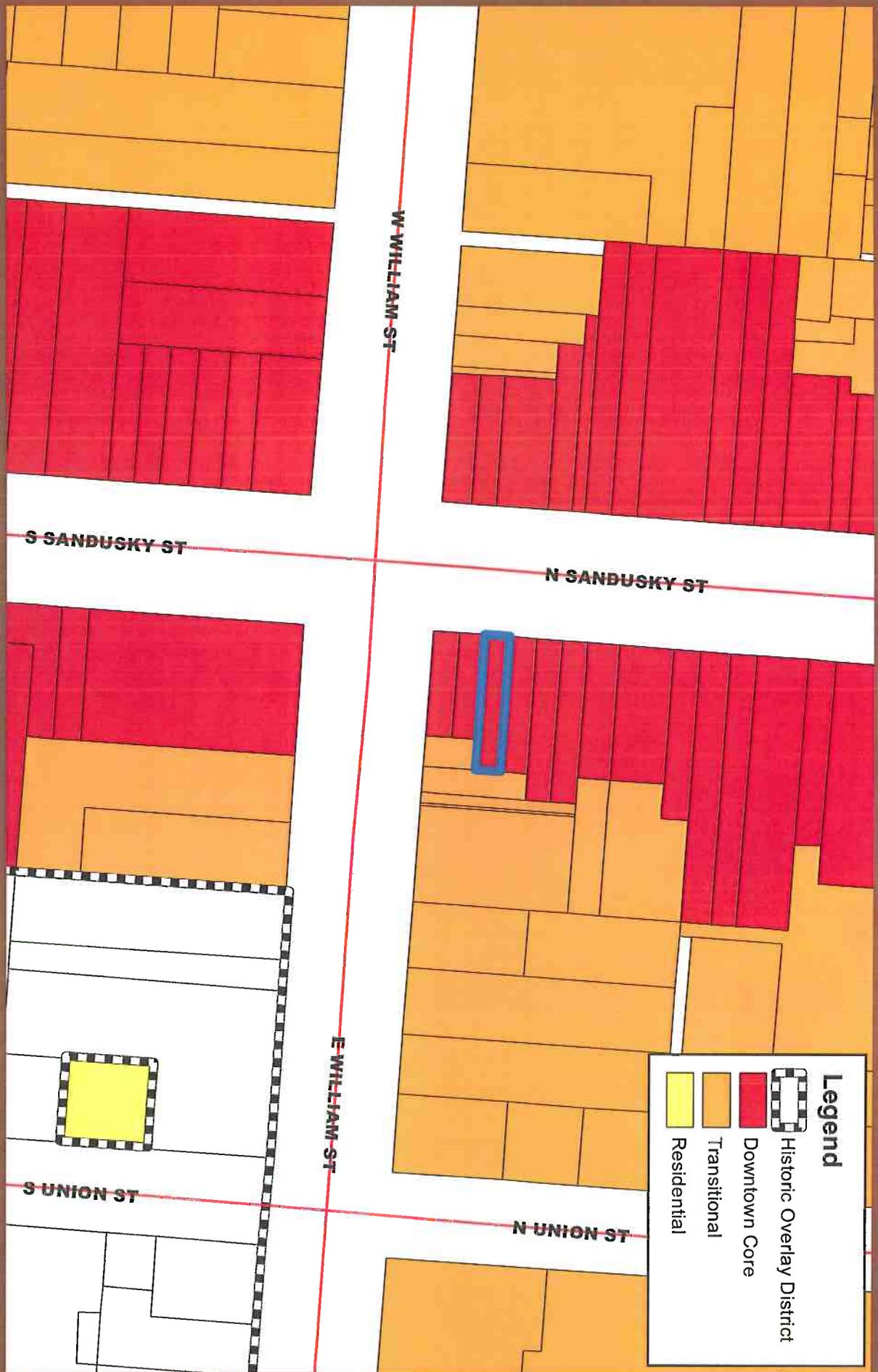
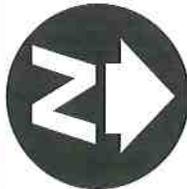
CONDITIONS/MISCELLANEOUS:



