

**CITY OF DELAWARE**  
**HISTORIC PRESERVATION COMMISSION**  
**AGENDA**

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

REGULAR MEETING

JULY 25, 2018

1. ROLL CALL
2. ELECTION OF OFFICERS
  - A. Chairperson
  - B. Vice-Chairperson
3. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on June 27, 2018 as recorded and transcribed.
4. REGULAR BUSINESS
  - A. 2018-1514: A request by COhatch / Delaware Community Space, LLC for a Certificate of Appropriateness for proposed exterior renovations at 18 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
  - B. 2018-1727: A request by Indus Hotels for an Informal Review for the proposed demolition and construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
  - C. 2018-1784: A request by the City of Delaware for a Certificate of Appropriateness for a pedestrian connector at 1 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.
5. STAFF COMMENTS
6. COMMISSION MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: August 22, 2018
8. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
July 27, 2018**

ITEM 1. Roll Call

Mr. Coleman called the Historic Preservation Commission meeting to order at 7:00 p.m.

Members Present: Joe Coleman, Erinn Nicley, Stephanie Van Gundy, and Councilman Kyle Rohrer

Members Absent: Vice-Chairman Mark Hatten, Sherry Riviera, and Cara Hering

Staff Present: Jackie Walker, Assistant City Manager and Dave Efland, Planning and Community Development Director

**Motion to Excuse:** Mr. Coleman motioned to excuse Vice-Chairman Mark Hatten, Sherry Riviera, and Cara Hering, seconded by Councilman Rohrer. Motion approved by a 4-0 vote.

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

The Commission requested to wait to elect a Chair and Vice-Chair until the absent members are present. The Commission was in agreement to elect an acting Chairperson for the June 27, 2018 meeting.

**Motion:** Mr. Nicley motioned to appoint Mr. Coleman as Acting Chairperson for the June 27, 2018 Historic Preservation Commission, seconded by Councilman Rohrer. Motion approved by a 4-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on February 28, 2018 as recorded and transcribed.

**Motion:** Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on February 28, 2018, as recorded and transcribed, seconded by Councilman Rohrer. Motion approved a by 4-0 vote.

ITEM 4. REGULAR BUSINESS

- A. 2018-0086: A request by The Flying Pig Ale House for a Certificate of Appropriateness for a temporary sidewalk vestibule for 12 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay. (Tabled January 24, 2018).

Mr. Efland informed the Commission that the Applicant has requested to formally withdraw the application.

**Motion:** Mr. Nicley motioned to remove 2018-0086 from the table, seconded by Councilman Rohrer. Motion approved by a 4-0.

**Motion:** Mr. Nicley motioned to formally accept the applicant's request for withdrawing case #2018-0086, seconded by Ms. Van Gundy. Motion approved by a 4-0.

B. 2018-1514: A request by COhatch / Delaware Community Space, LLC for an Informal Review for proposed exterior renovations at 18 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Mr. Efland provided background information including the location and description of the building which is owned by the City of Delaware.

Mr. Efland discussed the long term plan is for City offices to be placed on the second floor with COhatch using the first floor. Renovations are currently happening to the basement and first floor. He informed the Commission that Mrs. Walker is helping to coordinate the construction process. He discussed the seven different parameters that the applicant is looking for discussion on. He did explain that currently this is an Informal Review for input and the applicant will come back with a formal application.

Mr. Efland discussed that there are 45 windows to the building and that they are all different sizes and variety. The plan is to replace with exterior black finish aluminum clad wood double hung windows. The windows would be operable and able to open. The plan is to match the windows as much as practical to those located at City Hall.

Mr. Efland discussed the two different patio options. Each option has a pergola which will not be attached to the building. The patio will help to create a seating and gathering area out front. He discussed the staff recommended fencing for Option 2. He discussed the different signage options, with a members only sign at the parking lot. The west elevation sign with the wording painted on the brick. He discussed that the applicant is aware of the design guidelines.

Acting Chairperson Coleman voiced a question regarding the cleaning of the brick and wanting to ensure the city validate what cleaner will be used. Mrs. Walker discussed that they have gone through the process when cleaning the bricks on City Hall. Acting Chairperson Coleman requested that the windows be part of the formal application. Mrs. Walker discussed the plan to make City Hall and the City Hall Annex become more of a campus. She discussed future plans to have a connector to the building. Ms. Van Gundy requested information on

the hours of operation for COhatch. Mrs. Walker explained that the organization will have member card access and available to members 24 hours a day. Mr. Efland requested that a number of items could be included for Administrative Review and requested concurrence and/or guidance to such from the Commission. The Commission provided guide to such item by item during its discussion.

APPLICANT:

Matt Davis  
4620 Hickory Rock Dr.  
Powell, Ohio

Joel Limes  
283 East High Street  
Worthington, Ohio

Terry Hegendefer  
18290 Boerger Road  
Marysville, Ohio

Mr. Davis discussed the plan to maintain the historic integrity of the building and restore and repurpose the building. He discussed the function to the patio and signage.

The Commission discussed the review for Brick and Limestone Cleaning and Repair. Mr. Hegendefer discussed the chemical to use for the brick and limestone cleaning and to also use a hot wash. The Commission was in agreement to have this be approved administratively.

The Commission was in agreement to have the ADA entrance be approved administratively.

The Commission discussed the west side utilities relocation. Mrs. Walker discussed how this relocation will affect the location of the dumpster. She discussed the placement of the dumpster and that a transformer will need to be placed at the current dumpster location due to the relocation of the utilities. The dumpster will move forward (north) and be shared between the City and COhatch. She discussed that the dumpster will have an enclosure similar to that which it has today. The Commission was in agreement to have this approved administratively.

The Commission discussed the entry doors. Mr. Efland discussed the plan to preserve some doors and Mr. Hegendefer discussed that some doors will remain but not be functional. Mr. Efland discussed the color palate for the doors and the change to the doors at the loading dock. Mr. Limes discussed the color palate. He discussed the pickle color to be on the member only door and that it

will be strategically placed. Mr. Nicley liked the color scheme and that the urban bronze will be used more in the front. Mr. Davis discussed having an outside sitting area around the loading dock which will go into a conference room. He discussed having the option to open the doors to provide light into the conference room. The Commission recommended using a sliding door, accordion, or French door style. Ms. Van Gundy presented the idea of using a vertical accordion door structure. Mr. Lime informed the Commission that he did not want a garage style door as it interferes with the inside lighting. Acting Chairperson Coleman requested that the applicant bring their desired design in this regard forward to the Commission for formal approval with the rest of the required items.

The Commission discussed the window replacement. The Commission was in agreement that approval would come from the Historic Preservation Commission during the formal review. Mr. Hegendefer asked if the use of fiberglass windows was an option. He discussed that it provides a historic look, has a longer life and is cheaper. Mr. Efland discussed the current standards for wood or aluminum clad wood windows. Mr. Nicley discussed a potential for a compromise and voiced the concern that part of the building will be funded by public funds making cost a significant factor to consider in this case. Mrs. Walker informed that the City will match the windows. The Commission was in agreement to have Mr. Hegendefer provide a sample of the fiberglass window for review over the next month. Ms. Van Gundy discussed the need to look at the longevity of the project and may need to look at a new option for windows that may last longer, look the same as currently required, and be more cost effective. Councilman Rohrer agreed to the consideration of using a product that would look the same as currently required but be more inexpensive due to using public funds. A discussion was held on if a variance could be met and if standards need to be changed in the future with respect to windows and mullions.

The Commission discussed the options for the front patio and signage. Mr. Limes discussed that Option 1 is more functional for the members to help provide shade and allow for easier use of phones and computers on the patio. Mr. Davis informed them that he had no plans to use umbrellas for shade as there would be no one to take them down during the evening hours if there was storm. Mr. Nicley stated his preference to Option 1 and discussed his preference to the retaining wall and that the lines fit with the building as well as better fitting with the guidelines. Ms. Van Gundy also stated her preference for Option 1 and that it presents more security to members. Councilman Rohrer also stated his preference for Option 1. The Commission discussed the signage presented and if a variance will be needed since the signage will not be attached to the building directly. Mr. Efland recommended that the applicant bring forward a sample of the materials to be used for the planter wall. The commission was in agreement for the patio and signage to come back for a formal review.

The Commission discussed the rear southeast ADA entrance signage and agreed to approval to be done administratively.

Discussion was held on the two proposed west elevation signage options. The applicant is aware that if they decide on Option 2 and the sign does not exceed a maximum area of 20 square feet then the sign can potentially be approved administratively. If the applicant prefers Option 1 then the Commission recommends that it be part of the formal application. Mr. Nicley reminded the applicant to review the requirements for a variance.

ITEM 5. STAFF COMMENTS

Mr. Efland provided an update for the Comprehensive Plan.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley and Acting Chairperson Coleman publically acknowledged the efforts and impact to historic preservation from former Commissioner Roger Koch. It was agreed that a proclamation should be prepared in honor of his years of service and that he be invited to attend a future meeting to receive it and be recognized.

ITEM 7. NEXT REGULAR MEETING: July 25, 2018

ITEM 8. ADJOURNMENT

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

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Chairman

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Elaine McCloskey, Clerk

### APPLICANT/OWNERS

COhatch / Delaware Community Space, LLC  
18 East William Street  
Delaware, OH 43015

### REQUEST

**2018-1514:** A request by COhatch / Delaware Community Space, LLC for a Certificate of Appropriateness for proposed exterior renovations at 18 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

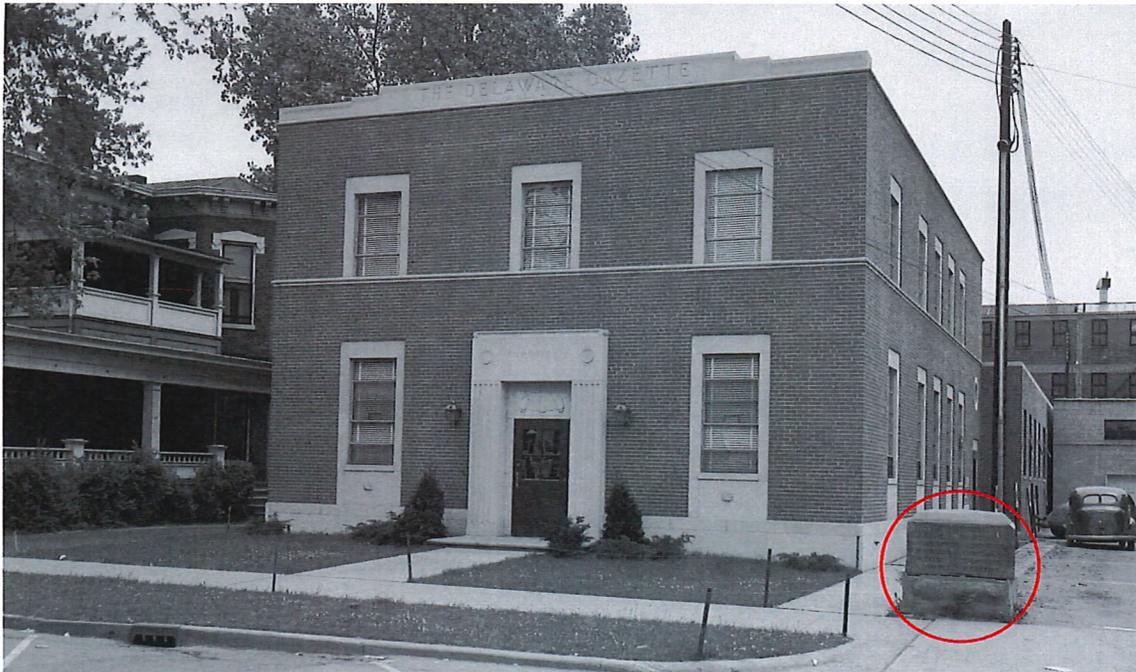
### LOCATION & DESCRIPTION

The subject site at 18 East William Street is located on the south side of East William Street between South Sandusky and South Union Streets, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the west and south of this parcel lie within the Downtown Core, while the properties immediately to the north and east lie within the Transitional Sub-District of the Downtown Historic District Overlay. The property is zoned B-2 (Central Business District), as are the surrounding properties. 18 East William Street is not included individually on the National Register of Historic Places and lies outside of the National Register Sandusky Street Historic District. The Delaware County Auditor's Office indicates year built as 1951.

### BACKGROUND

This circa 1951 photograph depicts the building that formerly housed the publication office of the Delaware Gazette newspaper. The newspaper's name is etched in the upper stone cornice of the building and the date of its establishment "1818" is etched above the front entry door to commemorate its beginnings. Separated by a driveway, it is situated directly east of the Delaware City Hall and is currently owned by the City of Delaware.

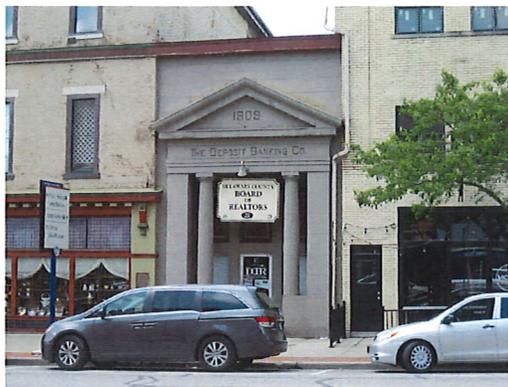
18 East William Street – Circa 1951



(Note: The monument in the lower right is one of the cornerstones taken from the original 1880 City Hall destroyed by fire in 1934. The new City Hall building was completed in 1937. The cornerstones had been unceremoniously dumped along the banks of the Olentangy River and later retrieved. In 1992, City Hall underwent extensive remodeling, and at this time, the original cornerstones were incorporated into the building at its south entrance.)

The history of this building and the history of The Delaware Gazette newspaper are intertwined. The Delaware Gazette was founded in 1818 by two ministers and was initially known as the Delaware Gazette & Religious Informer. In 1821, the company was sold to Ezra Griswold who absorbed the paper into the Delaware Patron & Franklin Chronicle. Mr. Griswold's office was initially located at 21 North Sandusky Street (currently, the Delaware County Board of Realtors). In 1822, he moved his office to 26 North Sandusky Street (currently, Work of Art studio) and then further north across the street from the County Courthouse in 1824 (address unknown).

**21 and 26 North Sandusky Street – 2018**



In 1834, the paper was bought by a man named George Sharp, who renamed it the Olentangy Gazette. He also hired a man named Abram Thompson to help him run the paper. In 1855, Mr. Thompson acquired the company and renamed it the Delaware Gazette. At an undisclosed date, the paper briefly moved to a building somewhere near the intersection of North Sandusky and Winter Street. The exact building and date are not known. In 1868, the paper was moved to 12 North Sandusky Street (currently, The Greater Gouda and the Democratic Party of Delaware Headquarters) where it remained for 83 years until 1951.

**The Gazette Printing House During The Great Flood of 1913  
Currently 12 & 16 North Sandusky Street**



**Buildings Across from Courthouse and 12 & 16 North Sandusky Street – Present Day**



In 1941, the Delaware Gazette developed plans to construct a new building for their offices. However, construction was postponed indefinitely after World War II began. During the war, the Gazette purchased the vacant lot adjoining and to the east of 20 East William Street from Mrs. Blanche Fawcett. Mrs. Fawcett owned and operated the funeral home established in the late 1880s by Mr. Edwin D. Sheets, the county's first licensed embalmer, in the building at 20 East William Street (currently, the former City Engineering Building). The lot appears to have been vacant since the late 19<sup>th</sup> century, based upon a review of Sanborn fire insurance maps. In 1951, the building was completed and the Delaware Gazette moved into the new facility.

Three generations of the Thomson Family, the newspaper's owners at the time, broke ground on this site early in May 1950. With its brick construction and limestone features designed by the firm of Benham, Richards, & Armstrong, "Its architecture is similar to that of the city hall, its neighbor to the west," announced an article in the Gazette. By 1951, the two-story brick 7,323 square foot building was finally completed, and the Delaware Gazette moved into their new facility, which held its offices, printing presses, and a loading dock, with much local celebration.

In 2004, the Gazette was purchased by the Brown Publishing Company, but continued to operate out of the same building, ending the publication's reign as the oldest continuously-owned family newspaper in the nation. In 2005, ownership of the building was transferred to Sodalis (a real estate company) and then to CRJ Investments (a financial planning firm) in 2008. Both companies were owned by the Brown Family. The Gazette continued to operate at the building during this time, despite the changes in ownership.

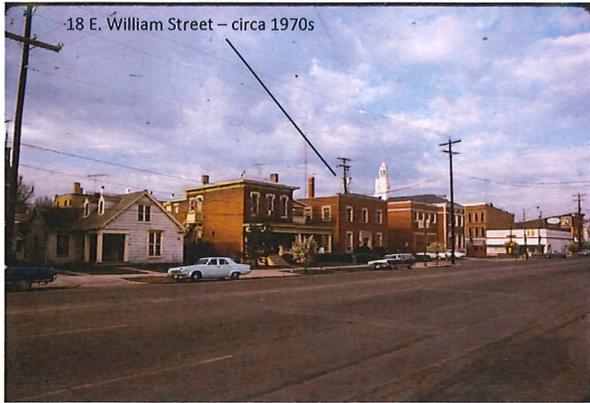
In 2010, Brown Publishing Co. filed for bankruptcy before being acquired by Ohio Community Media LLC that same year. This purchase did not include the Gazette Building, which continued to be owned by CRJ Investments. This prompted the Gazette to move to its current location at 40 North Sandusky Street, at the southwest corner of North Sandusky Street and East Winter Street, in 2011.

**Current Location of The Delaware Gazette – 40 North Sandusky Street**



In 2013, the former Gazette Building was put up for auction and purchased by the City of Delaware. The City of Delaware has partnered with COhatch to develop the first floor and lower level as a co-working facility. This will allow the City to have marketable modern communal office spaces for small companies.

**18 East William Street – c 1970s and 2016**

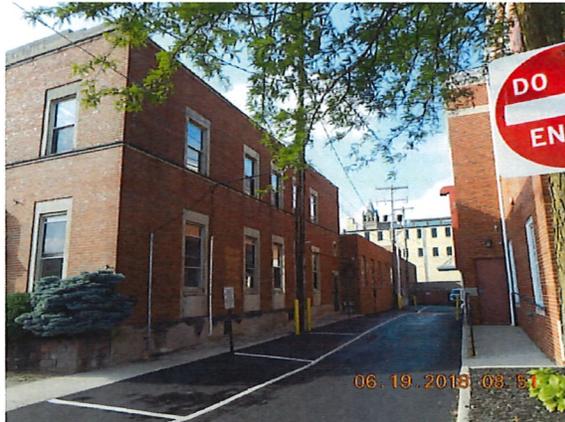


**The Delaware Gazette Building – 2018**

**North-Front**



**West-Side**



**East-Side**



**South-Rear**



**PROPOSAL – UPDATE FROM INFORMAL REVIEW – 7/25/18**

The Applicant participated in an Informal Review Hearing with HPC on June 27, 2018 to gain preliminary response on proposed improvements to the former Gazette Building. The Applicant continues to be dedicated to making the building as appealing and historically complementary as possible. At the informal review, HPC clarified which items it felt were administratively approvable and which would need to be returned to HPC once updated for final formal determination. Items determined to be eligible for administrative approval were: #1 brick and limestone cleaning; #2 ADA entrance; #3 West side utility relocation; #4 Entry doors with the exception of the rear loading dock changes; and #7 Rear southeast ADA entrance signage. Staff will work with the applicant on final details for these elements and advance them for concurrence with the Chair.

Items determined to be required to be brought back before the HPC for formal review and approval included: #4 Rear entry doors – loading dock changes and patio seating area only; #5 Window replacement; #6 Front Patio design and signage; and #8 West Elevation Signage.