2016-0359
Certificate of Appropriateness
6 N Sandusky St
Location Map

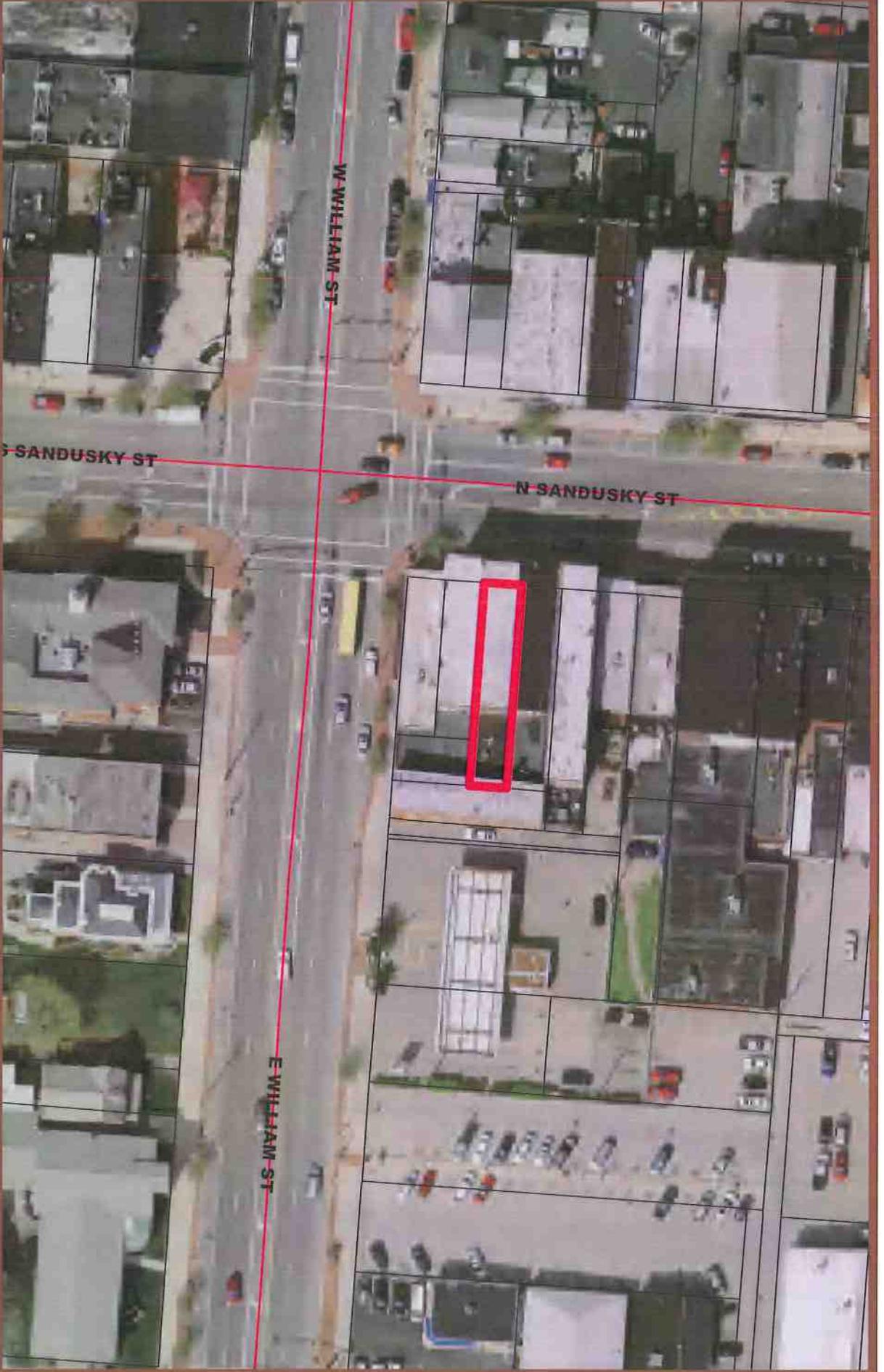






Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



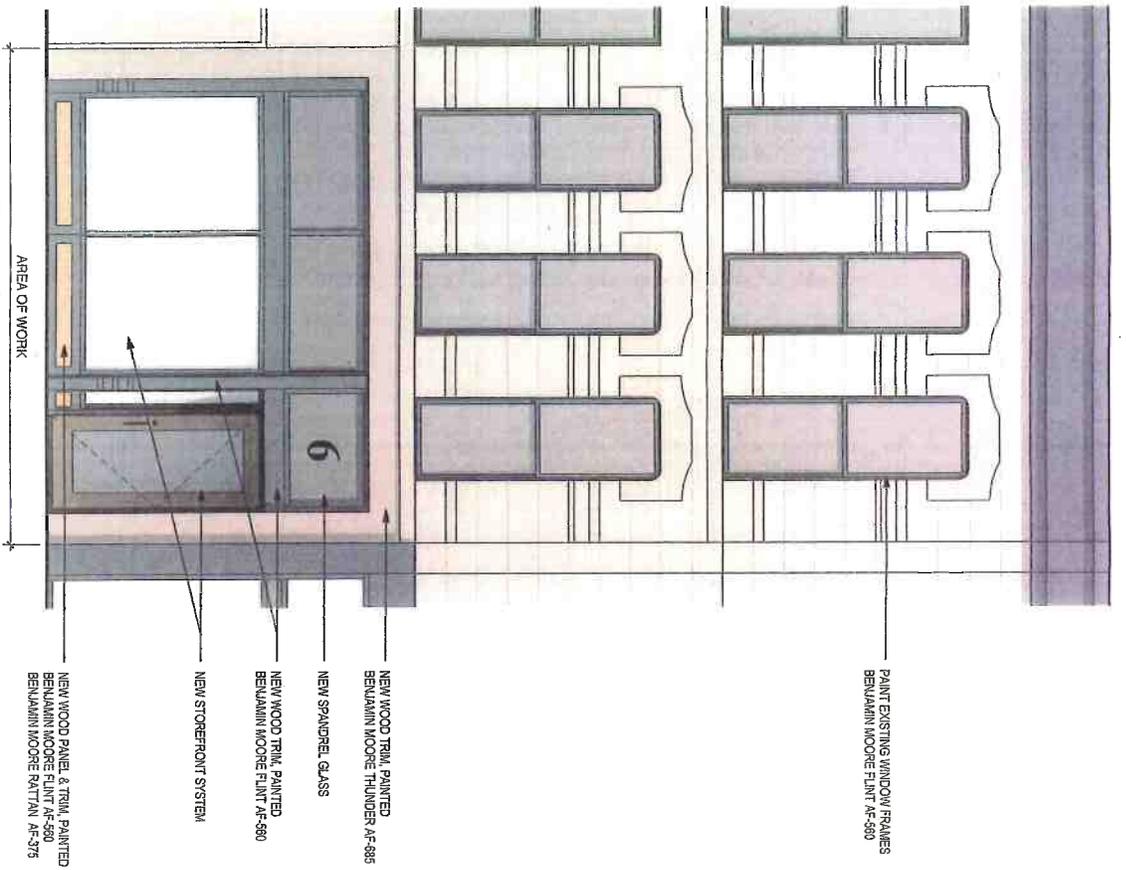
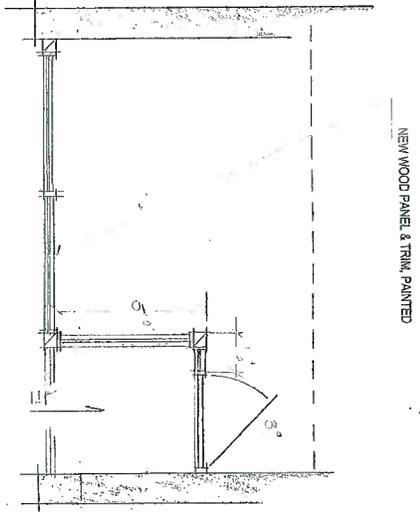
2016-0359
Certificate of Appropriateness
6 N Sandusky St
Aerial (2013)





David Kerr Architect
7792 C School Run Blvd
Columbus, OH 43235
dkarchitect@gmail.com

DELAWARE, OHIO



STATE HISTORIC REVIEW

6 NORTH SANDUSKY STREET

- 1) ROOFING: EPDM ROOF BY GAF/ENERGY GUARD
A MECHANICALLY ATTACHED SINGLE - PLY RUBBER MEMBRANE ADHERED TO ½" HIGH DENSITY WOOD FIBER BOARD WITH 1" AC FOAM COMPOSITE BONDED TO FB CLOSED CELL POLYISO PANEL
ROOF DRAINAGE: SLOPES TO BUILDING REAR GUTTER SYSTEM
- 2) INTERIOR EXISTING STOREFRONT DROP CEILING WILL STEP BACK TO ALLOW FOR NEW CONSTRUCTION
- 3) PLAN - INTERIOR STOREFRONT
- 4) ENTRY DOOR - SIMPSON / MAHOGANY FULL-LITE SERIES
THE VESTIBULE ENTRY DOOR & STORE FRONT TO BE 3 M SAFETY GLASS
- ENTRY DOOR HARDWARE SPECIFICATION
- A) CLOSURE - LCN 4020 SERIES - COLOR BRONZE
- B) ROCKY MOUNTAIN 2 ½" x 10 MADDOX ESCUTCHEON WITH FULL DUMMY MADDOX LEVER
- 5) ENTRY DOOR LIGHTING - SHEFFIELD EARLY COLLECTION BY WAC - LIGHTING MODEL MP-LED 493
- 6) EXTERIOR TRIMWORK BY AZEK MILLWORKS (WWW.AZEK.COM)

SINGLE-PLY MEMBRANE SYSTEMS

ADHERED SINGLE-PLY MEMBRANE SYSTEMS

AC Foam-III, AC Foam-II, Tapered AC Foam-II, Tapered AC Foam-III, Composite/GB and Composite/FB are the most commonly specified products in adhered single-ply membrane systems. When a single-ply membrane is specified for direct application to AC Foam-II, the AC Foam-II should be installed with the unmarked side up, using only one adhesive application to the insulation. The adhesive shall be applied in strict accordance with the membrane/adhesive manufacturer's instructions, and must be allowed to dry sufficiently to become tacky to the touch before the single-ply membrane is applied.

For cold weather applications, the membrane adhesive shall be applied at the temperature recommended by the membrane manufacturer. Do not thin the adhesive with solvents, which can adversely affect the

insulation. Failure to allow the adhesive solvents to evaporate or failure to protect the insulation from damage can cause the facer and membrane to separate from the foam core.

Some designers, consultants, and industry organizations recommend the use of a coverboard in adhered single-ply applications. Consult the membrane manufacturer for recommendations regarding coverboard requirements. The use of a coverboard may change the fastening requirements or fire/wind ratings.

MECHANICALLY ATTACHED SINGLE-PLY MEMBRANE SYSTEMS

AC Foam-III, AC Foam-II, Tapered AC Foam, AC Foam Supreme, AC Foam Composite/GB and AC Foam Composite/FB may be used under this membrane system. The insulation should be attached with FM Approved fasteners in accordance with the fastening patterns shown. AC Foam-III and Composite/GB are especially recommended for this application.

RECOVER BOARD APPLICATIONS

AC Foam Recover Board is specified for recover applications and should be attached as shown when used in a mechanically fastened single-ply system. (Check with the membrane manufacturer regarding approvals of this product as a membrane substrate and fastening rates for adhered systems.)