**UPDATED – STAFF ANALYSIS**

The applicant has proposed the following for each required element:

#4 Rear entry doors – loading dock changes and patio seating area only – transom windows and double doors access an elevated small outdoor seating area including a wrought iron style fencing. The patio would be stained concrete.

#5 Window replacement – HPC requested elevations showing each window opening. This has been provided. Windows are proposed as double hung with several different window divide patterns as shown on the plans. Frames would be black. HPC and the Applicant discussed consideration of fiberglass clad vs. aluminum clad wood windows. The Applicant has provided both examples in City Hall for review by the Commission and they will be available for review the night of the meeting as well. Mullions would be used which are clad wood exterior divides.

#6 Front Patio design and signage – The consensus at the informal hearing was for option 1. The Applicant has provided final details for this option as a result. This included the pergola which would be parallel to William St. with stone surround, landscaping, and signage attached to the front facing of the pergola. Outdoor tables, chairs, lighting, and the like would be included as shown on the attached drawings. The location of the signage requires a technical variance from the HPC as it is not attached to the building. Discussion at the informal review was that there really is not a good location for building mounted signage given the design of the structure which is being preserved. Allowance of the pergola would also effectively block the one area even potentially viable for building mounted signage. The pergolas being neither an awning nor canopy and being more of a temporary structure over this currently un-activated space in front of the building was informally considered to be a welcome addition using Option 1. For the signage, the Architectural Standards state that each ground floor premises shall have a wall sign or a window sign on its primary frontage. The maximum sign area of a primary wall sign is 1.5 SF per foot of building frontage; in this case  $1.5 \text{ SF} \times 39 \text{ LF} = 59 \text{ SF}$  maximum sign area. The proposed sign dimensions are 9'8" x 2'8" or 26 SF. The proposed sign meets this parameter. The sign band area of the Gazette Building would be an area extending in a band from wall to wall across the front of the building extending a maximum of four feet above the top of the 1st story windows. Typically, the wall sign would be affixed to building in this area. Again, however, the pergola, is in a position which blocks the typical wall sign area. COhatch is requesting to simply to move the sign from its typical wall location to the front edge of the pergola. Staff offers that no reasonable alternative exists in this unique case and configuration, thereby meeting the criteria for a Variance.

#8 West Elevation Signage – Much discussion ensued at the informal hearing concerning this signage. As a result the Applicant has agreed to pursue, for now, a traditional backerboard type sign in a compliant size on this elevation of the building. The plans proposed herein also show a potential future application to change this signage to Alumi Graphic sign. If the Applicant pursues this approach it would be the subject of a future, separate application at this time.

Overall, Staff is appreciative of the efforts of the Applicant on these items and finds that they are in keeping with the guidelines, criteria for a variance, and direction provided by the HPC at the informal hearing. Therefore, Staff recommends approval of this case as presented and shown on the attached plans dated July 13, 2018. Of note, through some electronic file transfer issues, Staff did not receive the full package until Friday July 20, 2018 but has endeavored to prepare this updated report and attachments to allow the project to move forward should HPC approve this case. Time is of the essence for the Applicant especially with respect to decisions concerning the windows.

**STAFF RECOMMENDATION (HPC 2018-1514) – CERTIFICATE OF APPROPRIATENESS)**

Staff recommends approval of the request by COhatch / Delaware Community Space, LLC for a Certificate of Appropriateness for proposed exterior renovations at 18 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Below is the original Staff report text from the concept hearing for reference herein:

**1) Brick and Limestone Cleaning and Repair:**

All brick and limestone surfaces on all elevations will be cleaned. Two different gentle cleaners will be used. These will be applied with a low pressure sprayer, and then rinsed with a low psi hot water pressure wash system. This method is in compliance with the Architectural Standards. After cleaning, damaged areas and worn mortar on all elevations will be tuckpointed as needed.

**2) ADA Entrance:**

An ADA entrance will be created at the rear southeast entrance. An ADA wheelchair lift will be installed. If this concept is approved, the unit will be installed on the west wall of the entrance area. The Applicant will coordinate with Staff and Chief Building Official on final specifications and design.

**Rear Southeast Elevation**



**3) West Side Utilities Relocation:**

The City of Delaware intends to move all utilities on the west side of the building underground.

**West Elevation**



**4) Entry Doors:**

All seven (7) entry doors will be repaired and repainted. The front, rear, and west side entry doors into the facility will have key card access. The front and west doors will be painted SW7048 Urban Bronze (warm dark gray similar to front patio metalwork). The rear east entrance will be the Member Entrance and will be painted SW6725 Pickle (COhatch brand color of green).

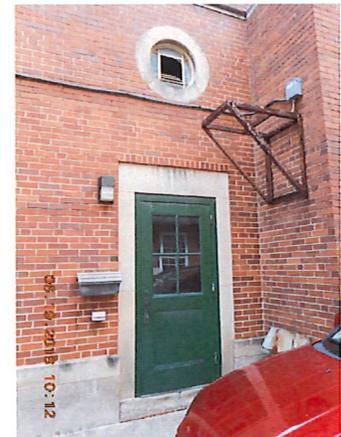
**Front Entry**



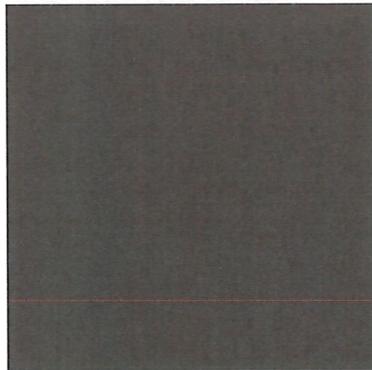
**Rear Entry**



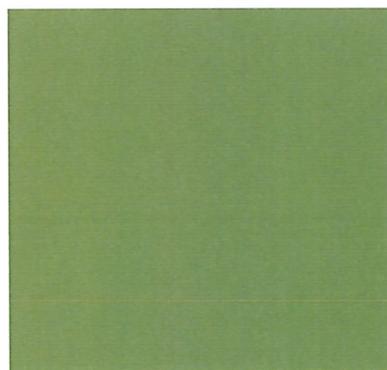
**West Entry**



**SW7048 Urban Bronze**



**SW6725 Pickle**



On the east side of the building, the former loading dock door will be removed and a clear glass sliding, folding, or double-door installed for an open-air feel in the rear of the facility. The frame color will more than likely be black to match the windows.

**East Former Loading Dock Door**



An unused single entry door and an unused double-door entry with a transom window were unentombed; both were covered with drywall on the interior. The doors will remain intact, but will be made to be non-functioning and stationary to preserve their historic appearance. The color will more than likely be black to match the windows; the final determination is needed from the Applicant.

**East Unused Single Entry Door and Double-Entry Door**



A second floor service entry door at the roof level will be used for rooftop maintenance. The color will more than likely be black to match the windows.

**Second Floor Entry Door**



**5) Window Replacement:**

There are forty-five (45) window openings in this building. The metal-framed windows are presumed to be original, but most are defective and not weathertight. A number of windows in the front portion of the building have been replaced over the years with modern material double-hung windows, which are also no longer weathertight. All existing windows will be replaced with wood aluminum-clad windows, except for the circular window above the west entry door, which will be repaired. Additionally, two windows that were unentombed on the west rear elevation will be re-instated with the same new window type; both window openings were covered with drywall on the interior. The proposed windows are Marvin Integrity windows in the exterior color of black. Based on the information provided, the window design, materials, and color will comply with the Standards.

**West Entry Circular Window**



**West Rear Elevation Entombed Window Openings**



The Applicant needs to clarify that any window opening that does not support a double-hung window unit may be a sliding or stationary window with dividers. All windows, except stationary, will have matching full screens of charcoal colored fiberglass (non-corrosive) screen cloth. All new windows will have interior/exterior simulated divided lights with spacer bars, 7/8" thick, and will appear from the exterior as true dividers. The window style is

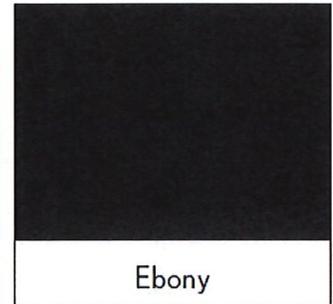
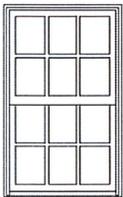
intended to match the look of the adjacent City Hall building, which are nine-over-nine, six-over-six, etc. window sashes, depending on the size of the window openings.

**Proposed Window Replacement Style and Exterior Aluminum Cladding Color**

**Window replacement style**

Window style to match historic look of the City Building with multipane frame

COhatch Window color: Black



**Window Locations**

**Front – North Elevation (5 Windows)**



**Side - West Elevation (18 Windows)**



**Side - East Elevation (20 Windows)**





Rear - South 2<sup>nd</sup> Floor Elevation (2 Windows)

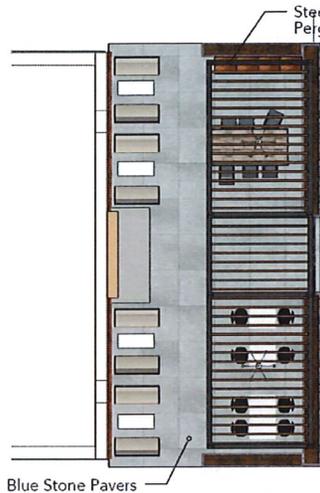


**6) Front Patio Design and Signage:**

The Applicant is presenting two design sets (Option 1 and Option 2) depicting the patio design and related signage for HPC's consideration. The patio space is on private property and will not infringe on the public right-of-way. The first sheet depicts a birdseye view of the proposed design. The second sheet details patio materials and signage.

**Option 1**

\*Furniture is shown as a placeholder only



Floor Plan



Birdseye

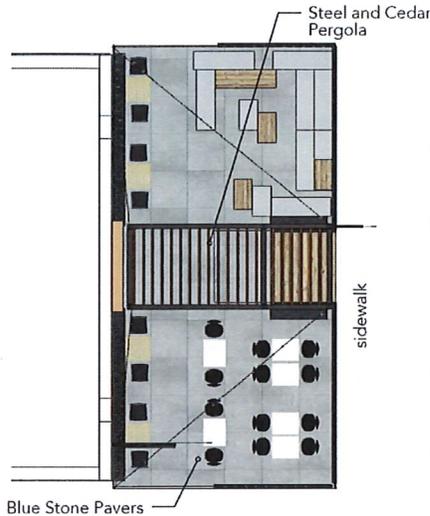
**Option 1**

\*Furniture is shown as a placeholder only



**Option 2**

\*Furniture is shown as a placeholder only



Floor Plan



Birdseye

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June 14, 2018

**Option 2**

\*Furniture is shown as a placeholder only



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June 14, 2018

Staff's conceptual preference is Option 2. The brown auto-oriented blade (projecting) complies with the Standards in terms of size and colors. Staff feels the green pedestrian-oriented blade (projecting) sign should be eliminated. The sign design could be placed parallel and flush within the upper portion of the pergola entrance. The Applicant indicated the fence design pictured will be changed to vertical runs on the railing to be similar to the fence designs included in the Standards and prevalent on existing downtown historic district patio fences. This design also allows for the addition of umbrellas or coverings for weather protection for the seating areas.

The Applicant indicated all signage will be "front lit" (externally illuminated). This detail will be clarified upon final design.

**7) Rear Southeast ADA Entrance Signage:**

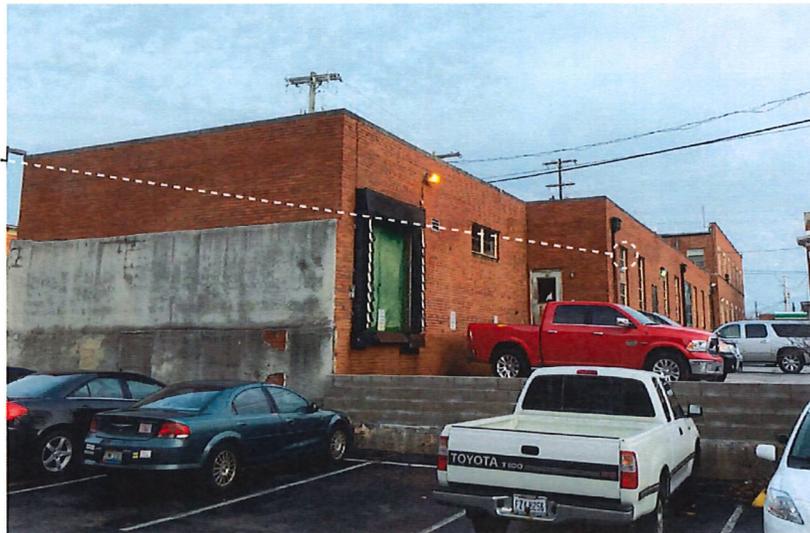
The Applicant proposes a round pedestrian-oriented blade (projecting) sign suspended from the rear southeast wall directing members and disabled individuals to the Members / ADA Entrance. The sign complies with the Standards in terms of size and colors. Staff recommends a directional arrow be included at the bottom of the sign directing individuals to the entrance.

### Signage at rear door (east side)



Sign located on corner at member entry

Same 2'6" hanging sign at front



### 8) West Elevation Signage:

The Applicant proposes two options for a wall sign on the west elevation of the building, which is visible from the City Hall building parking lot, intended to honor the Delaware Gazette heritage in the COhatch location name, building date, and newspaper reference. The Applicant understands the selected sign design is not to be painted onto the brick nor is an exterior vinyl application to be used; neither comply with the Standards. The sign design would be placed on a sign panel and affixed appropriately to the brick wall.

### Sign Option 1 on West Side

Painted sign to honor the Gazette heritage in COhatch location name, building date and newspaper reference

- Light grey painted section with painted copy or exterior vinyl



\* This view is in the parking lot of the city building

## Sign Option 2 on West Side

Painted sign to honor the Gazette heritage in COhatch location name and building date

- Light grey painted or applied exterior vinyl



\* This view is in the parking lot of the city building

© COhatch all rights reserved. Confidential and Privileged 2018

June 14, 2018

According to the Standards, this secondary sign shall not exceed a maximum area of 20 square feet, which is one-half square foot per lineal foot of primary building frontage.

The Applicant and the COhatch team look forward to dialogue with the Historic Preservation Commission to help finalize all remaining exterior detail on this project.

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### STAFF ANALYSIS

The Applicant understands all exterior renovations are to be constructed of designs, materials, and a color palette compatible with the existing building, the Architectural Standards, and the historic fabric of the City of Delaware community. The Applicant will need to continue to work with City Staff to achieve compliance with the Standards and applicable building and zoning codes. The site is located on the eastern boundary of the Downtown Historic District in the Transitional Sub-district, a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. The Applicant is motivated to renovate and occupy a building that has been vacant for approximately ten years on one of the City's major thoroughfares through the downtown and engage in a substantial investment to provide a building that will complement and blend into the City's Historic District and the neighboring Sandusky Street National Register Historic District.

After this Informal Review and HPC recommendations, the Applicant will proceed with final design and re-appear before HPC for final approval. Items not included in this Staff report, such as exterior light fixtures and signage illumination, still need final design determination. If during the course of construction, should changes to the approved design be needed, these would be done through HPC Administrative Review or re-appearance before HPC, as conditions warrant. The City of Delaware is pleased to form this partnership with COhatch in bringing this vibrant addition to the community.

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### **STAFF RECOMMENDATION (HPC 2018-1514 – INFORMAL REVIEW)**

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed design concepts for 18 East William Street.

**CASE NUMBER:** 2018-1514 18 East William Street Renovations

**MEETING DATE:** July 25, 2018

**PAGE:** 17 of 17

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**COMMISSION NOTES:**

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

*CONDITIONS/MISCELLANEOUS:*

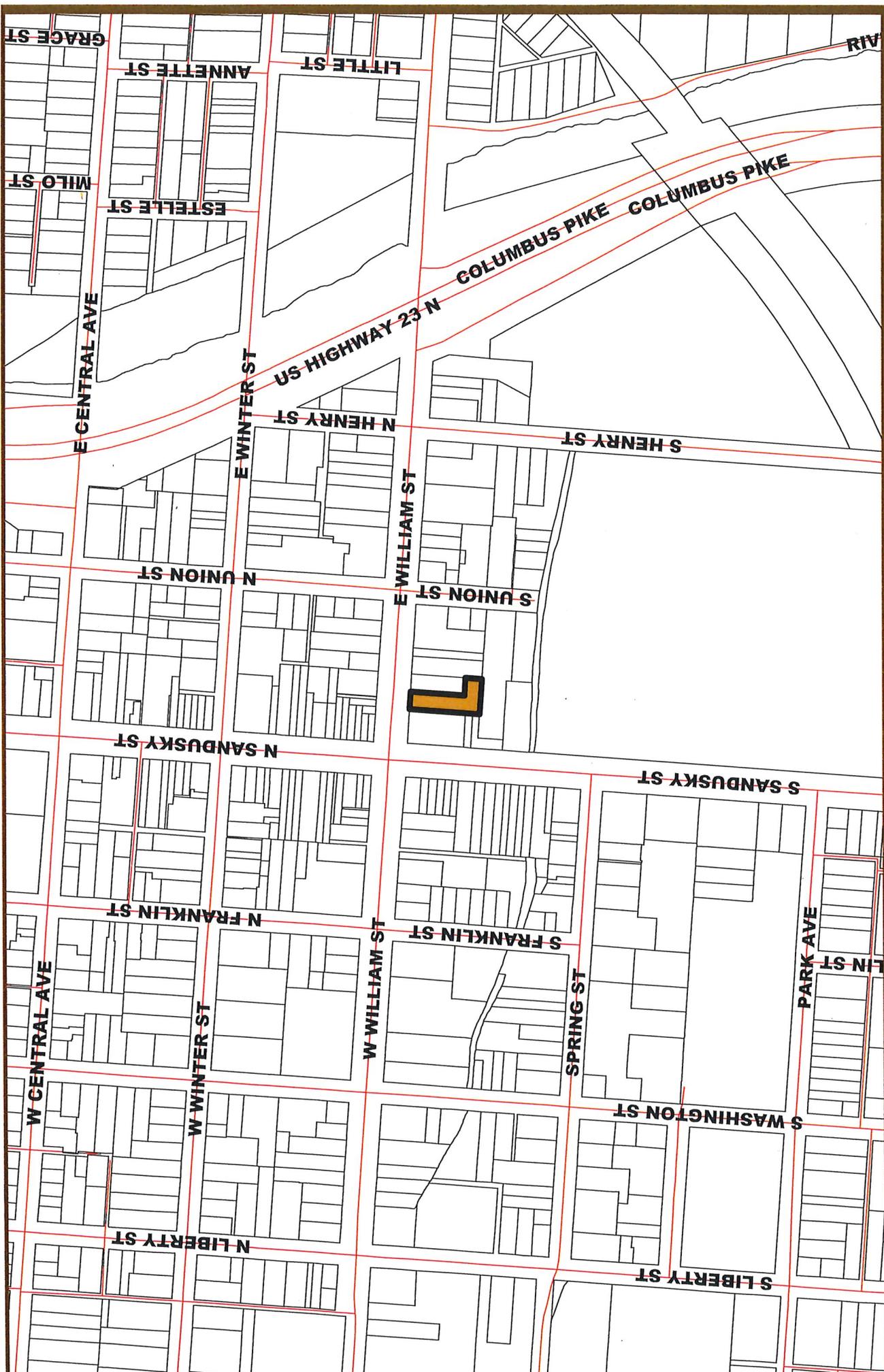
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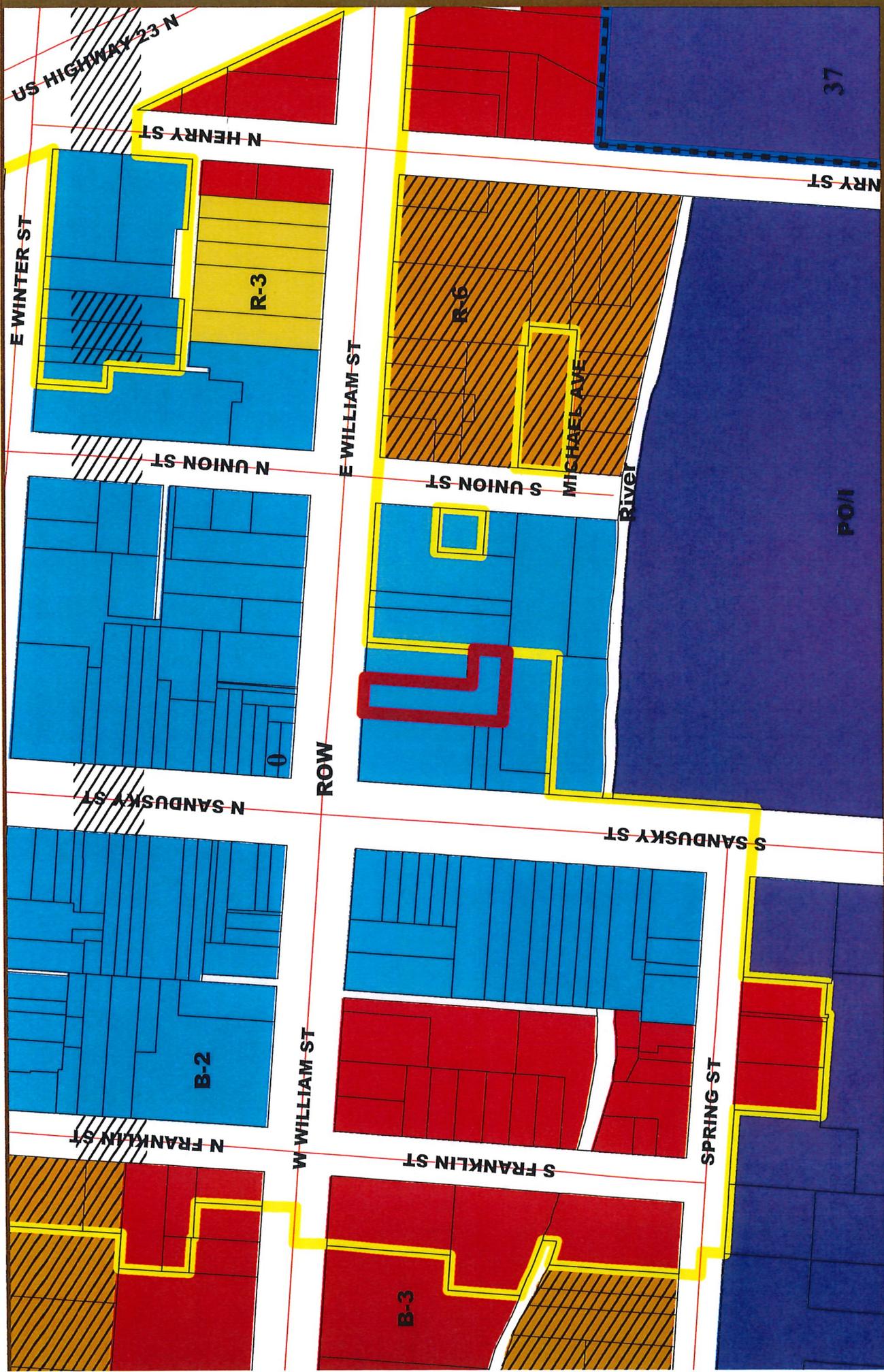
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FILE:                      PLANNING/HPC CASES/2018 CASES/2018-1514\_THE GAZETTE BUILDING RENO  
ORIGINAL:  
REVISED:



Certificate of Appropriateness – Exterior Renovation  
 The Gazette Building – 18 East William Street  
 Location Map





Certificate of Appropriateness – Exterior Renovation  
 The Gazette Building – 18 East William Street  
 Zoning Map



Certificate of Appropriateness – Exterior Renovation  
 The Gazette Building – 18 East William Street  
 Historic District Map

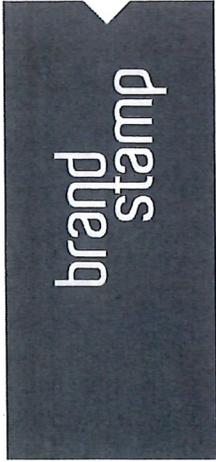


Certificate of Appropriateness – Exterior Renovation  
The Gazette Building – 18 East William Street  
Aerial (2016) Map





Delaware HBC Review  
July 13, 2018



# Patio

\*Furniture is shown as a placeholder only

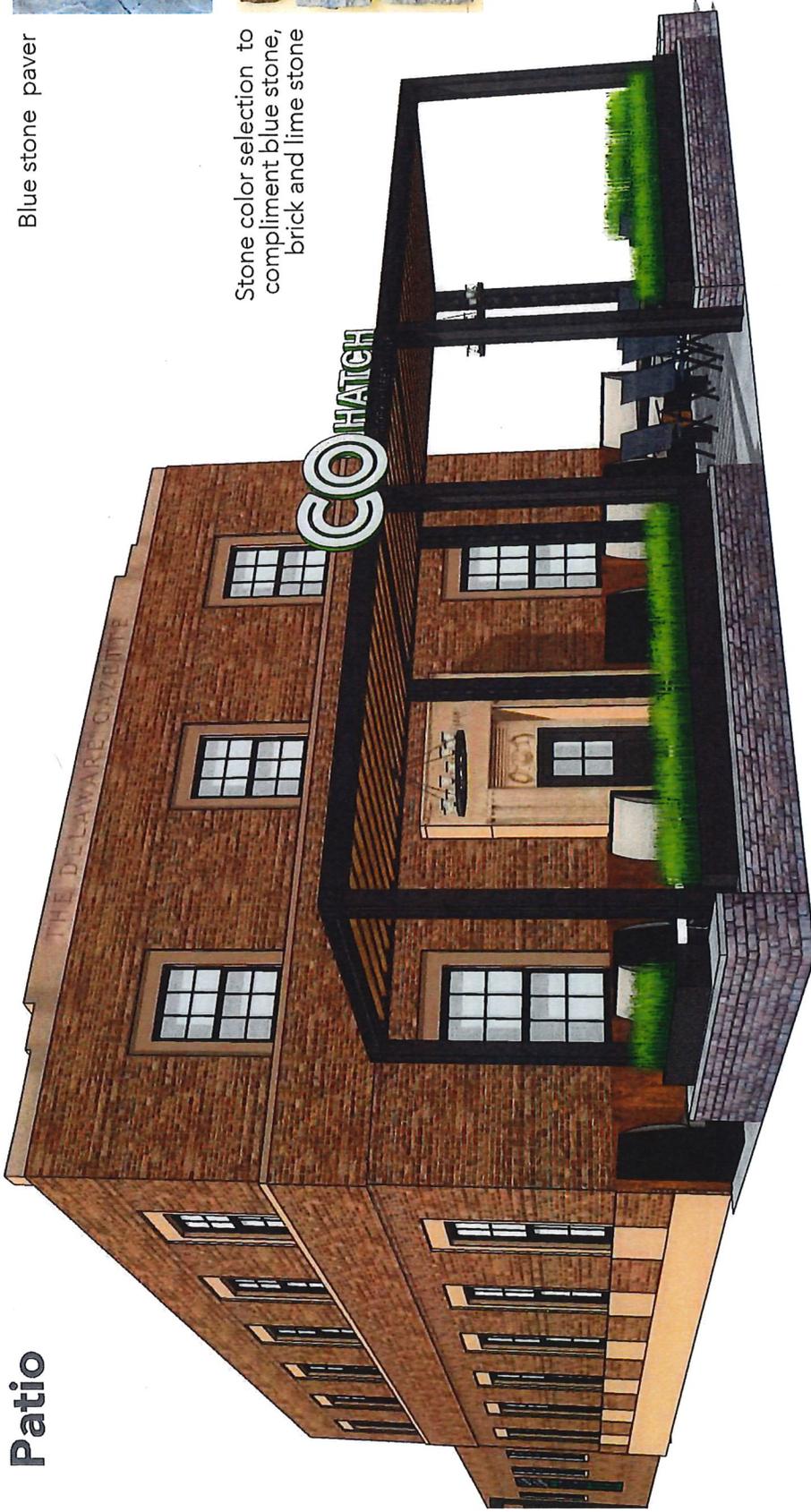


Steel and Cedar Pergola  
12' Tall  
36' Wide  
10' Deep

Metal box planters  
to match dark grey of beams

Blue Stone pavers

# Patio



Blue stone paver



Stone color selection to compliment blue stone, brick and lime stone



# Patio



Exterior candelier

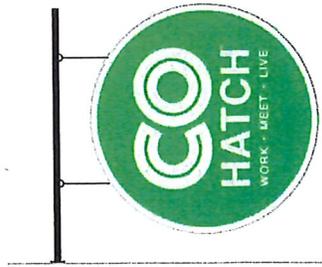
post - down and  
uplighting

# Signage



9'8" x 2'8" dimensional  
signage, front lit  
- white face, green returns

## Signage at rear door (east side)



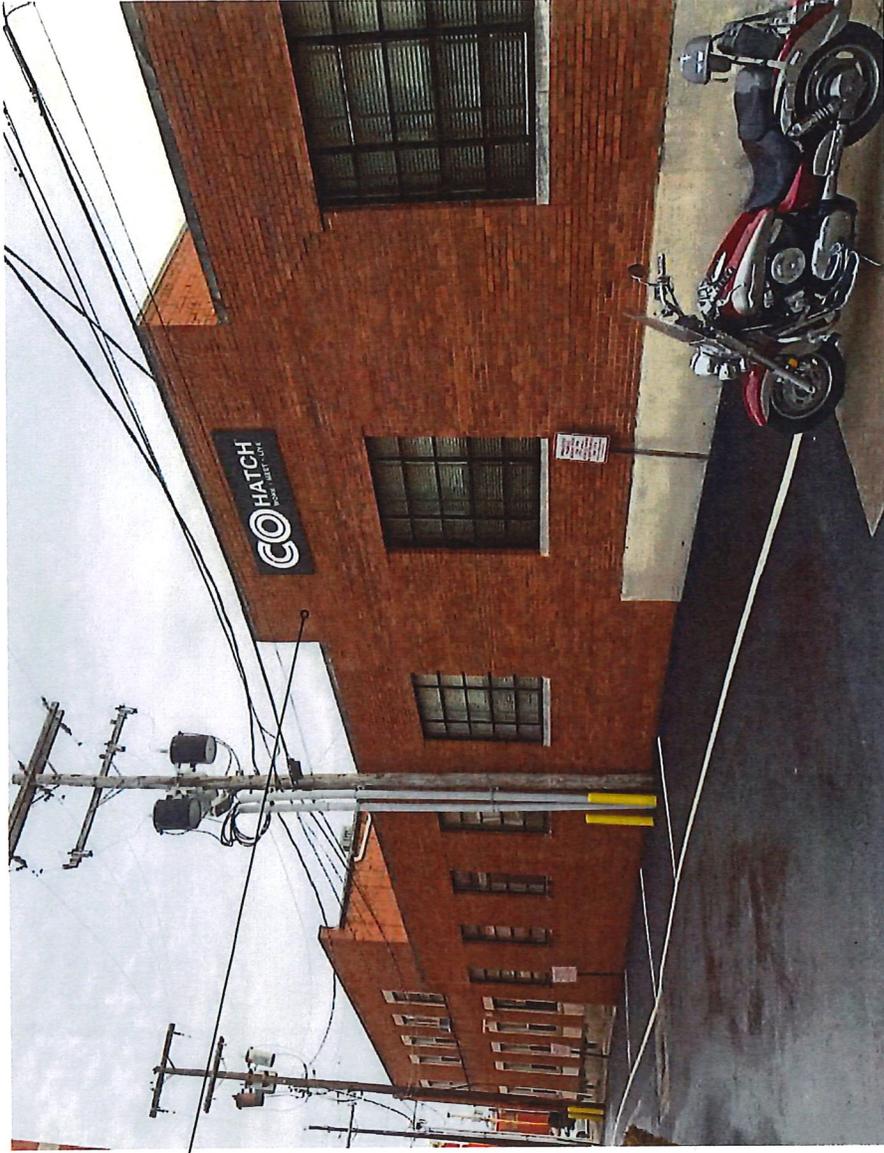
2'6" Sign located on corner at member entry (double sided)

## Proposed Sign - West side

Attached sign to meet with 20' sq ft guidelines  
8' x 29"

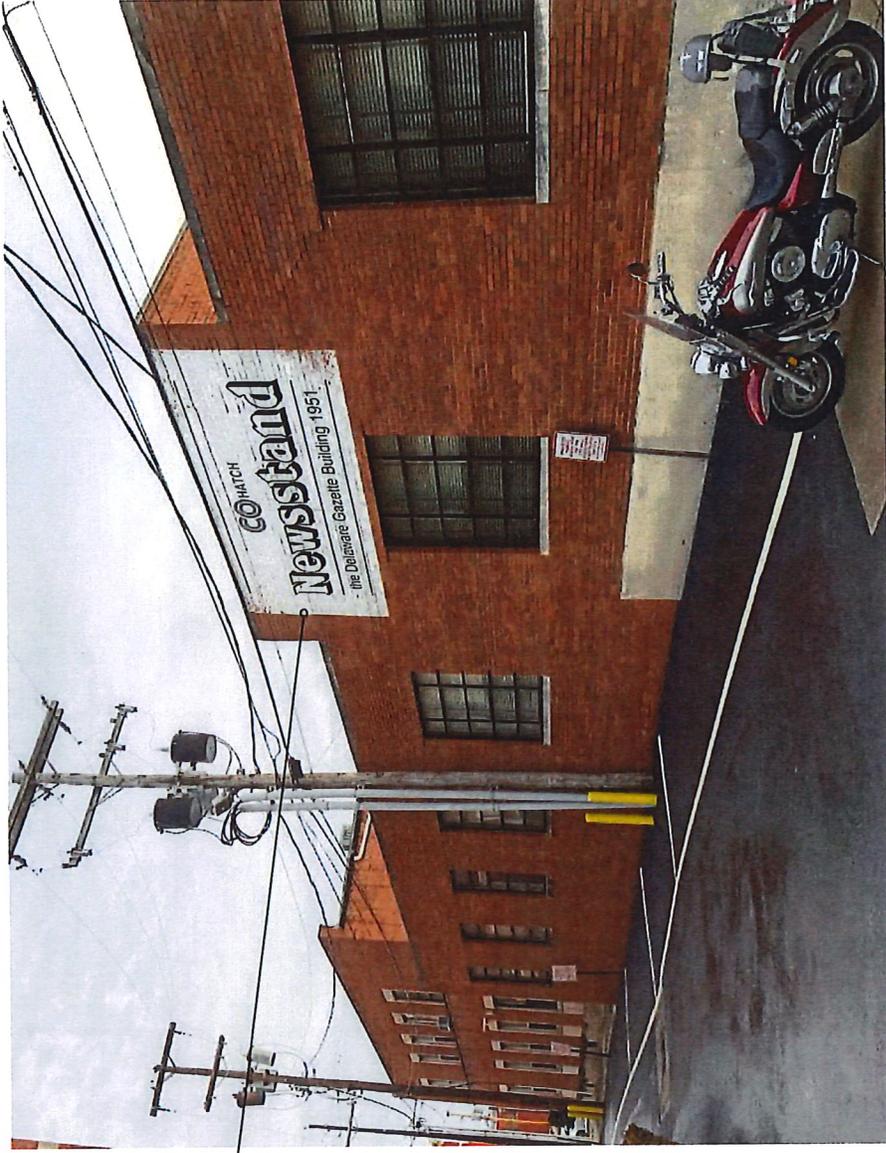
COhatch's hope is to move towards a larger Alumi Graphic in the future to provide a larger, themed piece that is less of an impact to the structure of the building.

\* This view is in the parking lot of the city building



## Future graphic in hope to honor Gazette

Alumi Graphic sign to honor the  
Gazette heritage in COhatch location  
name and building date



\* This view is in the parking lot of the city building

## Rear entry improvements (east side)

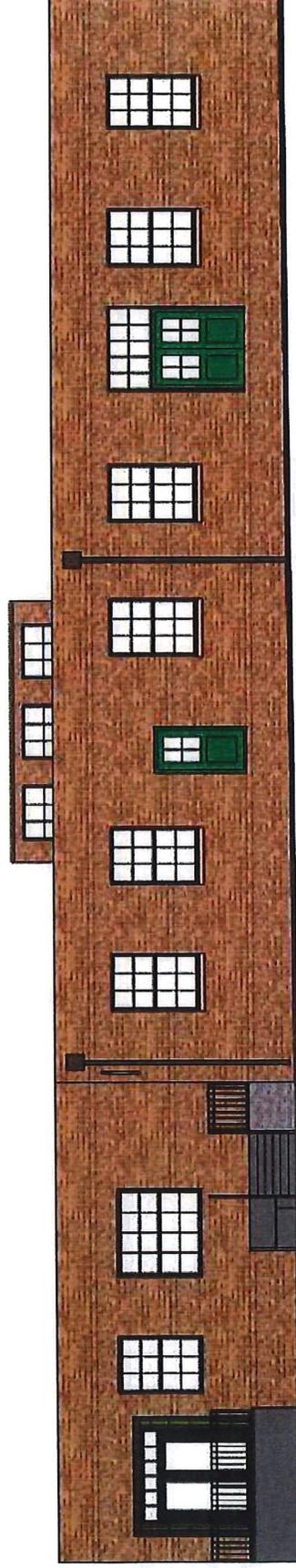
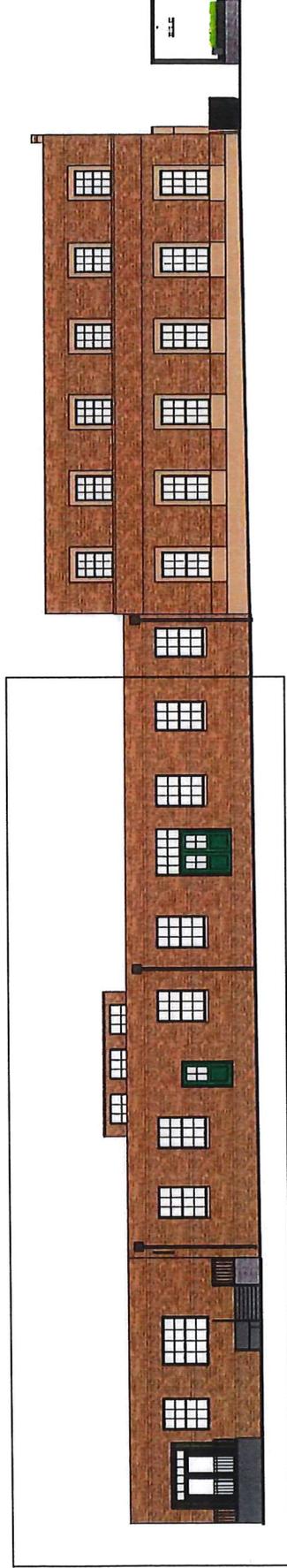


# North Elevation - Windows

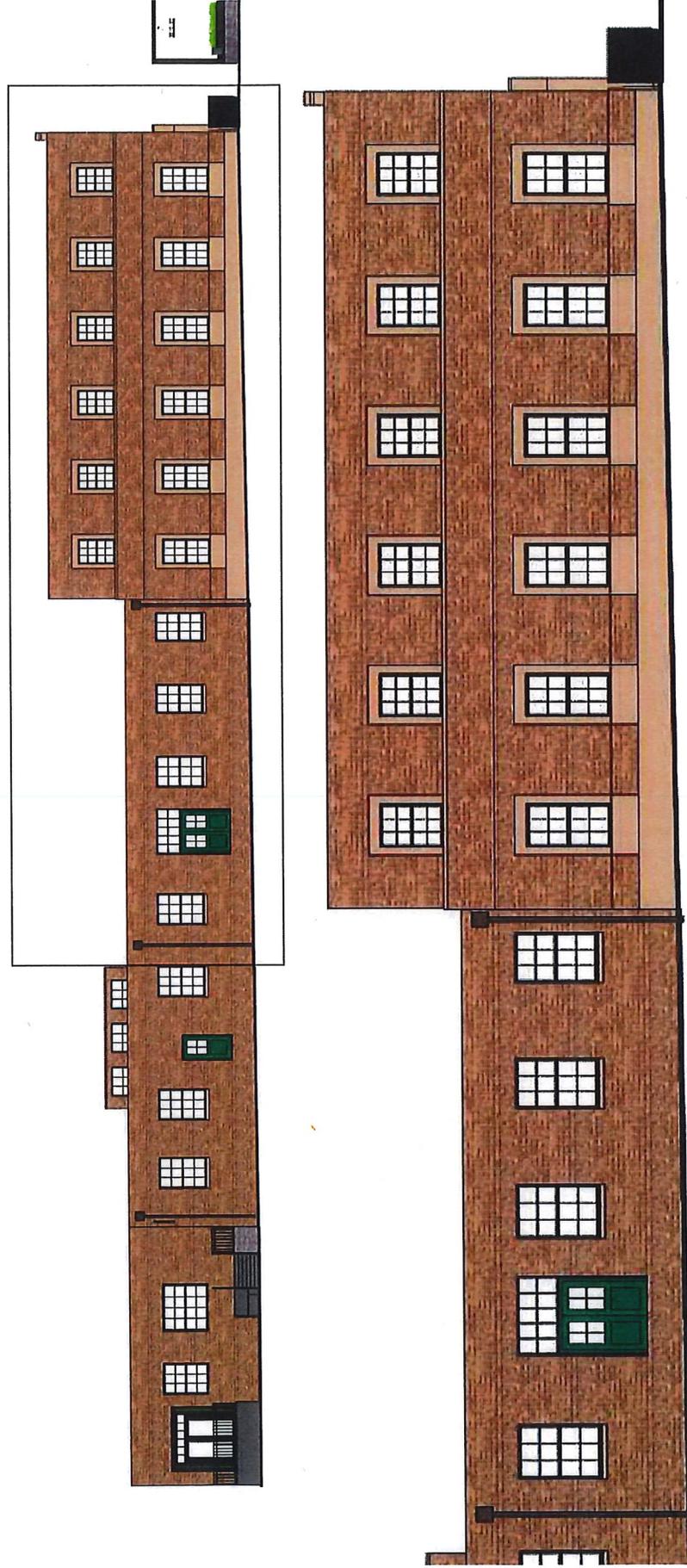
Samples of windows are at city building for approval



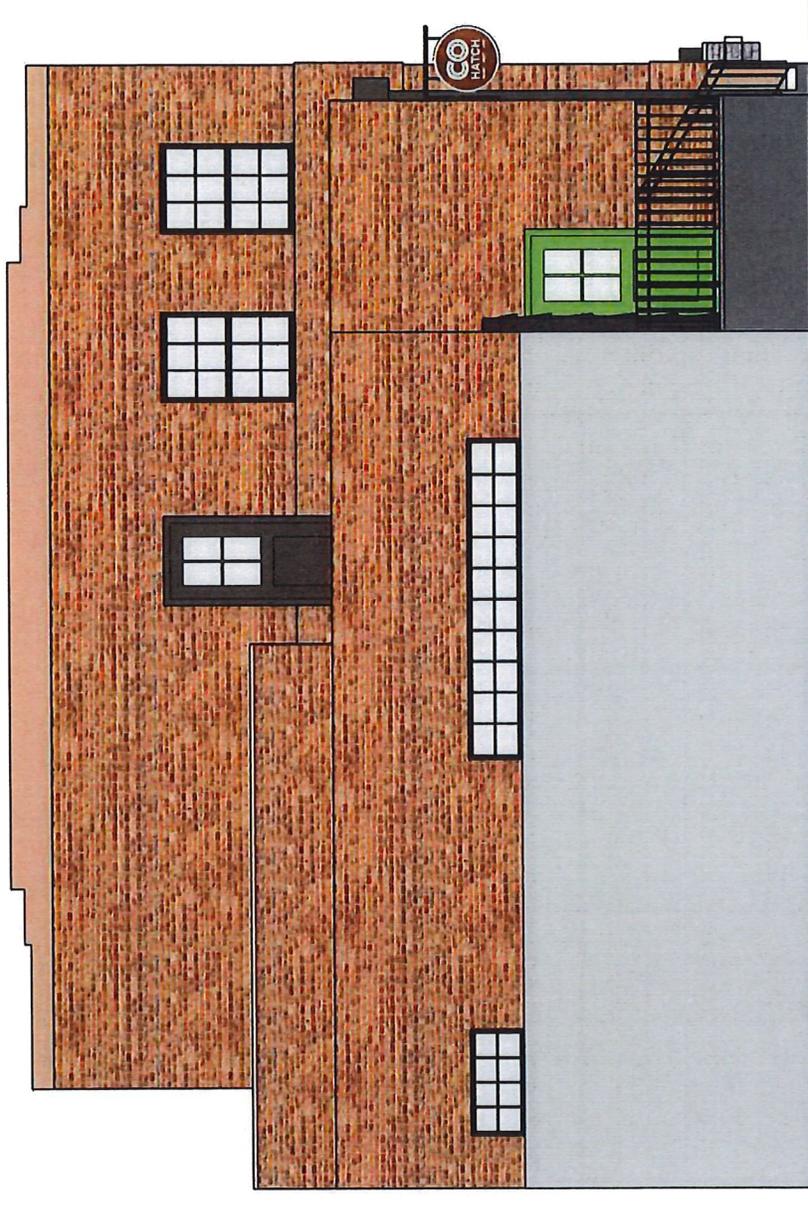
# East Elevation - Windows



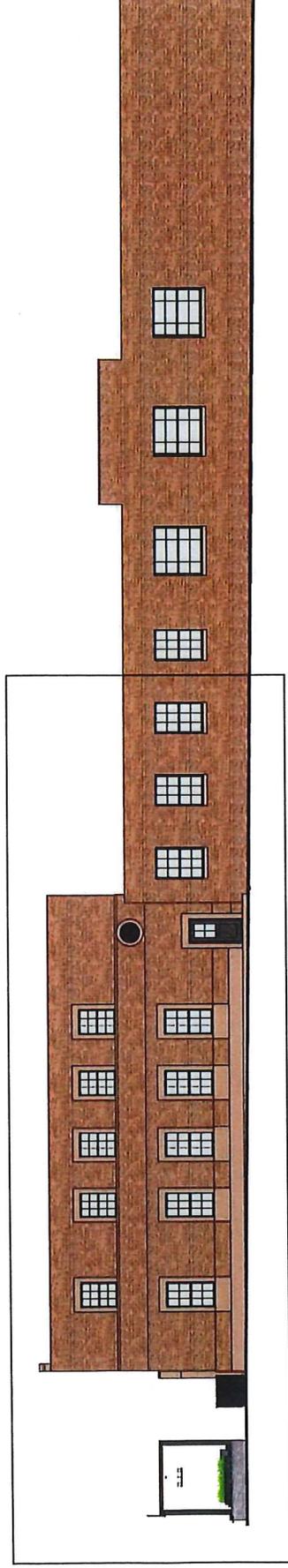
# East Elevation - Windows



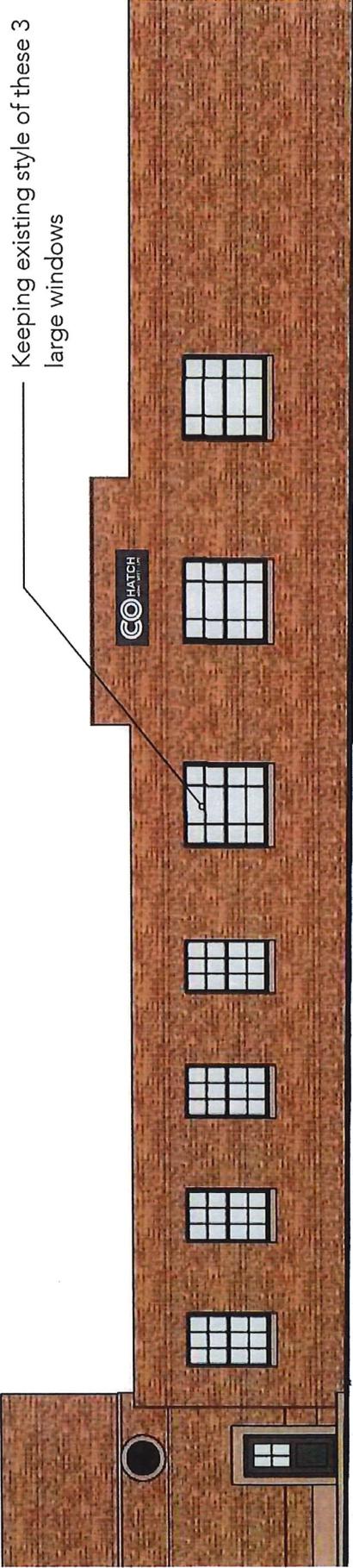
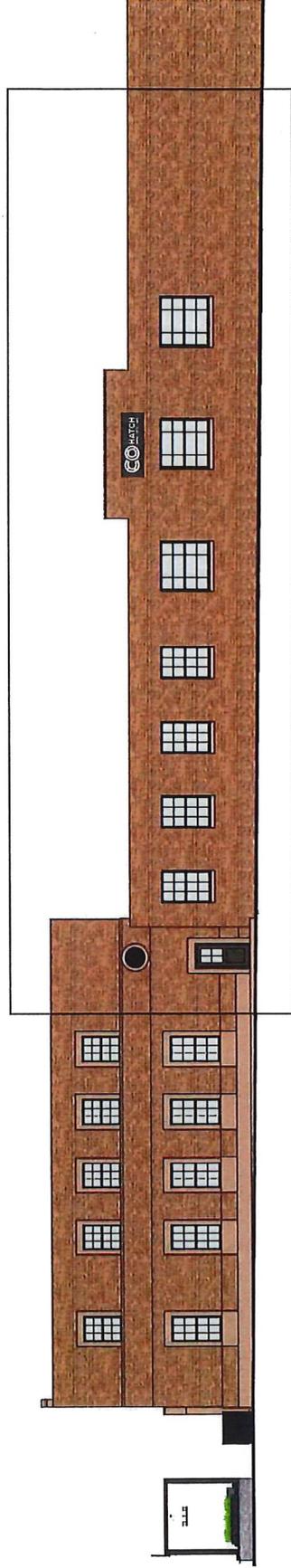
# South Elevation - Windows



# West Elevation - Windows



# West Elevation - Windows





CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:  
2018-  
1514

Certificate of Appropriateness Application

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 18 E. William St.

Business name Cohatch / Delaware Community Space LLC.

Applicant Name/Contact Person Matt Davis Phone (614) 738. 3250

Address 4620 Hickory Rock Dr., Powell, OH 43065

Email Matt@cohatch.com

\*If the Applicant is not the owner of the property, the Property Owner is required to sign the application to authorize proposed changes.

Property Owner City of Delaware Phone (740) 203. 1010

Address 1 S. Sandusky St.

Email jwalker@delawareohio.net

Project Type

- Signs, Graphics or Awnings
- Demolition Permit(s)
- Other
- New Construction
- Exterior Building/Site Alterations (specify): Patio

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.

Addition of patio with structure and signage.  
See attached pages for additional drawings including materials & colors.

**Materials to submit with application:** 1 electronic copy and 12 hard copies if required to appear before HPC Commission.

- \*Check made payable to the City of Delaware in the amount of \$50.00
- \*Legible Photographs, digital copies or copied from a negative, not photocopied
- \*Site Plans showing view from above, plus elevation plans showing the view from front, sides, and rear drawings for new construction, modifications or signs showing *dimensions, setbacks, colors, and specifications* of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified
- \*Material samples/manufacturers brochures which show/describe materials to be used
- \*Color samples must be provided, such as manufacturer paint chip cards or brochures depicting proposed color selections
- \*Interior floor plans, where appropriate

**Variance Explanations:** If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following six (6) criteria is met:

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

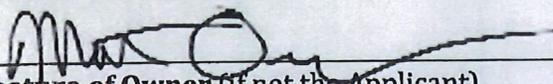
**Deadline:** Applications must be submitted THIRTY (30) DAYS prior to the Historic Preservation Commission meeting.

**Public Notification:** Staff will notify property owners within 150' of the site as required.

**Meeting Date/Time:** 4<sup>th</sup> Wednesday of each month at 7:00 pm in Council Chambers on the second floor of Delaware City Hall, 1 South Sandusky Street, Delaware, OH 43015.

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

\_\_\_\_\_  
Signature of Applicant

  
Signature of Owner (if not the Applicant)

\_\_\_\_\_  
Date

7/13/18  
Date

**Application Fee \$50.00** Fees Received \$ \_\_\_\_\_ Received by \_\_\_\_\_ Date \_\_\_\_\_

**APPLICANT/OWNERS**

Indus Hotels  
1555 Lennox Town Lane  
Columbus, OH 43215

**REQUEST**

**2018-1727:** A request by Indus Hotels for an Informal Review for the proposed demolition and construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

**LOCATION & DESCRIPTION**

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

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

**BACKGROUND**

This present day photograph depicts the buildings located at 7 (left) and 27 (right) Spring Street. It is the intent of the Applicant to demolish these two buildings and the NAPA parking lot in order to construct a new hotel.

7 and 27 Spring Street – 2018



It would be remiss to discuss the history of these sites without first discussing the history of its surroundings. Prior to the 1920s, according to historic maps, the lots at 7 and 27 Spring Street were vacant. In 1831, the Anthoni family came to Delaware from the Loraine area of France and in 1834 founded the Anthoni Brewery at the corner of Sandusky and Spring Streets. In the late 1880s, the brewery closed and was vacant until 1901. At that time, the Crystal Ice & Cold Storage Company incorporated the building into a large ice manufacturing complex being developed on that corner. However, despite this construction, the sites at 7 and 27 Spring Street still remained vacant land.

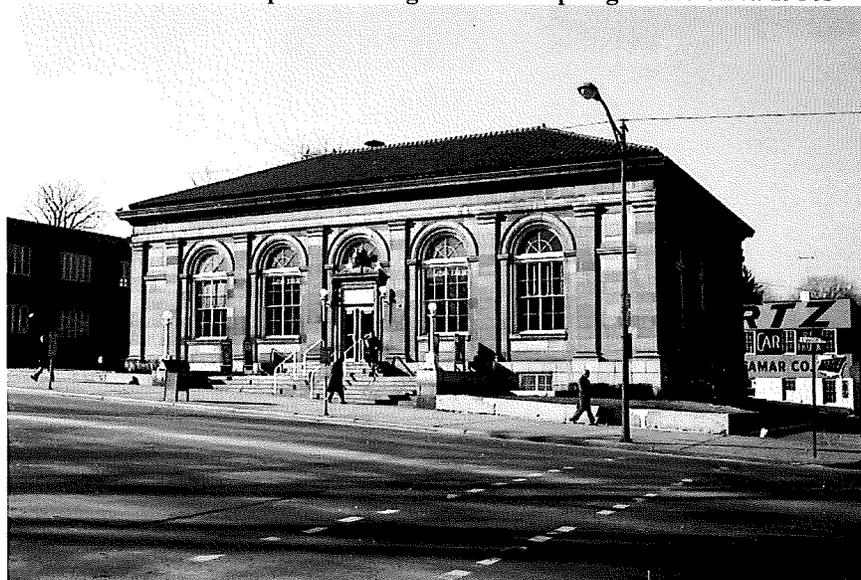
**Anthoni and Sons Outside of Their Brewery  
at Corner of Spring and Sandusky Streets  
Circa Mid-1800s**



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

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

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



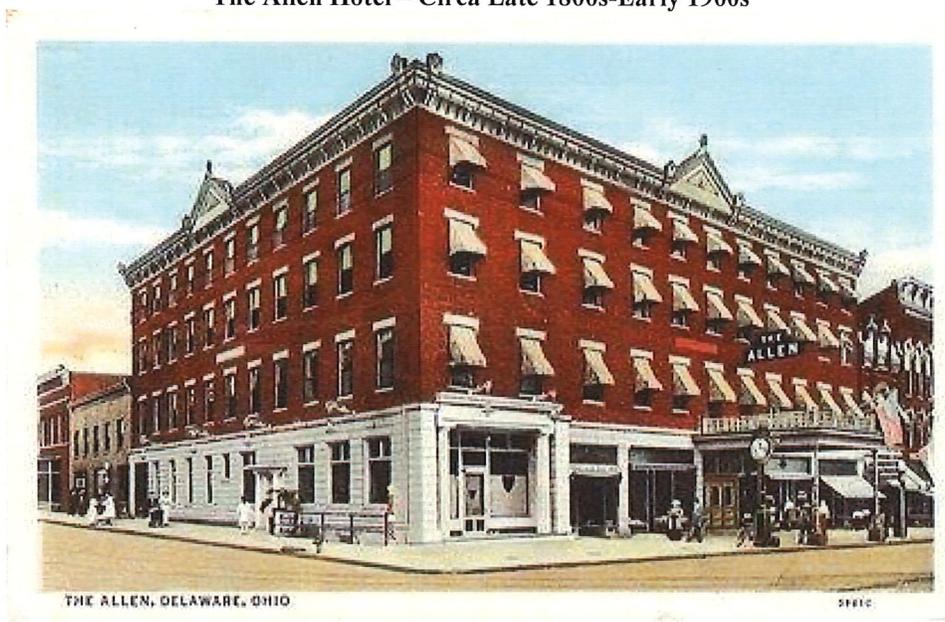
On April 1, 1986, Charles A. Lane purchased the current site of the NAPA parking lot and the site at 27 Spring Street. This was followed by the purchase of the site at 7 Spring Street and the alleyway between the two buildings on January 23, 1987. He opened a NAPA store in the former building and an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

## **PROPOSAL**

The Applicant desires to demolish the two buildings currently on site and construct a six-story, approximate 100 room hotel.

The Applicant understands the new facility will need to be constructed of a design, materials, and color palette compatible with existing nearby buildings and the Architectural Standards, while not falsely replicating a historic building. The design gives a nod to The Allen Hotel once located at the southwest corner of North Sandusky and East Winter Streets and the current location of the PNC Bank building.

**The Allen Hotel – Circa Late 1800s-Early 1900s**



The proposed brick and stone building design with a simple cornice and precast window lintels and sills would appear to blend within the surrounding area though Staff suggests that red brick would be a more appropriate color choice given the surroundings and District. Additionally, though a cornice is included it could be more prominent and/or include additional detailing more closely aligned to the historic palette in the District – for example the Allen hotel had quite a prominent cornice with significant detailing. This would serve to soften the more modern appearance of the hotel and allow it to better blend into the District in Staff's opinion. The porte cochere is designed to comply with city right-of-way requirements and made of glass to 'disappear' into the building façade. The decorative centerpiece of the zinc metal panel harkens to 'fish-scale' or 'diamond' patterns found on buildings of the past century. Again, this element may be a bit overdone / overused giving this proposed design more of a modern feel than either of the buildings it is replacing and the District as a whole. At 6 stories, this will be one of the largest buildings in downtown if constructed. The colors in the renderings represent the design intent.