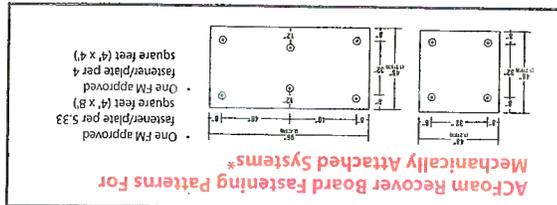
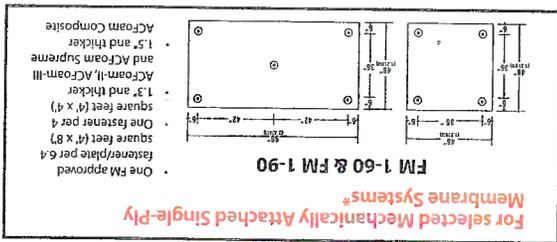
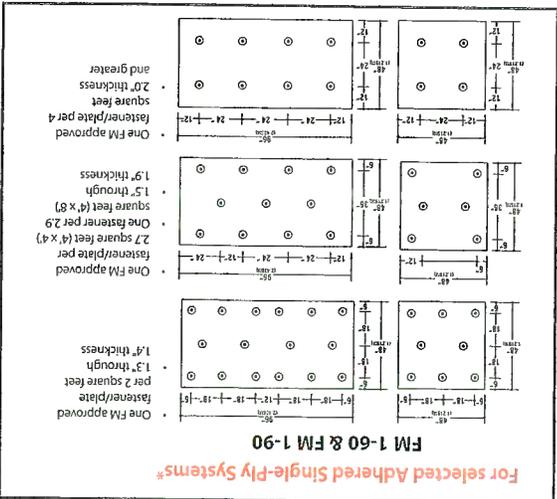
LOOSE-LAID BALLASTED SINGLE-PLY MEMBRANE SYSTEMS

All AC Foam products may be used with ballasted systems. Atlas does not require attachment of the insulation in this system; however, for projects insured by FM or that require FM compliance, refer to FM Loss Prevention Data Sheets. All installed insulation must fit together tightly to prevent separation, movement and damage during membrane installation. After the membrane is installed, sufficient amounts of ballast must be applied to prevent insulation and membrane movement.



When installing any AC Foam product, care should be taken to ensure that joints are placed solidly on the bearing surface of the roof decking.

FIELD FASTENING PATTERNS



*Refer to FM Approval Guide for details on specific systems. Go to www.atlasroofing.com for additional fastening patterns and downloadable CAD details.



1) Proposed Roofing material

High Density Roof Fiberboard

Georgia-Pacific



PRODUCT DESCRIPTION

G-P Roof Fiberboard is available in 1/2" and 1" homogeneous thickness. Both products are composed of wood fibers with additives to promote strength. Asphalt is dispersed throughout the fibers to achieve uniformity of moisture resistance. Each panel is surface treated with a sealer to promote adhesion of membrane and reduce adhesive or asphalt penetration.

SIZES/PACKAGE

Available in 4' x 4' & 4' x 8' size.

| | |
|----------------------|--|
| 1/2" Thick (4' x 8') | 95 Pcs/Unit 3040 SF/Unit 2120 #/Unit (approx.) |
| 1/2" Thick (4' x 4') | 95 Pcs/Unit 1520 SF/Unit 1060 #/Unit (approx.) |
| 1" Thick (4' x 8') | 45 Pcs/Unit 1440 SF/Unit 1720 #/Unit (approx.) |
| 1" Thick (4' x 4') | 45 Pcs/Unit 720 SF/Unit 860 #/Unit (approx.) |

ADVANTAGES

Insulating Value. While performing as a protector to crushable insulations, or when used as a recovery board over old roofs, the 1/2" thickness provides an R value of 1.3 and the 1" thickness provides an R value of 2.8.

Strong-Resistant to Traffic. Withstands normal deck traffic during and after membrane application.

Rigid. Provides added rigidity to foam insulation and entire roof deck.

RECOMMENDED USES

- Use as a general purpose roof insulator under conventional built-up and modified bitumen systems.
- Recovery board over existing roof decks prior to re-roofing.
- Protective cover over insulation to prevent damage.
- Under fully adhered EPDM single ply membrane.
- Under mechanically fastened roof systems.
- Loose laid ballasted roof systems.

APPLICATION*

Root Overlayment. Fiberboard panel joints should be offset at least 6" from underlying insulation panel joints. Joints should be taped prior to application of built-up roofing or adhered membrane systems. Panels must be installed with 1/8" (maximum) space at all joints. **Panels must be dry before and during application.** Apply only as much roof fiberboard panels as can be covered by a roof membrane in the same day.

Hot Asphalt Applied. Back mop each panel completely with hot asphalt sufficient to promote proper adhesion. Allow asphalt to cool to "Tacky" condition prior to laminating to foam insulation products. Press fiberboard panels firmly into place to ensure intimate contact of the entire surface. **Panels must be dry before and during application.**

MECHANICALLY FASTENED

Use only those fasteners approved by the membrane manufacturer and space as per requirements.

FIBERBOARD COMPLIANCE

Georgia-Pacific High Density Roof Fiberboard complies with the following Standards.

- ANSI/AHA A 194.1 (1985) Class IV, Type 1.
- ASTM C-208 As referenced by Federal Specification LLL-I-535 B, Class E.
- Both 1/2" and 1" Thickness are UL Classified.

Georgia-Pacific 1" Homogeneous Root Fiberboard meets or exceeds all requirements of the above specifications except for MCR (see table on back). Because of the high physical properties, 1" Homogeneous Georgia-Pacific Roof Fiberboard is recommended as a substitute wherever 1" laminated (2 pieces each 1/2" thick) High Density Roof Fiberboard is considered.

*If used as a component of a specific system, follow recommendations of system specified.