**Hampton Inn, Delaware, Ohio – Conceptual Design**

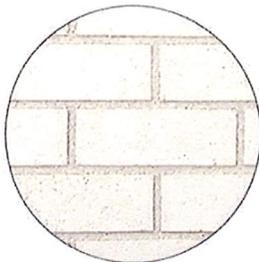


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
HFC APPLICATION  
NORTH-EAST PERSPECTIVE

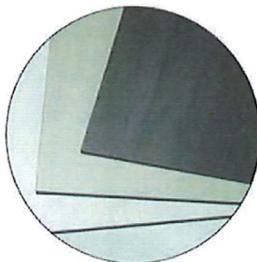




HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
IFC APPLICATION  
NORTH PERSPECTIVE



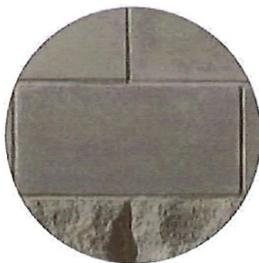
BRICK



ZINK METAL PANELS



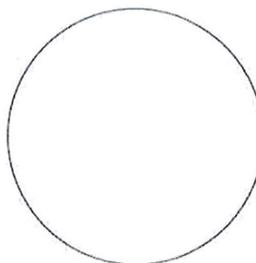
ZINK METAL PANELS



STONE

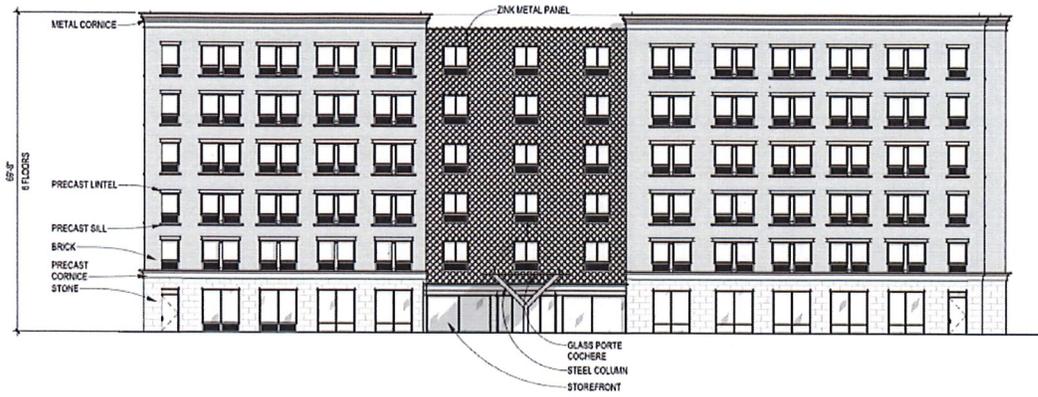


GLASS PORTE COCHERE

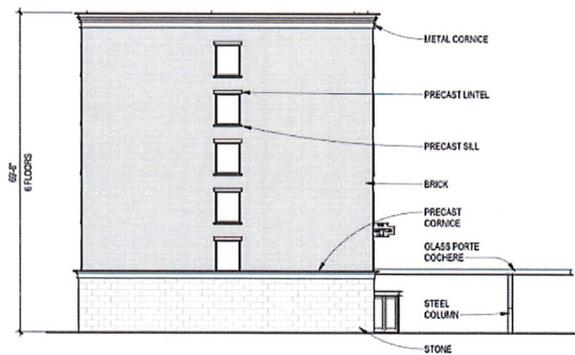


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
IFC APPLICATION  
MATERIALS



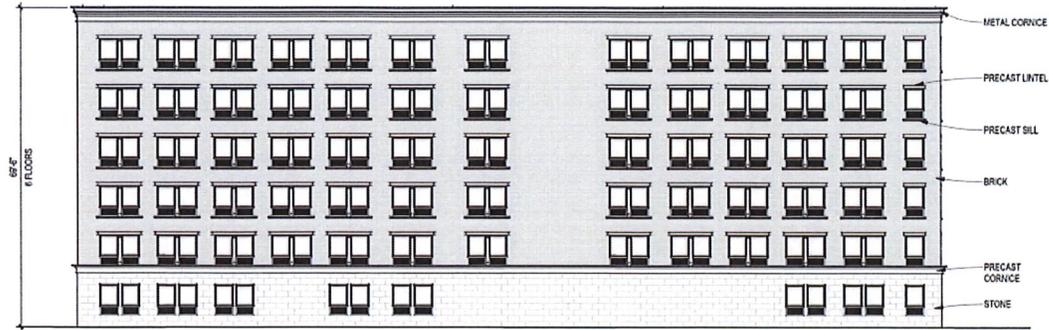


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
FPC APPLICATION  
NORTH ELEVATION 1/16" = 1'-0"

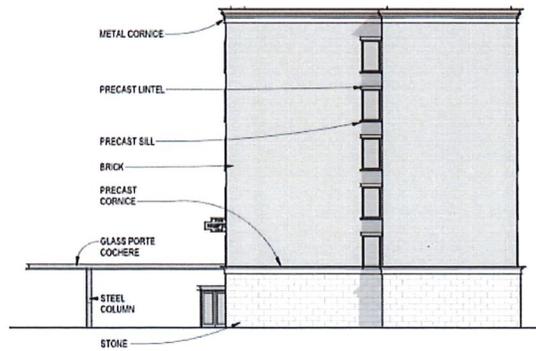


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
FPC APPLICATION  
EAST ELEVATION 1/16" = 1'-0"



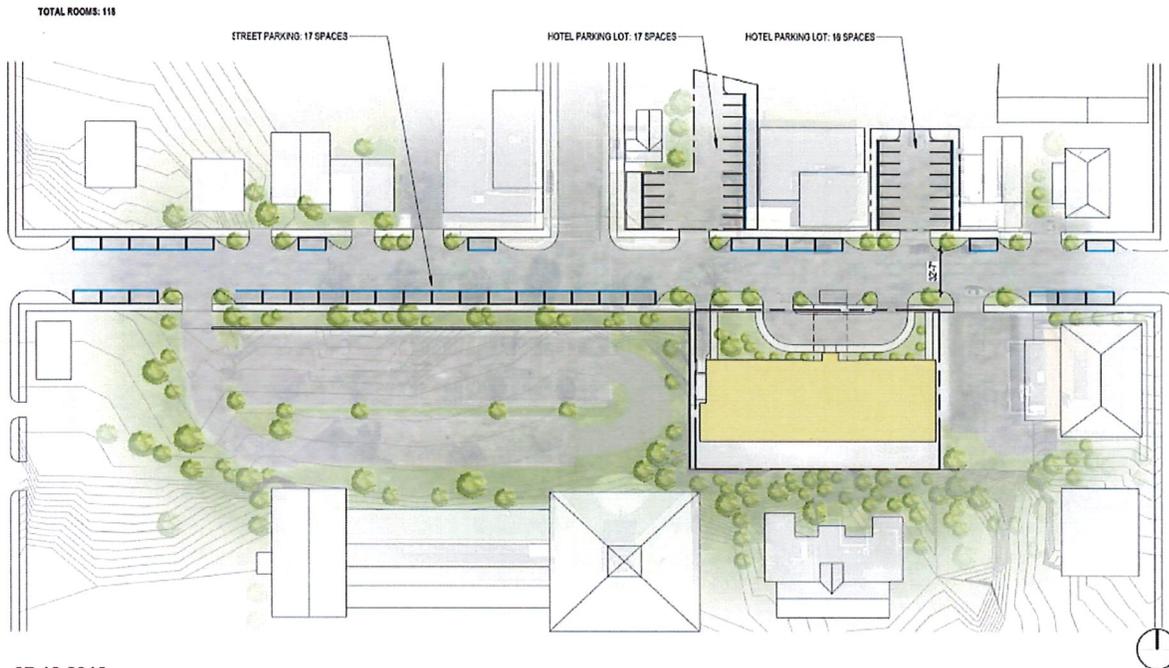


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
HFC APPLICATION  
SOUTH ELEVATION 1/16" = 1'-0"



HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
HFC APPLICATION  
WEST ELEVATION 1/16" = 1'-0"

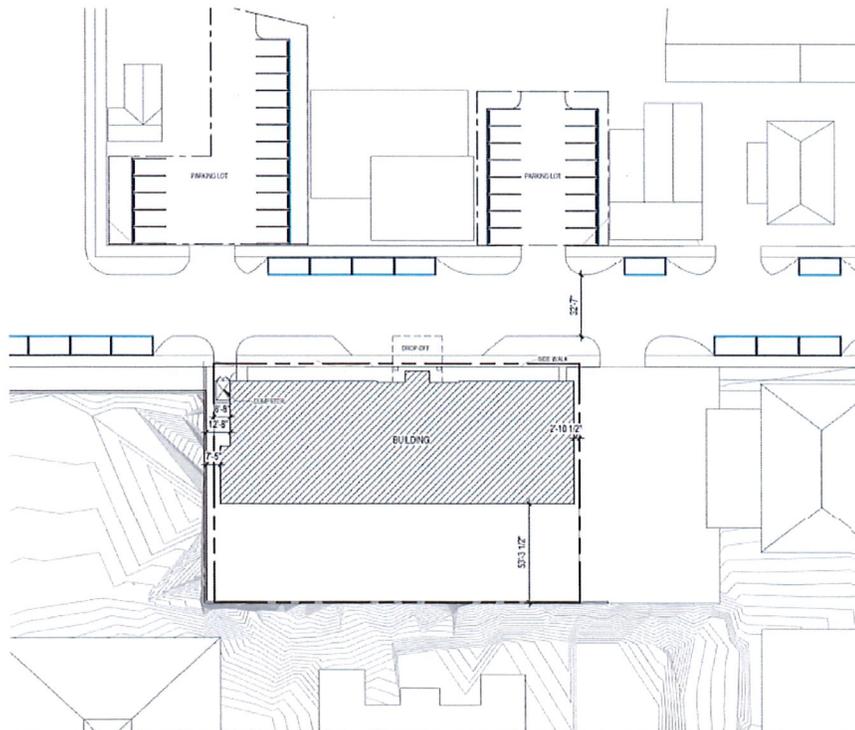




07 10 2018

PARKING EXHIBIT

SCALE: 1"=60'-0"

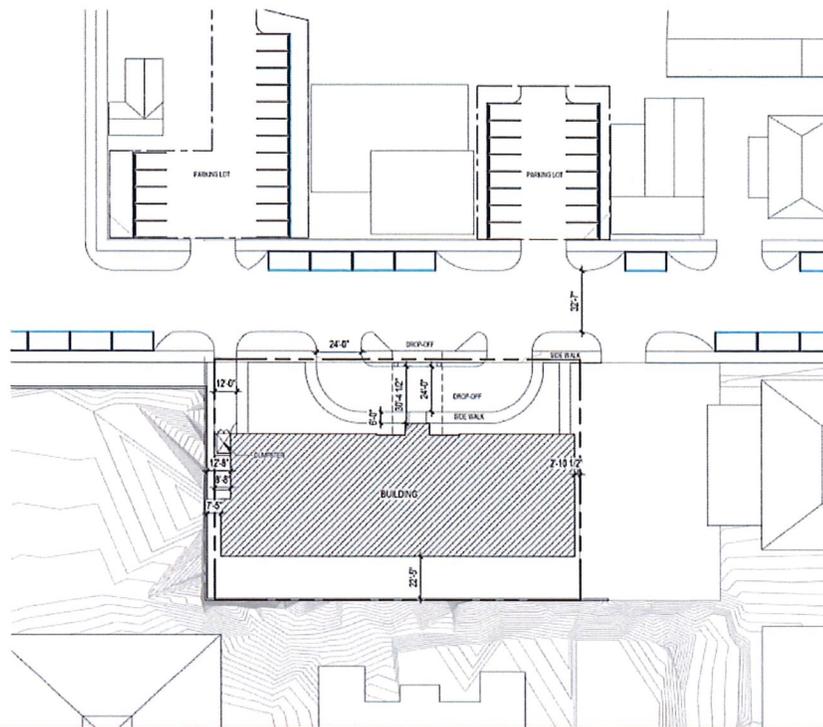


07 10 2018

SITE PLAN, OPTION 1

SCALE: 1"=40'-0"





07 10 2018

SITE PLAN, OPTION 2

SCALE: 1"=40'-0"



The architect will present actual samples of various materials for accuracy and also offer options to fully explore the design at this meeting. The Applicant is open to comments and suggestions from the Historic Preservation Commission.

### STAFF ANALYSIS

City Staff appreciates the Applicant's interest in purchasing property and establishing a new hotel in Historic Downtown Delaware, and the Applicant's forethought to performing due diligence and requesting a preliminary determination on the proposed exterior design elements of the project. The proposed project is currently zoned in the B-3 District which does not permit hotels. Thus, the Applicant has been informed that a zone change likely to the B-2 Central Business District would likely be required to advance the project. Additionally, there would be development plan review and any other predevelopment processes as required to advance the project. For example on street parking appears to be accounted by the Applicant toward satisfying required off-street parking – this will be subject, ultimately, to City Council decision through the zone change process. With the proposal being within the historic district, however, and involving demolition of existing structures Staff advised the applicant that taking forward a concept review to HPC initially would make the most sense as this represents additional threshold elements from both a process and practical project cost standpoint.

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

The subject sites are the only properties on the south side of Spring Street to be included in the Historic District. At the time the District was created, they apparently warranted inclusion due to their age and the fact they were not owned by OWU. They were not included in the immediately adjacent Sandusky Street National Register Historic District. Staff offers that after research no historically significant events or architecturally significant elements are featured on either building. A variance(s) might be needed to accommodate the proposed six-story building. According to the Architectural Standards, buildings constructed in the interior of city street blocks within the Transitional Sub-district shall be no more than two and one-half stories or 35 feet in height. Buildings constructed in the interior of city street blocks within the adjoining Downtown Core (to the north) shall be no more than three stories or 40 feet in height. If the zoning district is changed it might make sense to have a coordinated change in Historic Sub-District as well to match the zoning which would necessitate further review by Staff to determine compliance with those standards. Staff would be interested in the Commission's opinion as to if the sub-district should be changed in this regard. In order for the proposed hotel on this site to be financially feasible, a certain number of rooms are required; in order to achieve that number within the space limitations of the parcels available, the Applicant is required to 'build upward' and construct a six-story facility. Staff would offer that there would be substantial economic reduction in the value of the property due to the application of the Standards and Guidelines for this Applicant in this particular instance of a hotel construction, and it appears that no reasonable alternatives exist since the Applicant wishes to locate at these particular sites. The new hotel at six stories high would appear to strike a reasonable compromise amongst the grand presence of the Hamilton-Williams Campus Center sitting atop a hill and the nearby two and three story buildings of the OWU campus, Transitional Sub-district, and Downtown Core.

In addition, the existing properties at 7 and 27 Spring Street appear to have little or no historical or architectural significance. As mentioned, they were not considered for inclusion in the Sandusky Street National Register Historic District. Thus, their removal would not appear to be detrimental to the Historic District. Section 1190.07(a) of the City Codified Ordinances, does allow demolition of a substandard structure in the Historic District. It reads as follows:

Section 1190.07. - Demolition.

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

- (1) *The structure contains no features of architectural and historic significance.*
- (2) *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternatives to demolition, or that deterioration has progressed to the point where it is not economically feasible to restore the structure.*

Staff believes that as the Applicant completes due diligence, one or both of the conditions supporting demolition need to be formally established through the process. An architect sensitive to historic preservation has already been retained, thus increasing the chances that all proposed work will meet the Standards, as well as pertinent building codes and regulations. Staff suggests the Applicant would need to continue to work with the University and adjacent building owners regarding the parking situation.

Due to the design and condition of the existing buildings, they might now be considered an intrusion on the historic fabric of the nearby neighborhood and Central Business District. The City of Delaware does not take lightly demolition of buildings within the Historic District; however, Staff is likely to support the demolition and reconstruction approach in this particular situation. The Applicant is motivated to remove dilapidated buildings from a prominent intersection on one of the City's major thoroughfares through the downtown and in proximity to the Ohio Wesleyan University campus and engage in a substantial investment to provide a building that will complement and blend into the City's Historic District and the neighboring National Register Historic District.

**CASE NUMBER:** 2018-1727\_7 & 27 Spring Street Hotel Site Redevelopment

**MEETING DATE:** July 25, 2018

**PAGE:** 11 of 11

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The Applicant will need to continue to work with City Staff to achieve compliance with applicable building and zoning codes in regard to parking areas and the zoning designation and site use.

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**STAFF RECOMMENDATION (HPC 2018-1727 – INFORMAL REVIEW)**

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed demolition and subsequent hotel site redevelopment at 7 and 27 Spring Street.

**COMMISSION NOTES:**

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

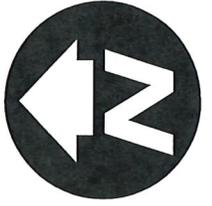
*CONDITIONS/MISCELLANEOUS:*

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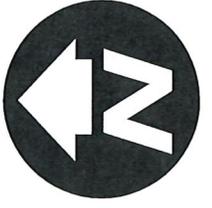
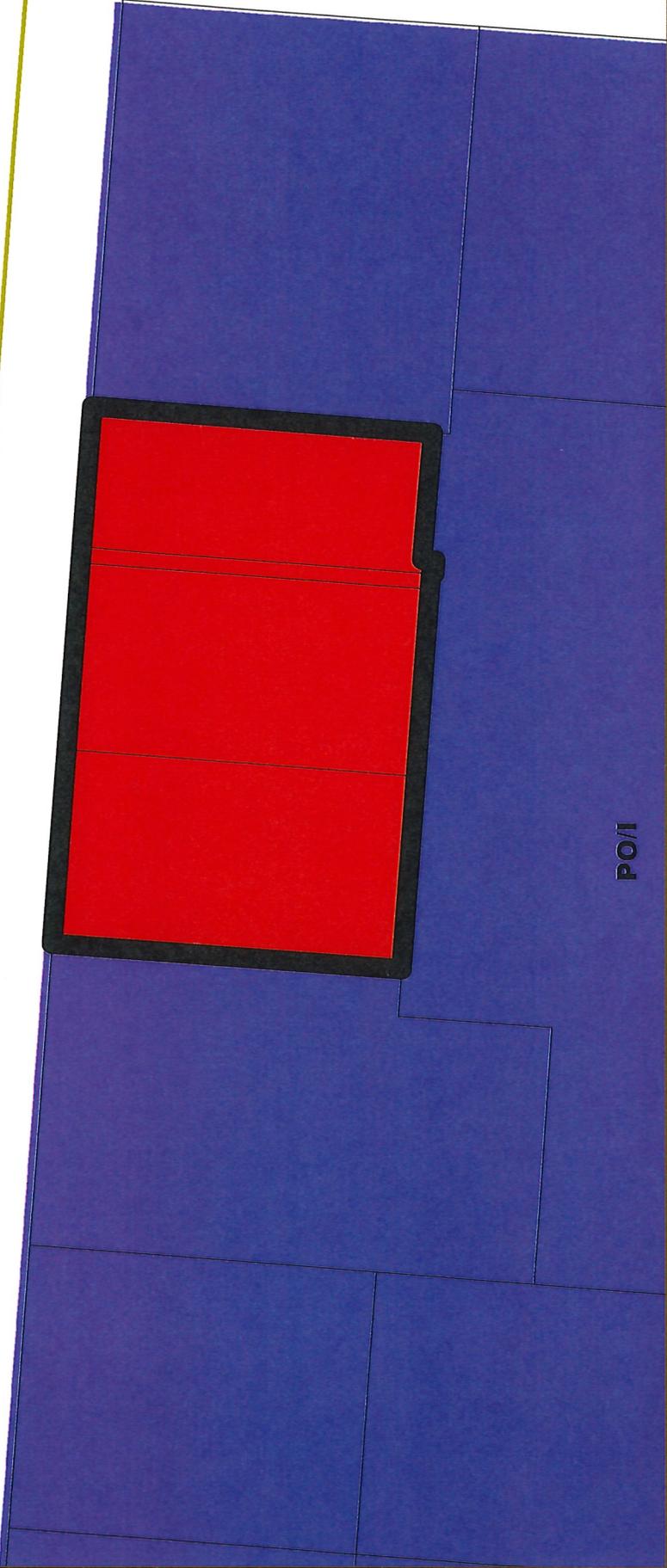
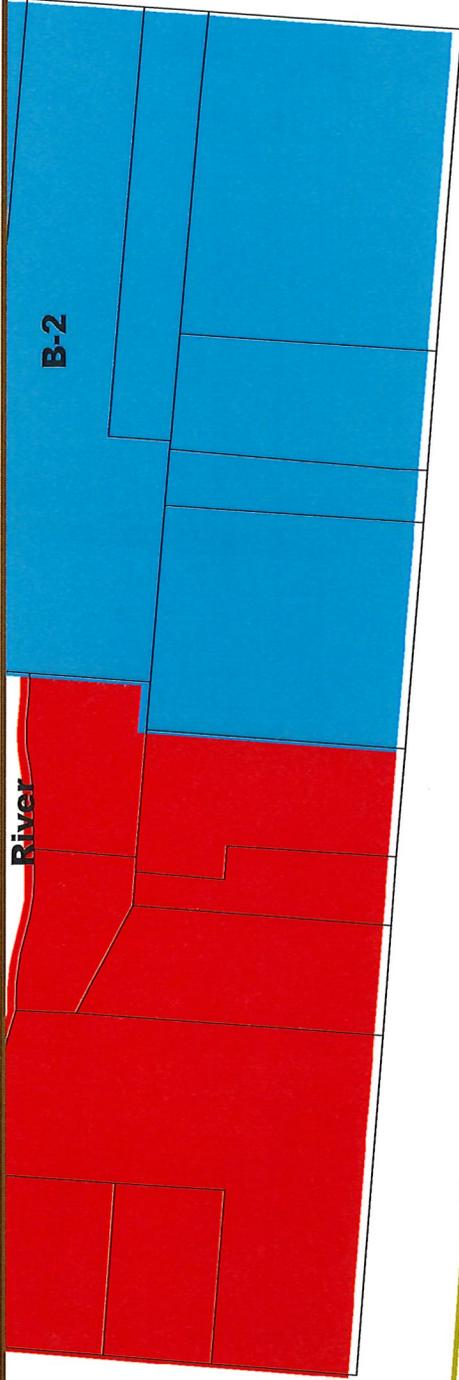
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FILE:                    PLANNING/HPC CASES/2018 CASES/2018-1727/HAMPTON INN HOTEL STFRPT  
ORIGINAL:            7.20.18  
REVISED:



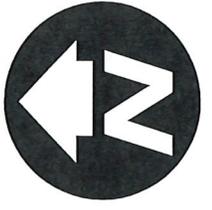
2018-1727  
Certificate of Appropriateness  
NAPA Auto Parts - 7 & 27 Spring Street  
Location Map





2018-1727  
Certificate of Appropriateness  
NAPA Auto Parts - 7 & 27 Spring Street  
Zoning Map





2018-1727  
Certificate of Appropriateness  
NAPA Auto Parts - 7 & 27 Spring Street  
Aerial (2016) Map



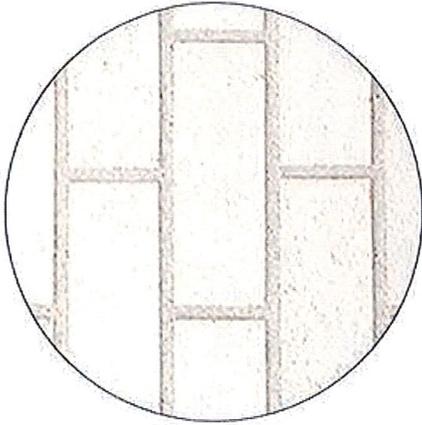


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
HPC APPLICATION  
NORTHEAST PERSPECTIVE

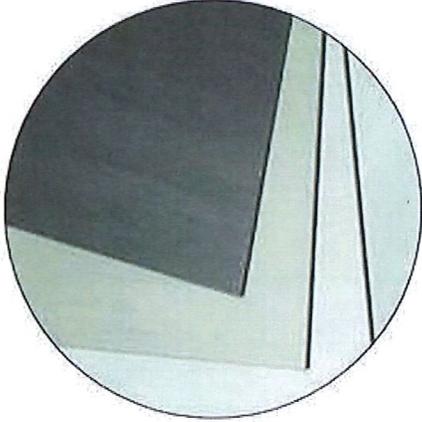




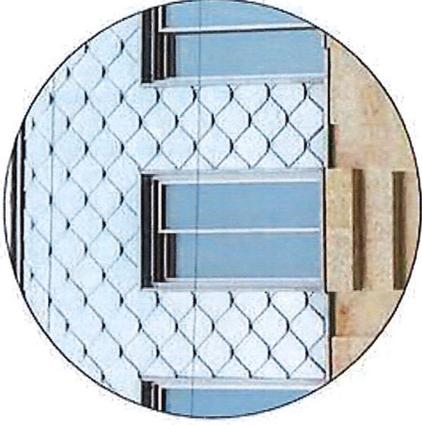
HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
HPC APPLICATION  
NORTH PERSPECTIVE



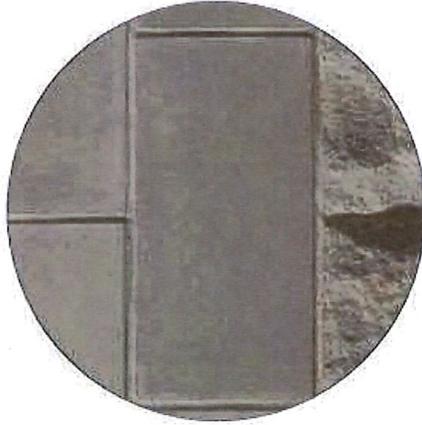
BRICK



ZINK METAL PANELS



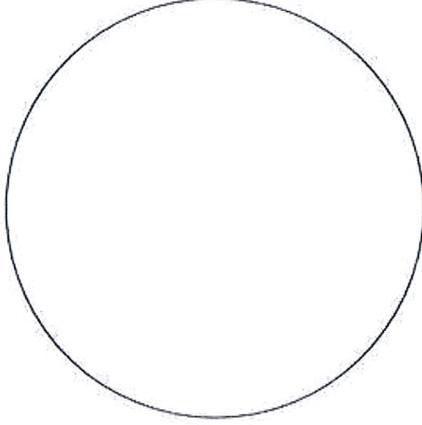
ZINK METAL PANELS

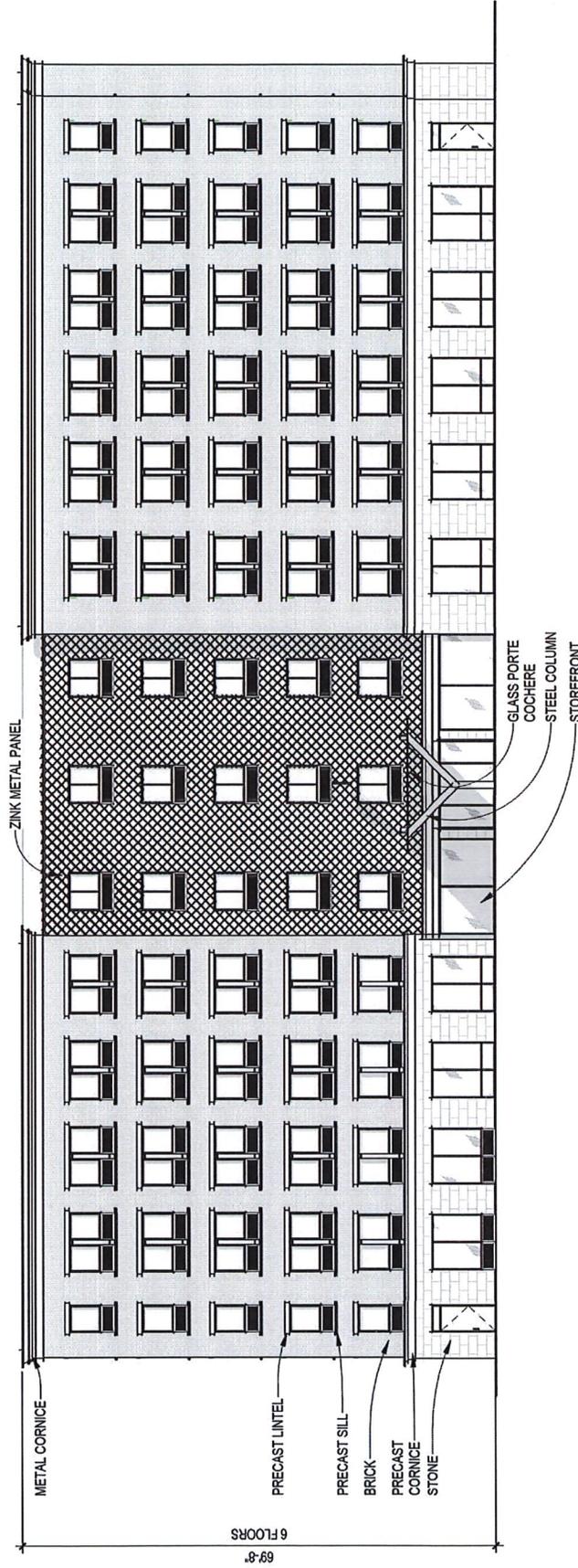


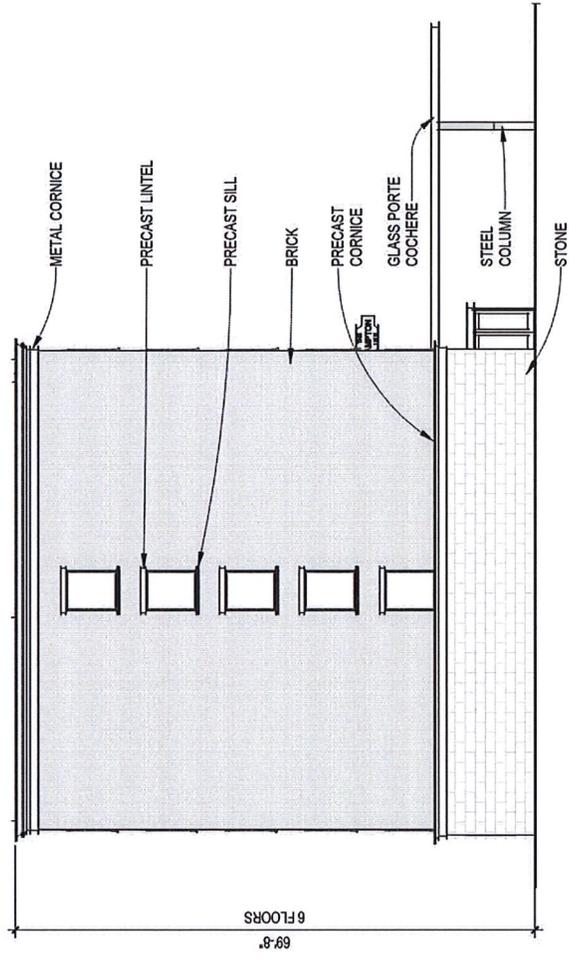
STONE



GLASS PORTE COCHERE

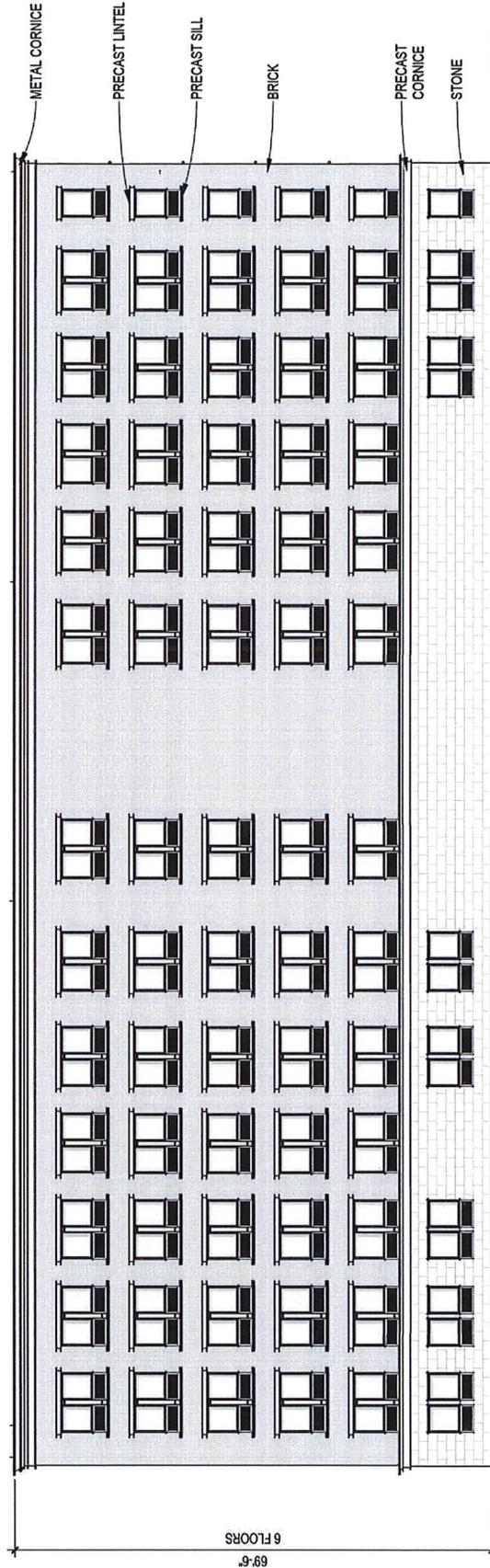


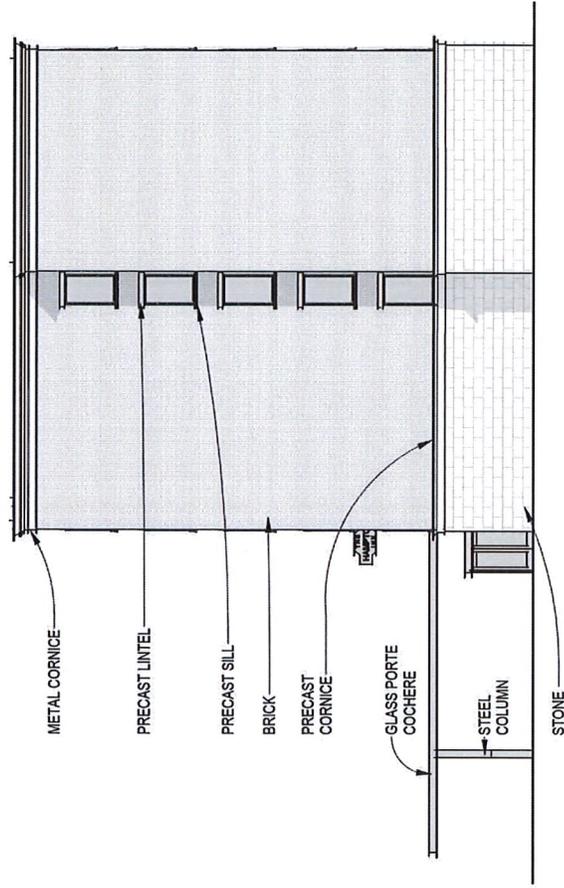




HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
 HPC APPLICATION  
 EAST ELEVATION 1/16" = 1'-0"







HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN  
 HPC APPLICATION  
 WEST ELEVATION 1/16" = 1'-0"