POLYISO INSULATION

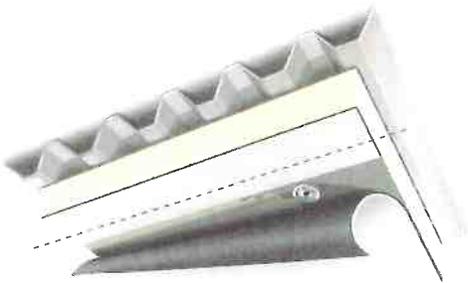
Flat Stock and Tapered Boards

Quality You Can Trust... From North America's Largest Roofing Manufacturer!



POLYISO INSULATION

EnergyGuard™



Description

EnergyGuard™ Polyiso insulation board is made of glass fiber reinforced cellulose felt facers bonded to a core of isocyanurate foam. EnergyGuard™ Polyiso insulation manufactured in our Statesboro, GA & Gainesville, TX plant uses the latest technology in manufacturing to provide a product of the highest quality.

Features and Benefits

- EnergyGuard™ Polyiso insulation is designed for use in practically any low-slope roof application including built up roofs, modified bitumen, or most single-ply roofing systems
- High insulation value — Superior "ITR" value compared to any other FM Class I rated product of equivalent thickness at 5.7 per inch
- Meets the requirements of ASTM C1289 Type II, Class 1, Grade 2 (20 PSI) and available in Grade 3 (25 PSI)
- Because of its light weight, this material is easy to handle on the job site and installs faster. Easier cutting in the field provides the installer with simplified fabricating on the roof deck.

EnergyGuard™ Polyiso Insulation and Tapered Polyiso Insulation Codes & Compliance

- Manufactured with EPA-compliant blowing agents containing no CFCs or HCFCs; has zero ozone depletion potential (ODP) and virtually no global warming potential (GWP)
- Available in a variety of thicknesses from 0.5" to 4.0" to best suit your needs
- Available in 4'x4' and 4'x8' boards
- Tapered panels are also available for when the roof design requires improved drainage in slopes of 1/16", 3/16", 1/8", 3/8", 1/4", and 1/2"

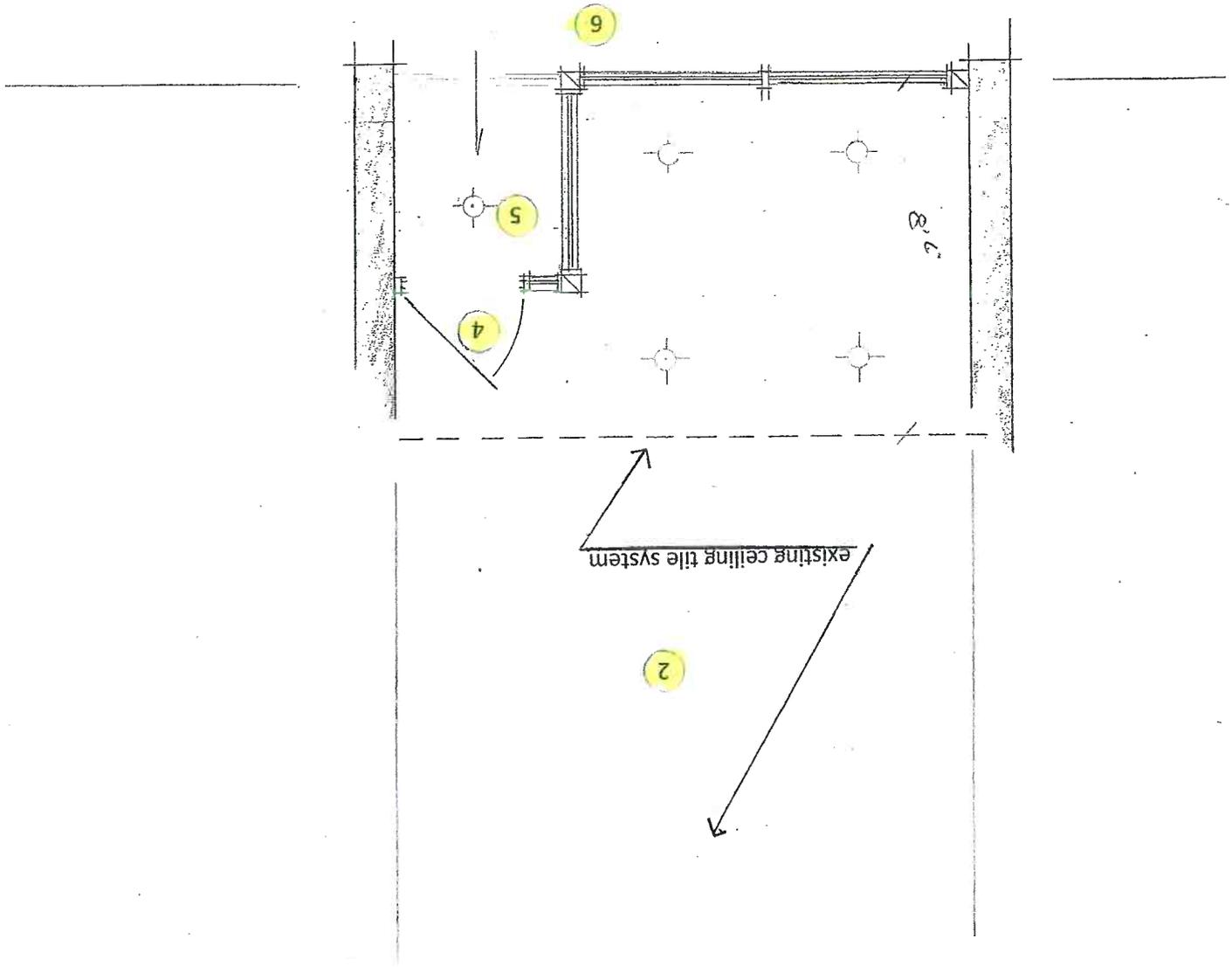
- FM Approved—consult RoofNav.com for specific assemblies
- UL Classified—consult ul.com for specific assemblies
- For additional information contact GAF Technical Services at 1-800-ROOF-411 or technicalquestions@gaf.com