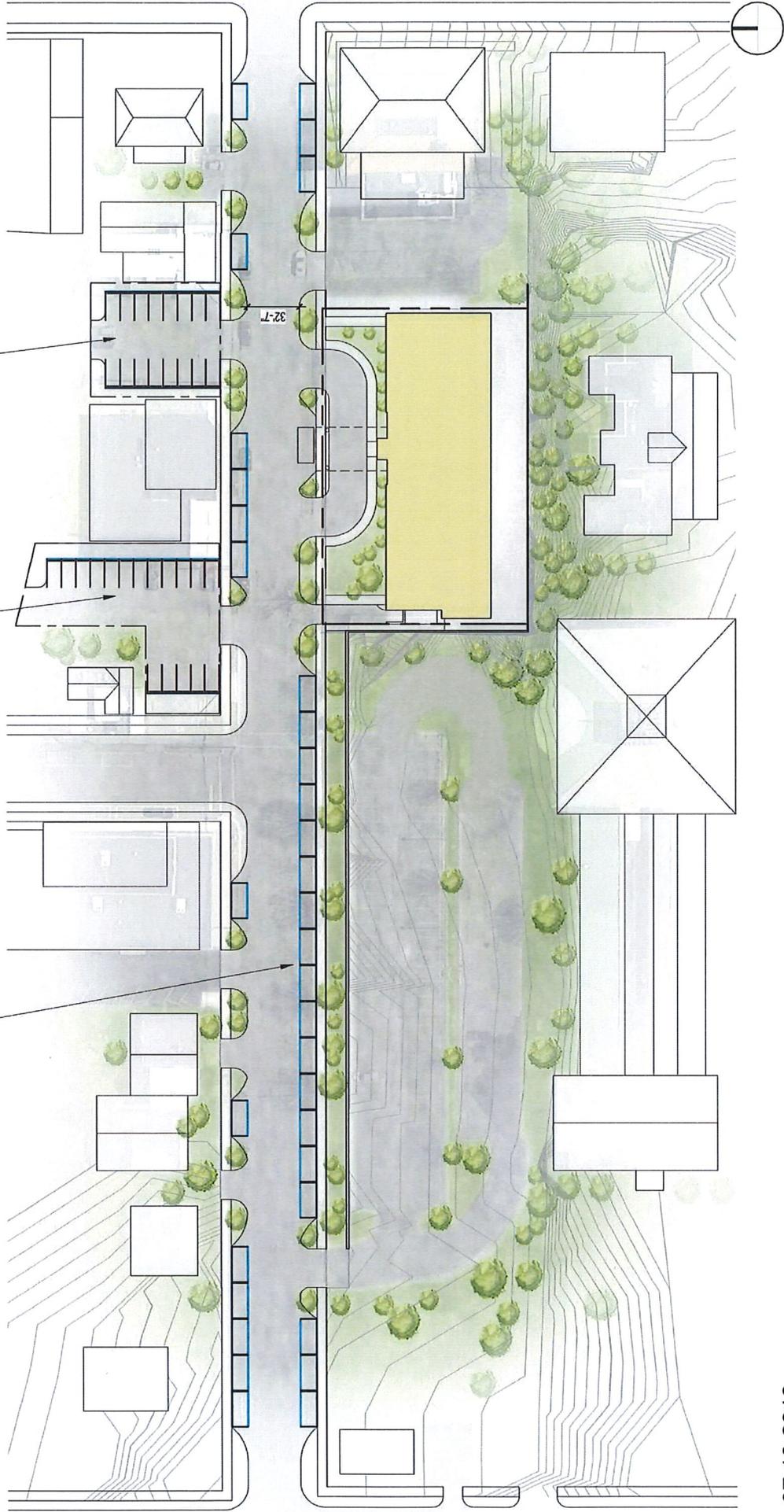


TOTAL ROOMS: 118

STREET PARKING: 17 SPACES

HOTEL PARKING LOT: 17 SPACES

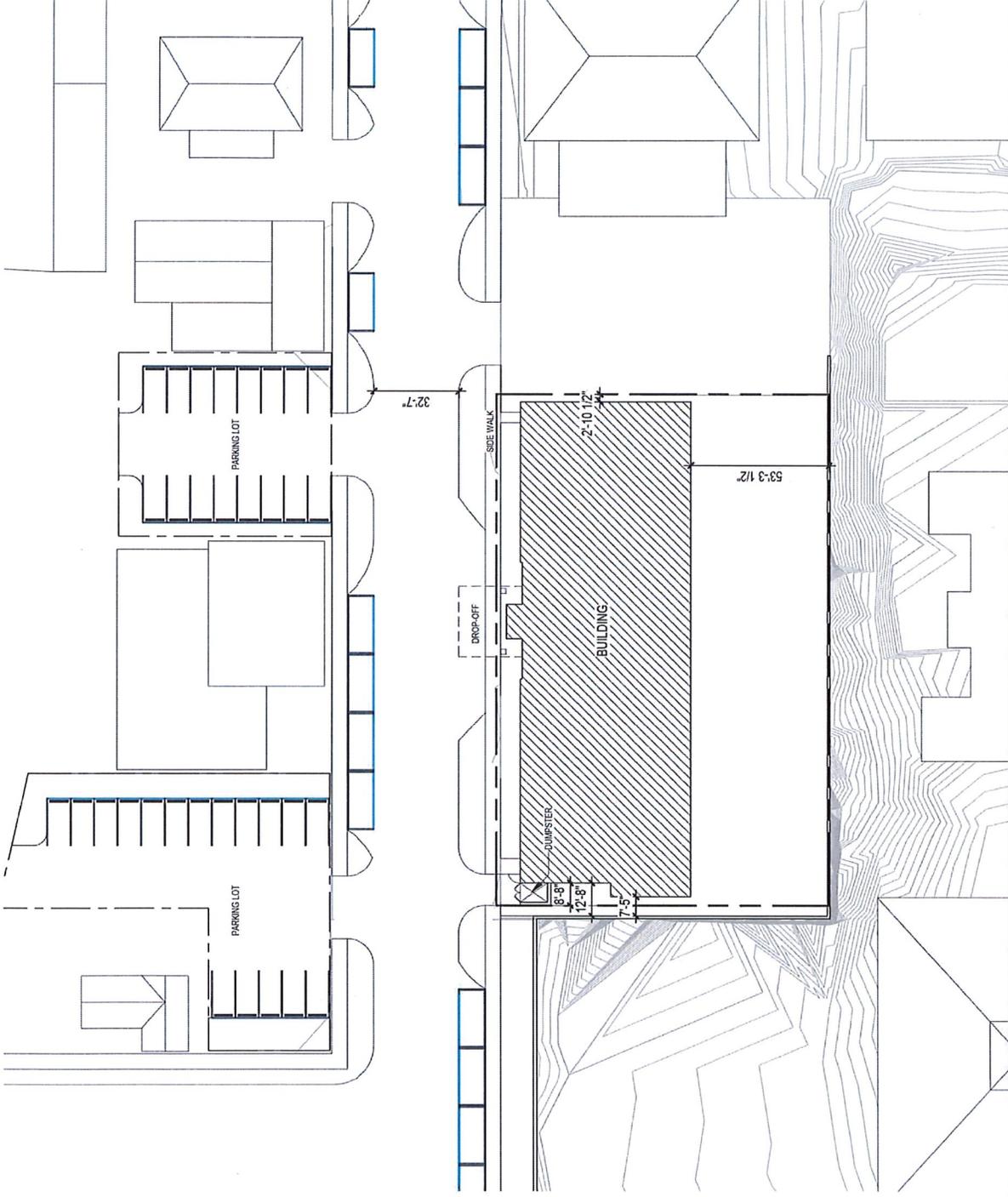
HOTEL PARKING LOT: 16 SPACES



07 10 2018

PARKING EXHIBIT

SCALE: 1" = 60'-0"

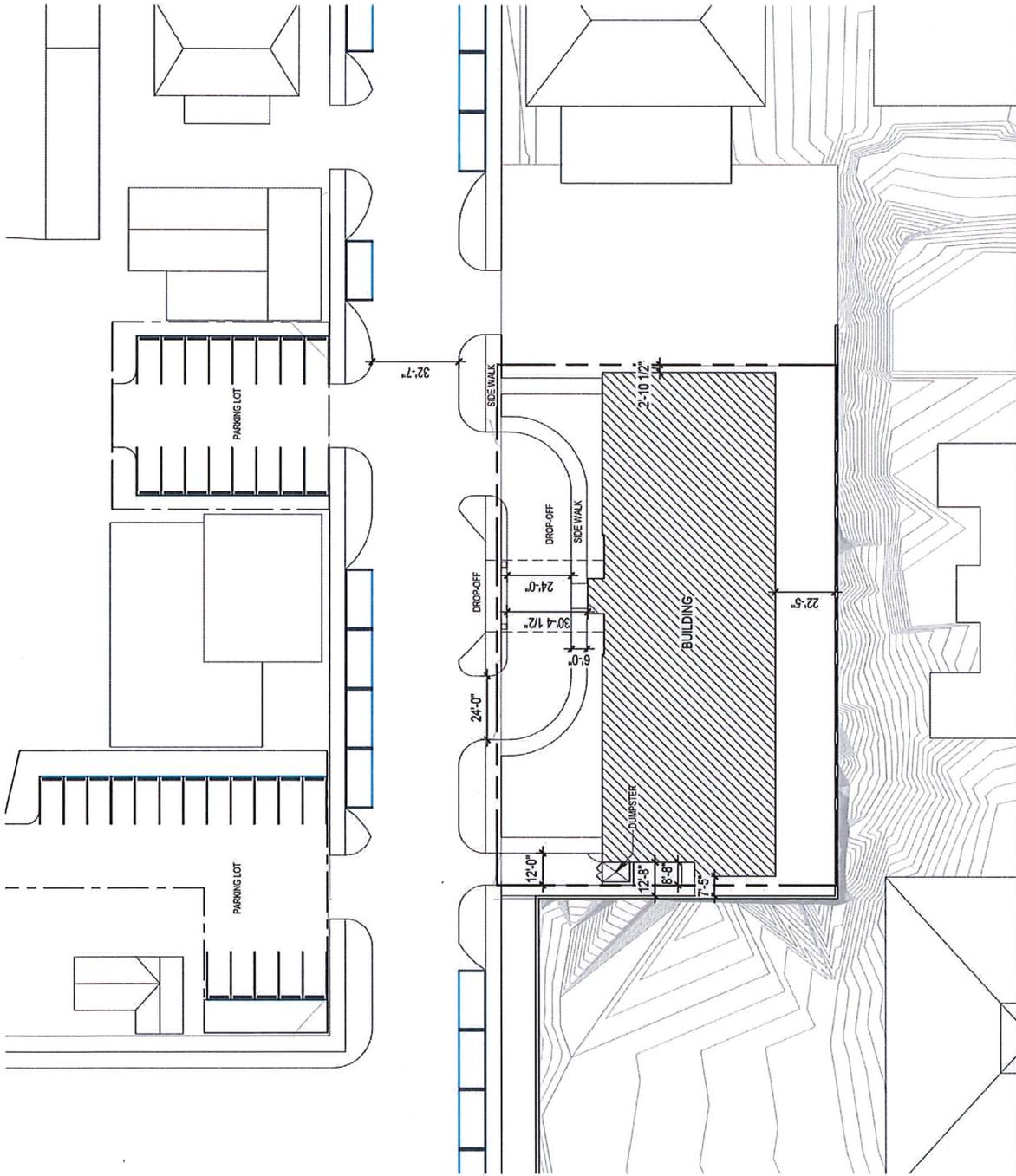


07 10 2018

**SITE PLAN. OPTION 1**

SCALE: 1"=40'-0"





07 10 2018

**SITE PLAN. OPTION 2**

SCALE: 1" = 40'-0"



CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:  
2018-1727

Certificate of Appropriateness Application

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 27 SPRING ST, DELAWARE OH. 43015

Business name HAMPTON INN

Applicant Name/Contact Person WARREN BATH Phone 614-474-1145

Address 580 N Fourth ST Suite 610 Columbus OH. 43215

Email WARREN.BATH@OHM-ADVISORS.COM

\*If the Applicant is not the owner of the property, the Property Owner is required to sign the application to authorize proposed changes.

Property Owner INDUS Hotels Phone 614-824-2742

Address 1555 CANTON TOWER LANE Columbus, OH 43212

Email d.kozak@indushotels.com

Project Type C

- Signs, Graphics or Awnings
  - New Construction
  - Exterior Building/Site Alterations
  - Demolition Permit(s)
  - Other
- (specify): \_\_\_\_\_

Work Description (please type or print legibly)

Describe the proposed project in detail, describing materials and colors proposed, including all changes to the building, site or lot. Include all features to be removed, altered, or added and provide a narrative of why the particular type of construction or other environmental changes are being proposed. Indicate all materials to be used. Attach additional sheets as needed.

THE Proposed Project is A SIX (6) story Hotel  
with the Hampton INN BRAND.

RECEIVED  
JUL 10 2018  
CITY OF DELAWARE  
PLANNING & COMMUNITY DEV.

**Materials to submit with application:** 1 electronic copy and 12 hard copies if required to appear before HPC Commission.

- \*Check made payable to the City of Delaware in the amount of \$50.00
- \*Legible Photographs, digital copies or copied from a negative, not photocopied
- \*Site Plans showing view from above, plus elevation plans showing the view from front, sides, and rear drawings for new construction, modifications or signs showing *dimensions, setbacks, colors, and specifications* of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified
- \*Material samples/manufacturers brochures which show/describe materials to be used
- \*Color samples must be provided, such as manufacturer paint chip cards or brochures depicting proposed color selections
- \*Interior floor plans, where appropriate

Variance Explanations: If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following six (6) criteria is met:

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

**Deadline:** Applications must be submitted THIRTY (30) DAYS prior to the Historic Preservation Commission meeting.

**Public Notification:** Staff will notify property owners within 150' of the site as required.

**Meeting Date/Time:** 4<sup>th</sup> Wednesday of each month at 7:00 pm in Council Chambers on the second floor of Delaware City Hall, 1 South Sandusky Street, Delaware, OH 43015.

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

	7/10/18
_____ Signature of Applicant	_____ Date
	7/10/18
_____ Signature of Owner (if not the Applicant)	_____ Date

**Application Fee** \$50.00    **Fees Received** \$ 50.00    **Received by** dy    **Date** 7-13-18

**APPLICANT/OWNERS**

City of Delaware  
1 South Sandusky Street  
Delaware, OH 43015

**REQUEST**

**2018-1784:** A request by the City of Delaware for a Certificate of Appropriateness for a pedestrian connector at 1 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

**LOCATION & DESCRIPTION**

The project site is located at 1 South Sandusky Street, on the southeast corner of the intersection of Sandusky Street and William Street, 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, and west. The properties to its east are zoned B-3 (Community Business District).

**BACKGROUND**

The Delaware Municipal Building is located on the site of Delaware’s first city hall. Construction of the original Second Empire-style City Hall and Opera House was begun in 1879, completed in 1882, and destroyed by fire in 1934.

Original City Hall – Completed 1882



William Street Elevation—Original Fire Department Bays



Demolition of Original City After 1934 Fire



The present City Hall building, an undertaking of President Roosevelt's Works Projects Administration (WPA), was completed in 1936 and dedicated on February 23, 1937, exactly three years after the fire. The building has undergone several renovations since then.

**City Hall – 1936**



In 1972, the Fire Department moved into new quarters on South Liberty Street, making additional space for the Police Department. In 1992, City Hall underwent extensive remodeling with the removal of the fire bay doors to create additional office space. At this time, the cornerstone and two carved stone lion head gargoyles from the original 1879 City Hall were memorialized and incorporated into the current City Hall building.

**City Hall Complex – 2018**  
**Former Gazette Building/City Hall Annex**                      **City Hall**



**Cornerstone from Original City Hall  
Currently Located at City Hall South Entrance**



**Carved Stone Lion Head Gargoyles from Original  
City Hall Currently Located at City Hall West Entrance**



**PROPOSAL**

The City determined that the basement and first floor of the City Hall Annex (the adjacent former Gazette Building at 18 East William Street) is not needed at this time for City use and has leased these spaces to COhatch. They have engaged in extensive interior demolition work and appeared before HPC on June 27, 2018 for their proposed conceptual exterior renovations (HPC2018-1514). The City is advancing the redevelopment of the second floor for needed City office space.

In order to prepare the second floor for eventual use as city hall office space, and to provide federally-required ADA accessibility to this floor without impinging upon the first floor tenant space, the City of Delaware is proposing an elevated pedestrian connector between the two buildings, thereby creating a connected City Hall Campus.

**Elevated Pedestrian Connector**



**Rendering of Pedestrian Connector Between Former Gazette Building and City Hall**



**Simulation of Pedestrian Connector Between Former Gazette Building and City Hall**

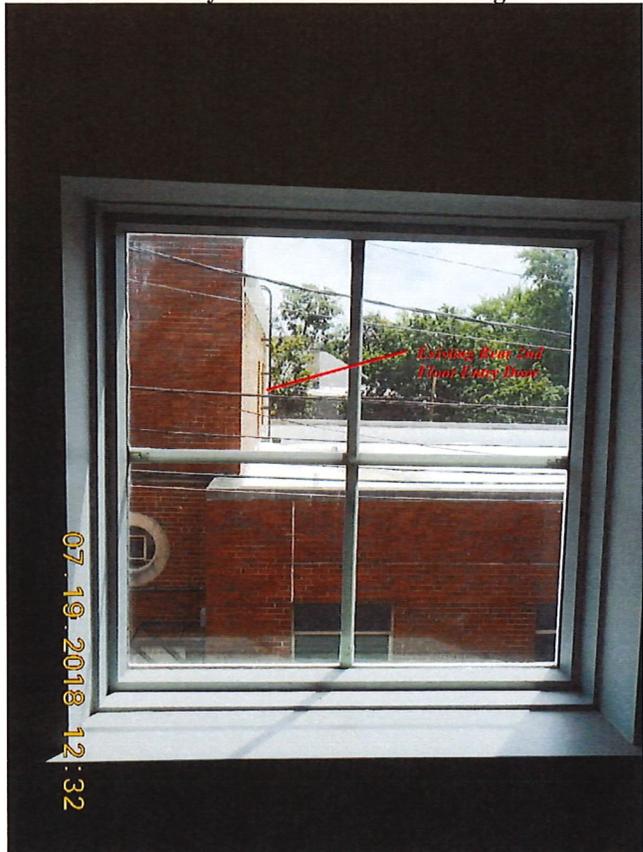


The connector will traverse the driveway between the buildings, starting from the existing window area of the 2<sup>nd</sup> floor stairwell landing at the City Hall building, across the rear first story roof area of the former Gazette building, and ending at the existing rear 2<sup>nd</sup> floor roof-level entry door of the former Gazette Building.

**Existing 2<sup>nd</sup> Floor Stairwell Landing Window at City Hall**



**Referenced Window Looking Across to Rear 1<sup>st</sup> Story Roof of Gazette Building**



The architectural drawings for the elevated pedestrian connector are included with this Staff Report. The connector will also act as a handicapped accessible ramp and walkway between the buildings. First, all utility lines in the driveway will be placed underground and the poles removed. The existing City Hall window will be removed and the opening enlarged. Steel columns will be installed vertically to support the elevated connector. Steel beams will be run horizontally across the driveway and connect to each building. A concrete-over-metal walkway and ramp with handrails will be installed across the driveway and onto the first story roof of the Gazette Building to terminate at the existing rear second floor entry door. The door will be replaced and an interior ramp and landing constructed leading to the existing stairway to the new second floor City office space. The connector will be enclosed on the sides with black metal vertical panels and a black aluminum storefront system (similar to that seen in downtown Delaware). The roof will be flat and covered with roof membrane. The affected brick areas on both buildings will be repaired and flashed to prevent water infiltration. The dimensions are approximately 9' high, by 6'8" wide with a 4 foot pedestrian path, and approximately 45 feet long from entrance to entrance. There will be a fourteen foot (14') clearance between the bottom of the connector and the driveway surface.

All visitors and City employees will access the City Hall Annex second floor offices by entering City Hall, taking the City Hall elevator to the second floor, proceeding through the pedestrian connector entrance at the 2<sup>nd</sup> floor stairwell landing to travel through the connector, and exit on the second floor of the former Gazette Building. The pedestrian connector will provide free-flowing pedestrian travel between City Hall and the City Hall Annex and also provide ADA accessibility for the second floor of the former Gazette Building. This allows utilization of the existing elevator in City Hall and ensures secure single-point access via City Hall, and it is located as designed to be minimalist, to the side/rear of the facilities, and to be clearly the modern improvement it is. The City of

Delaware is seeking the approval of the proposal as presented to the Historic Preservation Commission, and is open to the Commission’s suggestions.

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**STAFF ANALYSIS**

City Staff is supportive of the proposed plan as presented. Black metal siding has been selected to cover the connector. The color black has been proposed since this is the color proposed for the windows by COhatch for the Gazette Building improvements and to visually minimize the appearance. A muted shade of black or dark brownish-gray color may help dampen any stark contrast between the coloration of the connector and the City Hall and Gazette Building.

In terms of materials and the use of public funds for this project, Staff offers the following comparisons:

- Metal is the most cost effective, with a total labor and material cost of \$6.50 per square foot. The material also has a 25 year warranty.
- Hardi-plank siding is second, with a total labor and material cost of \$10.00 per square foot. Overall cost would be higher as an additional substrate would need to be installed behind the hardi-plank siding prior to installation, and the siding would need to be painted after installation, requiring more long-term maintenance costs using public funds.
- Thin-set brick is third, with a total labor and material cost of \$30.00 per square foot. Overall cost would be higher as an additional substrate would need to be installed behind the brickface prior to installation.

Staff contends that the pedestrian connector between City Hall and the City Hall Annex will be unobtrusive, as well. The City Hall building’s overall 1936 architectural significance and design have been and continue to be evolving as community and constituent needs dictate and warrant. The City Hall Annex (the former Gazette Building) was built in 1951. The improvement will be situated on the first story roof directly behind the second floor of the building; it too will present minimal from public view. The proposed work will not detract from the historic fabric of the Downtown Core since the improvement is not visible to the streetview of Sandusky Street. The Transitional District, to which this site is immediately adjacent, is not anticipated to be negatively impacted since the connector sits back 108 feet from East William Street and is situated in between two buildings with only 20 feet of its 45 foot length exposed.

There is one other example of a building connector within the Downtown Historic Overlay. It is located at the Delaware County Health District Offices between 1 West Winter Street (also known as 41 North Sandusky Street) and 5 West Winter Street. It is set back from street view and is unobtrusive.

**Delaware County Health District Offices – 1 and 5 West Winter Street**



**CASE NUMBER:** 2018-1784 \_ 1 South Sandusky Street Pedestrian Connector

**MEETING DATE:** July 25, 2018

**PAGE:** 7 of 7

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The pedestrian connector will provide a secure yet free-flowing pedestrian travel between City Hall and the City Hall Annex and also provide ADA accessibility for the second floor of the former Gazette Building utilizing the existing elevator in City Hall. Its installation will assist in the occupancy of a long vacant building in the City's Historic District while helping to create a true City Hall Campus and complete mixed-use project. Staff looks forward to the Commission's comments and seeks concurrence for approval of the project.