TYPICAL PHYSICAL PROPERTY DATA CHART (POLYISO FOAM CORE ONLY)

| PROPERTY | TEST METHOD | VALUE |
|--|-------------|----------------|
| Compressive Strength | ASTM D1621 | ≥ 20 PSI |
| Dimensional Stability (Length + Width) | ASTM D2126 | > 2% |
| Water Absorption | ASTM C209 | < 1.5% |
| Moisture Vapor Transmission | ASTM E96 | < 1.5 Perm |
| Service Temperature | | -100° to 250°F |
| Flame Spread Index | ASTM E84 | > 75* |
| Smoke Developed Index | ASTM E84 | > 200* |

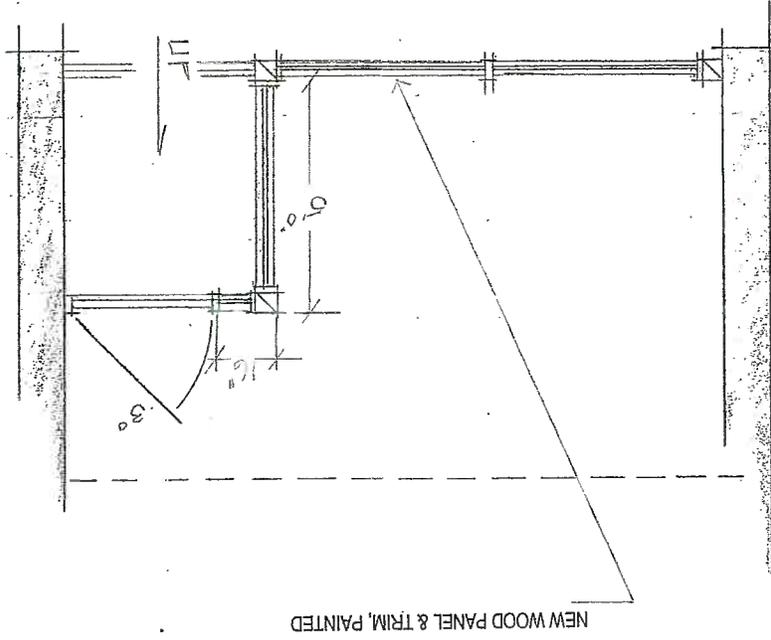
*Foam Core

6 N SANDUSKY



6 N SANDUSKY

INTERIOR STOREFRONT



NEW WOOD PANEL & TRIM, PAINTED

3) Plan - Interior Storefront



WHERE TO BUY

Similar Doors:

REQUEST DEALER QUOTE

- WaterBarrier Technology
- UltraBlock Technology

UPGRADES

GLASS

WOOD SPECIES

WIDTH HEIGHT

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

GET A QUOTE

SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.
Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery
Profile: Ovolo Sticking
Glass: 3/4" Insulated Glazing

7037 THERMAL FRENCH



[Back to Search Results](#)

4) Proposed Entry Door

4020 Series Door Closer by LCN

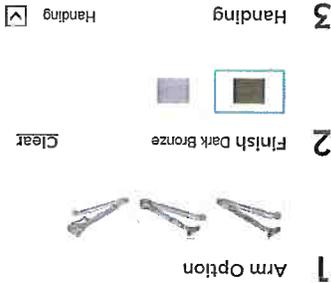
Surface mounted 4000 Series LCN closers feature a modern design engineered for each application, easy installation, and superior performance.

The LCN 4020 Series is LCN's best performing heavy duty closer, known to endure 10 million cycles, designed specifically for institutional and other rugged high traffic applications. With a variety of finish options, and standard, hold open and fusible link arm options to assure this top quality product can fit your application, the 4020 series meets heavy architectural requirements, while exceeding expectations.

| | | | |
|-------------|----------------|---------------|-----------|
| Description | Specifications | Related Items | Templates |
|-------------|----------------|---------------|-----------|

Total Price: \$265.00 QTY: 1 ADD TO CART

[+] Add To Wishlist

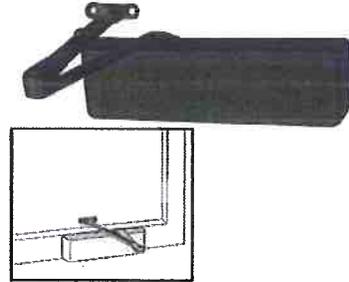


LCN 4020 Series Smoothee® Surface Mounted Door Closer

"The LCN Best Performing Heavy Duty Top Jamb Mount Closer"

- Select Arm Option: Regular (REG), Hold-Open (H), or Fusible Link (FL).
 - Select Finish: Dark Bronze (695) or Aluminum (689).
 - Select Handing: Left Hand (LH) or Right Hand (RH). Click here for Handing Diagram (https://www.taylorsecurity.com/assets/177/handling_diagram.jpg).
 - Delivery: The LCN 4021-REG is in Stock. Please allow 3-5 days' lead time on all other functions.