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**STAFF RECOMMENDATION (HPC 2018-1784) – CERTIFICATE OF APPROPRIATENESS**

Staff recommends approval of the request by the City of Delaware for a Certificate of Appropriateness for a pedestrian connector at 1 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay, with the following conditions that:

- 1) Any significant revisions to the approved plan layout would need, at a minimum, administrative approval by the HPC or another appearance before the HPC by the Applicant, 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* \_\_\_\_\_

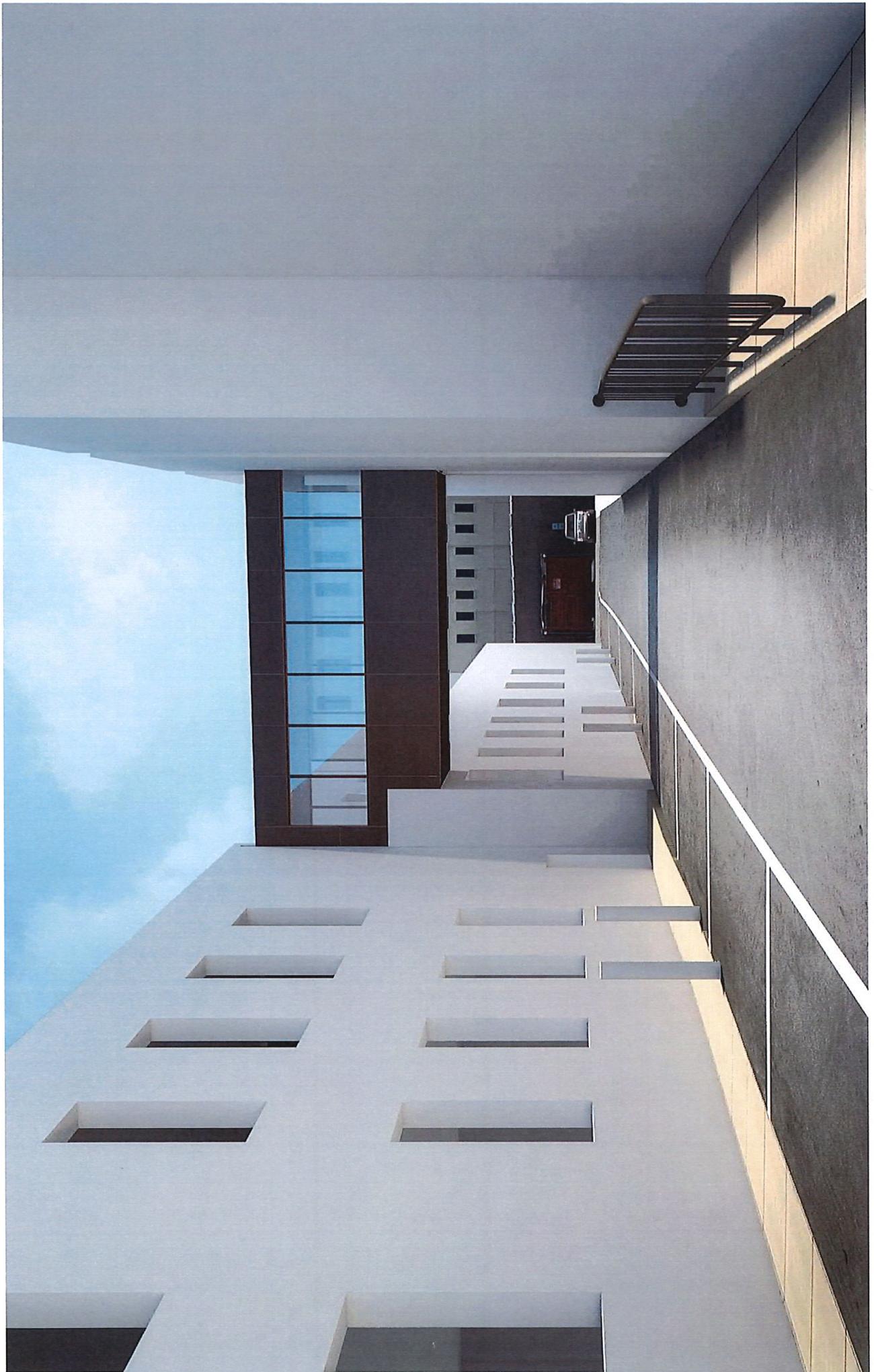
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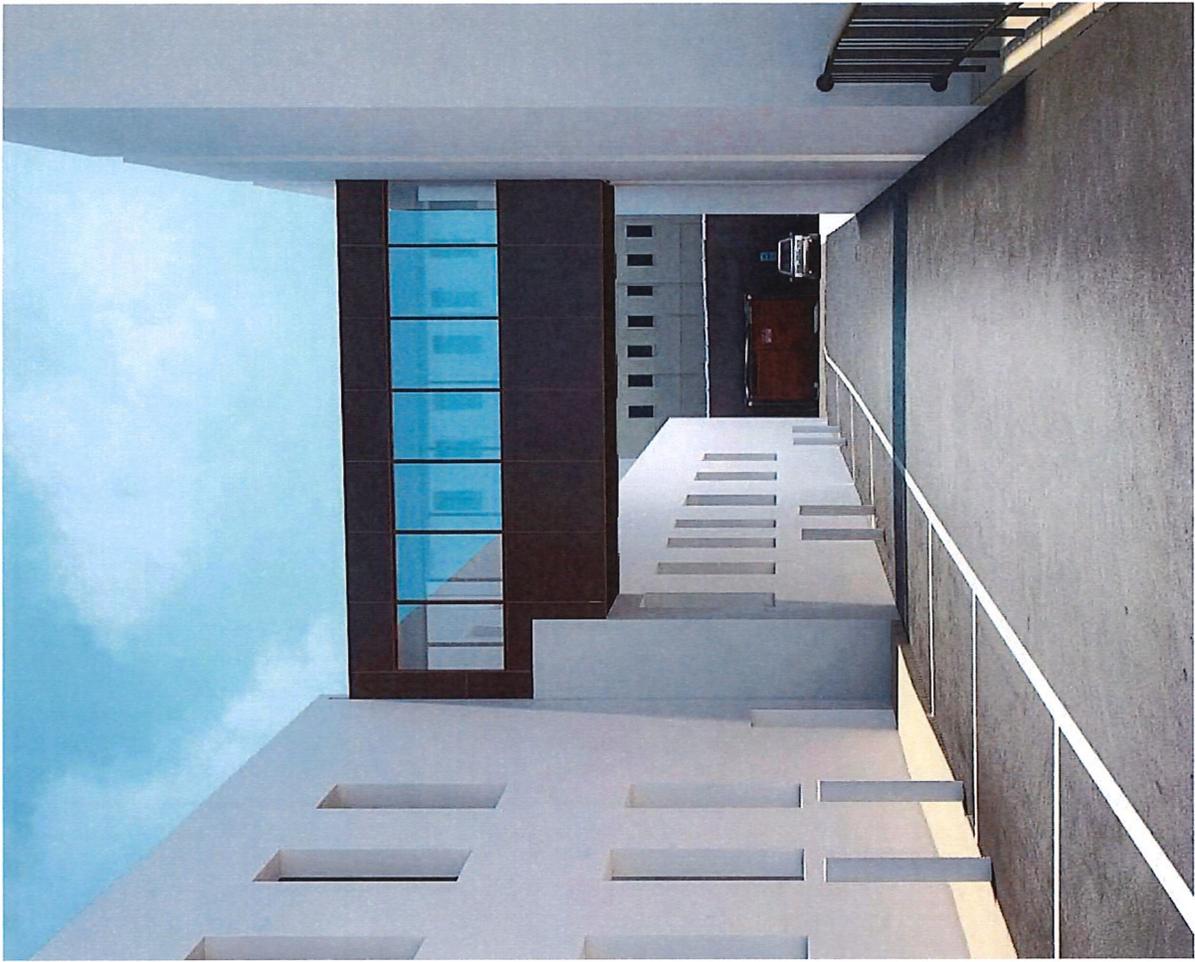
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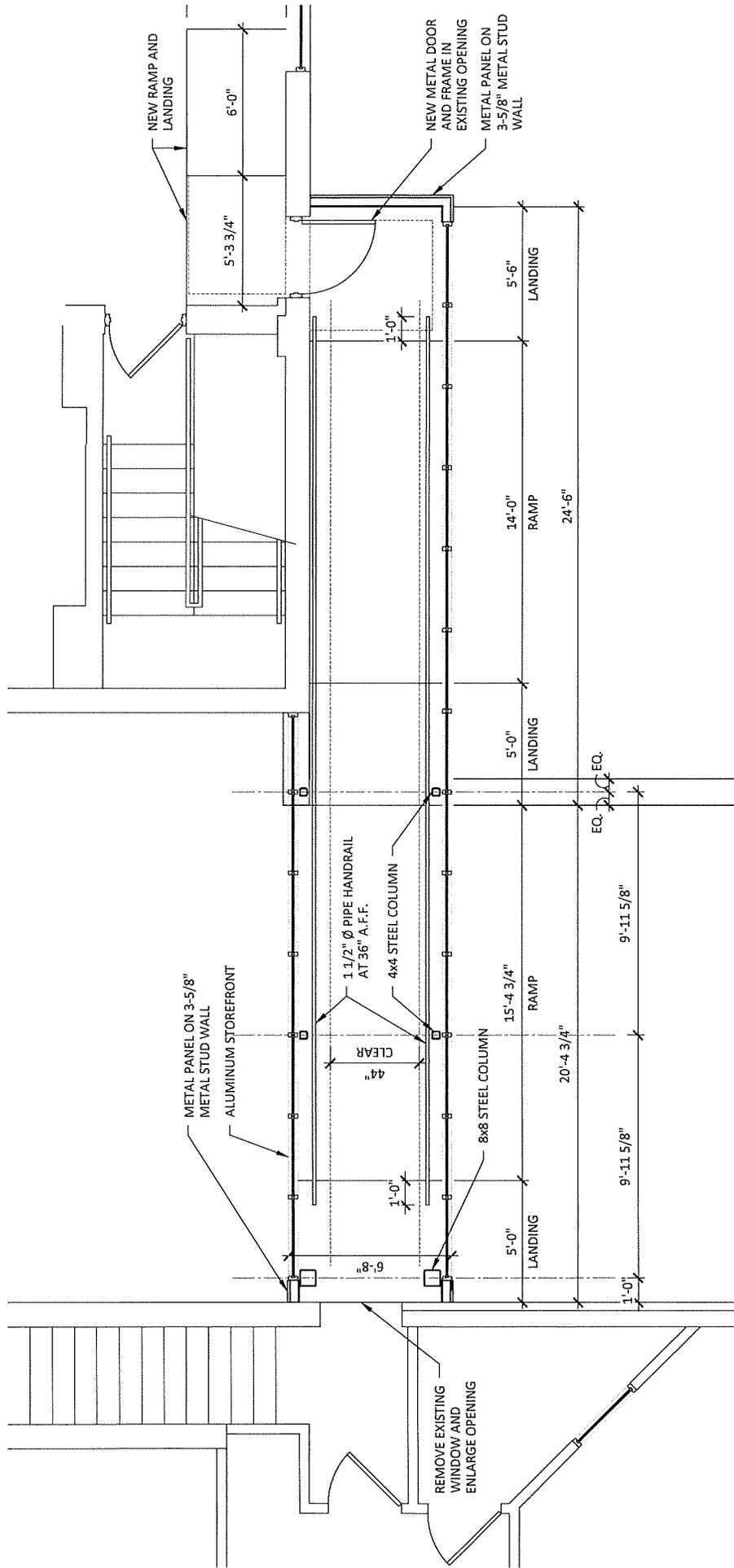
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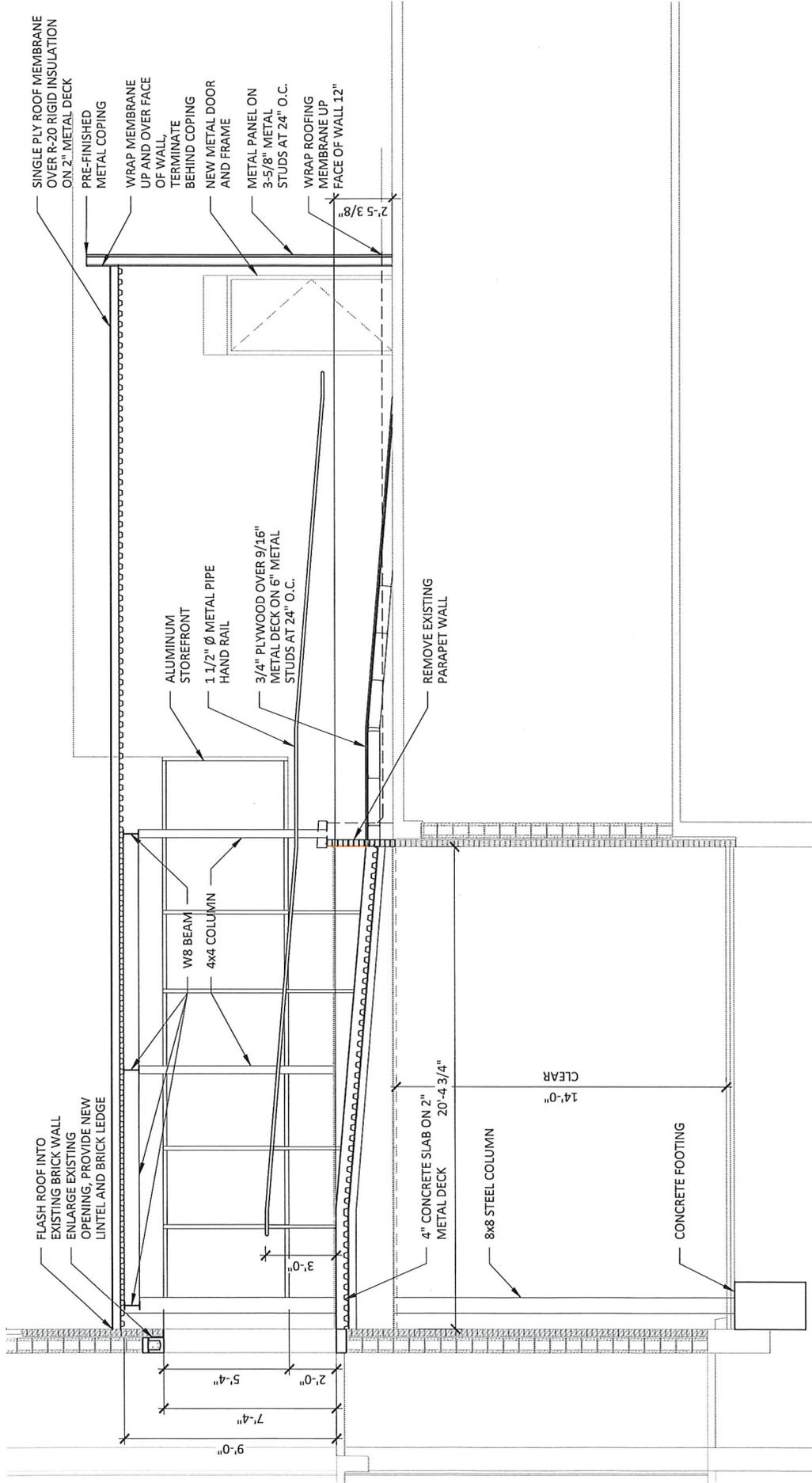
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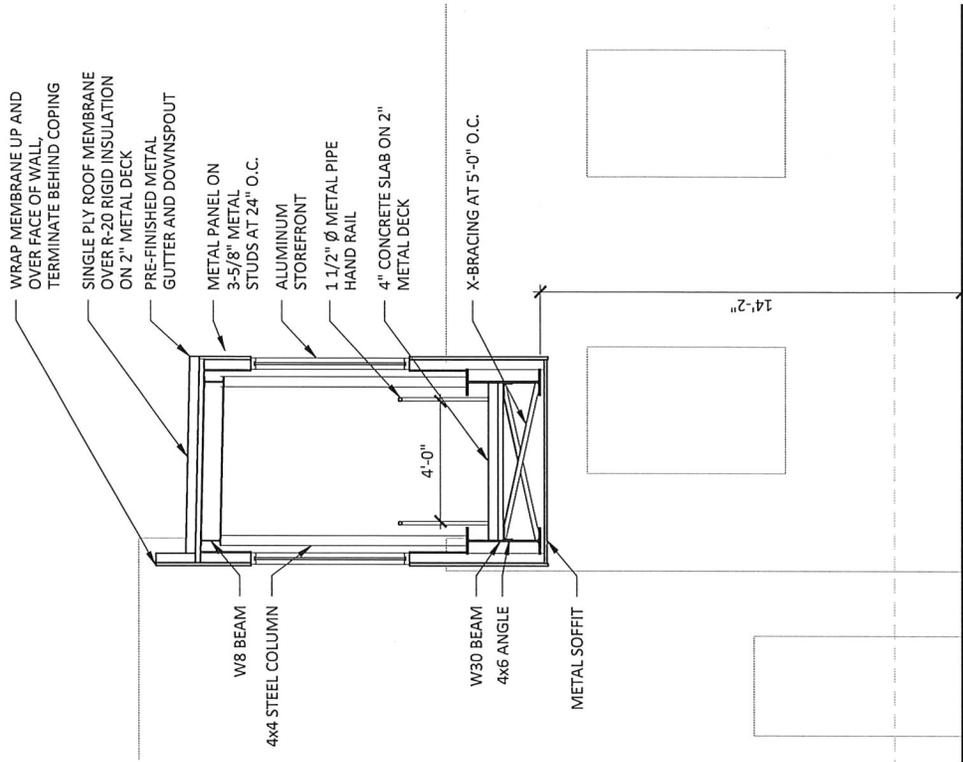


CITY TALL ANNEX

DRIVEWAY

CITY HALL

NOTATIONS BY CITY STAFF



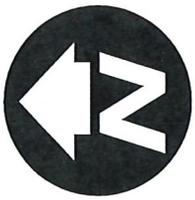
CITY HALL ANNEX  
(FORMER GAZETTE BUILDING)

NOTATIONS BY CITY STAFF



2018-1784  
Certificate of Appropriateness  
City Hall - 1 South Sandusky Street  
Location Map





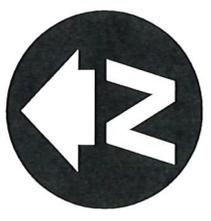
2018-1784  
Certificate of Appropriateness  
City Hall - 1 South Sandusky Street  
Zoning Map





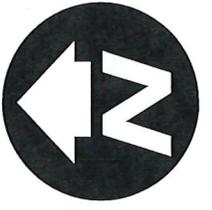
**Legend**

- Downtown Core
- Transitional
- Residential



2018-1784  
 Certificate of Appropriateness  
 City Hall - 1 South Sandusky Street  
 Historic District Map





2018-1784  
Certificate of Appropriateness  
City Hall - 1 South Sandusky Street  
Aerial (2016) Map





**CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:  
2018-1784

**Certificate of Appropriateness Application**

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 1 SOUTH SANDUSKY STREET

Business name CITY OF DELAWARE

Applicant Name/Contact Person JACQUELINE WALKER Phone 740-203-1010

Address CITY OF DELAWARE, 1 S. SANDUSKY ST., DELAWARE OH 43015

Email jwalker@delawareohio.net

\*if the Applicant is not the owner of the property, the Property Owner is required to sign the application to authorize proposed changes.

Property Owner SAME Phone \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

**Project Type**

- Signs, Graphics or Awnings
- Demolition Permit(s)
- Other
- New Construction
- Exterior Building/Site Alterations (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.

Pedestrian Connector between City Hall, 1 S. Sandusky, and  
the adjacent former Gazette Building, 18 E. William

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials to submit with application:** 1 electronic copy and 12 hard copies if required to appear before HPC Commission.

\*Check made payable to the City of Delaware in the amount of \$50.00

\*Legible Photographs, digital copies or copied from a negative, not photocopied

\*Site Plans showing view from above, plus elevation plans showing the view from front, sides, and rear drawings for new construction, modifications or signs showing *dimensions, setbacks, colors, and specifications* of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified

\*Material samples/manufacturers brochures which show/describe materials to be used

\*Color samples must be provided, such as manufacturer paint chip cards or brochures depicting proposed color selections

\*Interior floor plans, where appropriate

**Variance Explanations:** If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following six (6) criteria is met:

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

**Deadline:** Applications must be submitted THIRTY (30) DAYS prior to the Historic Preservation Commission meeting.

**Public Notification:** Staff will notify property owners within 150' of the site as required.

**Meeting Date/Time:** 4<sup>th</sup> Wednesday of each month at 7:00 pm in Council Chambers on the second floor of Delaware City Hall, 1 South Sandusky Street, Delaware, OH 43015.

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

 \_\_\_\_\_  
Signature of Applicant Date 2/18/18

\_\_\_\_\_  
Signature of Owner (if not the Applicant) Date

**Application Fee \$50.00** Fees Received \$ \_\_\_\_\_ Received by \_\_\_\_\_ Date \_\_\_\_\_