Click Here for LCN Door Closer Parts & Accessories (<http://www.taylorsecurity.com/store/Pushbutton-Locks-X10-Electric-Strikes-Door-Closers-Exit-Devices/Institutional/door-closers/#?cv=Accessories&mp=24>)



Home (<http://www.taylorsecurity.com/>) Institutional (<http://www.taylorsecurity.com/store/Pushbutton-Locks-X10-Electric-Strikes-Door-Closers-Exit-Devices/>) LCN 4020 Series Smoothee® Surface Mounted Door Closer

- LOCKS
- DOOR HANDLES
- DOOR/DOOR-HANDLES
- (/STORE/RESIDENTIAL-HANDLES
- (/STORE/DOOR-HANDLES
- DOOR HANDLES
- KNOBBS-LEVERS-DEADBOLTS-
- HANDLESETS/)
- PADLOCKS
- (/STORE/MASTER-LOCK-PADLOCKS-
- ABUS-LOCKS-
- AMERICAN-LOCK-SESAMEE-PAD-LOCKS/)
- INSTITUTIONAL (/STORE/PUSHBUTTON-LOCKS-X10-ELECTRIC-
- LOCKS-PUSHBUTTON-LOCKS-HES-
- ACCESS CONTROL (/STORE/SIMPLEX-
- HA
- SLID)
- HA
- ELECTRIC-
- LOCKS-KABA-
- STRIKES-KABA-
- MAS-X-10-LKM-X-
- 09/)
- LA

All Decorative Hardware 5% off. Use Promo Code: DECORATIVE

Residential (/store/residential/) Commercial (/store/Schiage-Corbin-Russwin-Sargent-Yale-Commercial/) Locksmiths (/store/locksmlths/) Clearance (/store/clearance/) Brands (/brands/) Coupons (/store/coupons-gifts-promo/)

REGISTER (<https://www.taylorsecurity.com/my-account/register>) LOGIN (<https://www.taylorsecurity.com/my-account/login>) CUSTOMER SERVICE (<http://www.taylorsecurity.com/service>) MY CART (0) (<http://www.taylorsecurity.com/shopping-cart>)

4) Entry Door Closure

48) Escutcheon Design

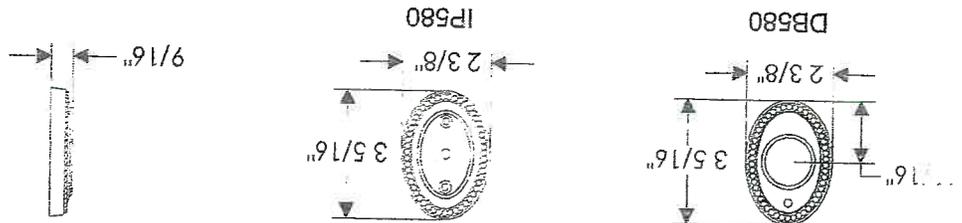


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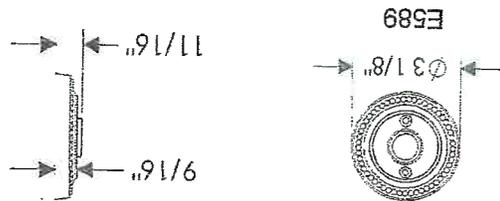
Birth dummy
leaves handle



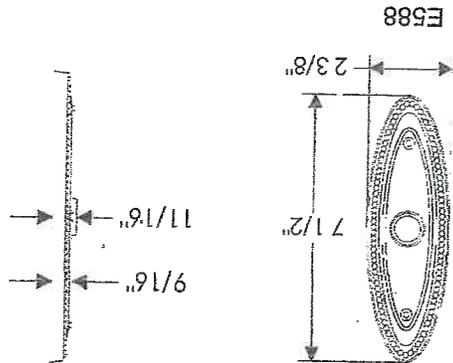
2 3/8" X 3 5/16" MADDOX CYLINDER TURN PIECE ESCUTCHEON



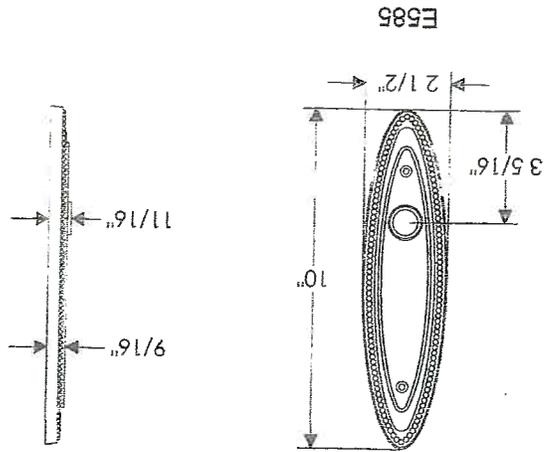
3 1/8" ROUND MADDOX ESCUTCHEON



2 3/8" X 7 1/2" MADDOX ESCUTCHEON



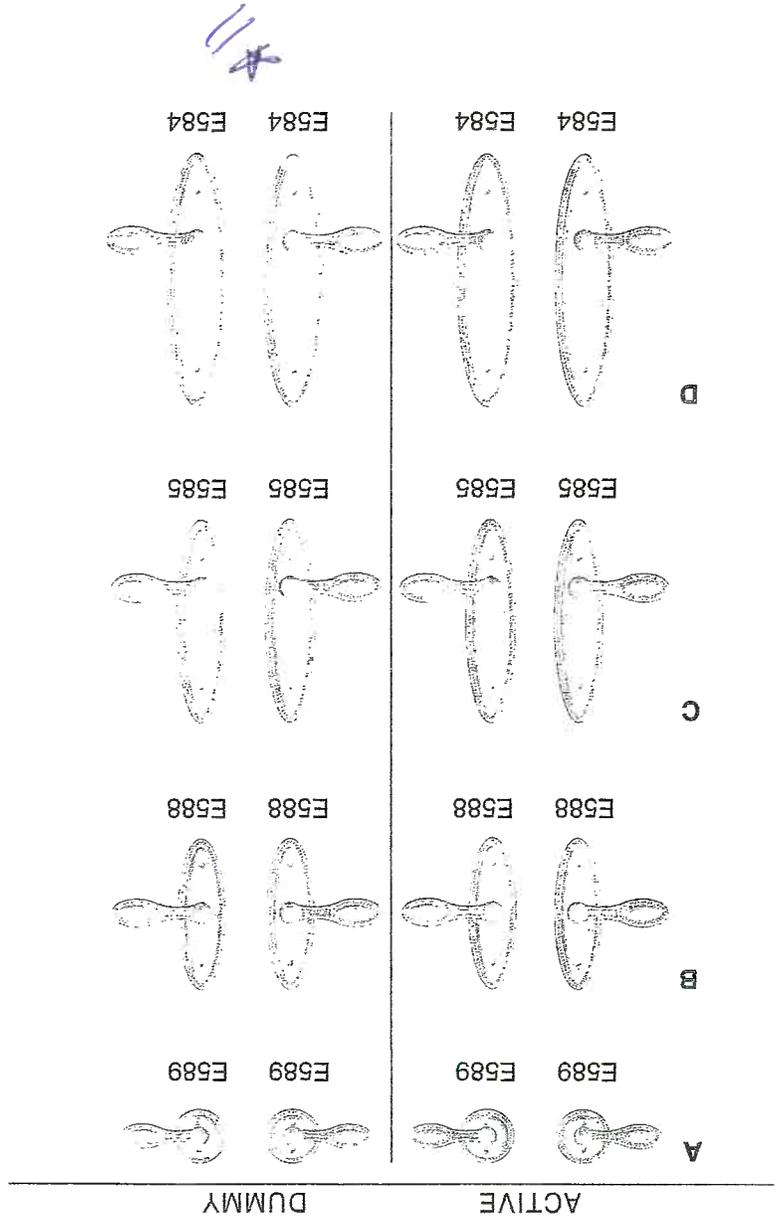
2 1/2" X 10" MADDOX ESCUTCHEON



ROCKY MOUNTAIN

1020 Airport Way Halley, Idaho 83333 USA
 © toll free 888.788.2013 • ph. 208.788.2013 • fax 208.788.2577
 info@rockymountainhardware.com
 www.rockymountainhardware.com
 201408

- All finishes are priced the same.
- Price includes your choice of handle except for the Crystal Knobs (K150 or K155), where an upcharge applies. (Knobs not recommended for use with E589 escutcheon.) Call RMH for pricing.
- Combinations are shown with L580 Maddox Lever for illustration purposes only. Refer to Section A for desired handle.
- Refer to Section U for door preparatory specifications. Call RMH to verify compatibility of each escutcheon with pre-existing door conditions.
- This escutcheon (E589) is not compatible with 2 1/8" face bore.
- Specify metal, patina, handing, backset, door thickness, and lock type.



5) Proposed Light Fixture

Sheffield - Early Electric Collection
 Handcrafted to reflect the understated beauty, uncompromising quality and durability of authentic period styling, Sheffield features a classic ginger jar style with milky white cased glass. The soft curves and fresh profile of this shapely shade feel right at home in both restored historic and eclectic interiors.

Lamping: LED

Power: 5.6W

Lumens: 378

Color Temp: 3000K

CRI: 85

Energy efficient LED light source

Quick Connect™ models include shade, socket set and lamp; female system adapter ordered separately

Canopy models include complete pendant with Quick Adjust™ canopy and lamp

Where to buy?

Finishes



5 11/16"

8 7/8"

| Model | Shade Color | Finish | Wattage | Voltage | Order Number |
|--------------------------|-------------|-------------------|---------|---------|------------------|
| MP-LED493-Canopy | WT-White | BN-Brushed Nickel | 5.6W | 12V | MP-LED493-WT/BN |
| QP-LED493-Quick Connect™ | | CH-Chrome | | | Add to Wish List |
| | | DB-Dark Bronze | | | |

378 lumens, 3000K color temp, CRI 85



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2016
HPC 0359

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 6 North Sandusky Street; Delaware, OH 43015

Parcel Number(s) 519-431-09-017-000

Applicant Name/Contact Person 6 North Sandusky St., LLC
c/o Thomas P. Vatsures Phone (740) 363-1259

*If the applicant is not the owner, the property owner is required to sign the application to authorize proposed changes.

Address

Fax Email

Property Owner 6 North Sandusky St., LLC
Phone (740) 363-1259

Address c/o 15 West Central Avenue; Delaware, OH 43015

Fax (740) 363-1250

Email vatsureslaw@aol.com

Project Type

Signs or Graphics
 New Construction
 Exterior Building/Site Alterations
 Other (specify): City of Delaware Facade Improvement Program

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.

Previously submitted.

Nov 2015

FEB 18 2016

