

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

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

REGULAR MEETING

AUGUST 22, 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 July 25, 2018 as recorded and transcribed.
4. REGULAR BUSINESS
 - A. 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.
 - B. 2018-2071: A request by Sandusky Brothers LLC., for an Informal Review for the proposed building renovation of 17 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
5. STAFF COMMENTS
6. COMMISSION MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: September 26, 2018
8. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
July 25, 2018**

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 7:01 p.m.

Members Present: Joe Coleman, Cara Hering, Erinn Nicley, Stephanie Van Gundy, Sherry Riviera and Vice-Chairman Mark Hatten

Members Absent: Councilman Kyle Rohrer

Staff Present: Jerry Warner, Chief Building Inspector and Dave Efland, Planning and Community Development Director

Motion to Excuse: Mr. Coleman motioned to excuse Councilman Rohrer, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

The Commission requested to wait for election of officers until the next meeting to allow for all members to be present for the vote.

Motion: Mr. Nicley motioned to table the election of officers, seconded by Ms. Van Gundy. Motion approved by a 6-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on June 27, 2018 as recorded and transcribed.

Motion: Mr. Coleman motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on June 27, 2018, as recorded and transcribed, seconded by Ms. Van Gundy. Motion approved by a 3-0-3 (Hatten, Hering, Riviera) vote.

ITEM 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.

Mr. Efland reviewed with the Commission that the Applicant had an informal review in June and provided two different windows. Mr. Efland discussed that the property is City owned and will have a mixed use, with plans for COhatch to utilize the first floor and basement, and the City to access the second floor for additional office space. Mr. Efland discussed the need to fix brick on the south side of the building. He discussed the plans for entry doors, rear entry improvements to the east side of the building, and window replacement. Mr. Efland informed the Commission that the ADA lift will have administrative approval. He discussed utilizing the loading dock area to create an outdoor space and allow for light to enter the building. He informed the Commission that there are approximately 44 windows to be replaced and that the various unique windows will be refurbished. Mr. Efland discussed the variety of window shapes and sizes throughout the building. He discussed the plans for the steel eye beam pergola and outside seating area in the front and the external illuminated signage proposed on the building. He discussed the city guidelines for the mullion divides. He present two samples of windows that consisted of aluminum clad and fiber glass.

Chairman Hatten reviewed the six criteria to grant a requested variance into the record. He discussed that the Commission needs to remain objective and not subjective.

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 taking the feedback from the informal review and put into the application. Mr. Coleman discussed his concerns over the windows, and that the current standards do not allow for the fiber glass windows. He voiced concerns over not knowing how fiberglass windows will weather over a twenty year period and felt it was necessary to get more information on the fiberglass. He did feel the mullions look good with the elevations. Mr. Hegendefer requested a decision made on the windows today to allow for them to move forward with the project. Mr. Davis discussed the ability to save a substantial amount of money to use fiber glass windows and that it may allow for other businesses to replace damaged windows. Ms. Van Gundy discussed having a duty to preserve history but also need to look at being cautious with public tax dollars. She

recommended that the Commission look at changing the standards in regards to windows. Ms. Riviera also discussed her agreement in reviewing the standards. A discussion was held on the projects budget and the city cost & public funds. Mr. Nicley discussed the use of tax payer money but also the need to hold the City to their own standards. Mr. Warner discussed the National Standards do not allow for aluminum clad windows and the research that staff did regarding both types of windows. He discussed that aluminum clad was allowed as residents and business owners did not want to perform the upkeep of painting the windows.

Motion: Mr. Coleman motioned to approve 2018-1514, with items 4, 5, 6 and 8, along with the provision in Item 5 that the window replacement are aluminum clad, seconded by Mr. Nicley. Motion approved by a 5-1 (Van Gundy) vote.

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.

Mr. Efland discussed the location of the development that would require demolition on the site of two buildings. He discussed the need for a zoning change and further review needed by the Planning Commission. He reviewed the current zoning for the property and the property in related to the Historic District. He provided some background historical information on hotels in the Historic Downtown District. Mr. Efland provided renderings of the building and discussed the elevations of the building. He informed the Commission that it will have six floors and there will be necessary grade changes. Mr. Efland discussed the preferred design to have a drop off area and set the building back. Mr. Efland reviewed the materials for the building including white painted brick and zinc metal panels.

APPLICANT:

Warren Bath
OHM Advisors
580 North 4th St., Suite 610
Columbus, Ohio

Dave Kozar
2700 Camden Road
Columbus, Ohio

Mr. Bath provided more contextual renderings of the project. He provided samples of the brick and stone for the Commission to see. Mr. Nicley discussed the different factors that are not currently complaint with the standards for Transitional Sub-District including the height of the building, the parking on the sides of the building, and the color palette. He discussed that these would

require a variance. Mr. Coleman discussed the proposed materials being more appropriate for the Core District and not the Transitional Sub-District. He also voiced his preference for site plan option one and have the building up to the sidewalk. Ms. Van Gundy recommended the addition of awnings to give it a more historic appearance. Ms. Hering discussed the design being flat faced and simple and that the first floor is lacking a higher proportion from floor to ceiling. Mr. Kozar discussed the plan to have 116 rooms which will help with the operating model. Mr. Nicley voiced concerns over the height of the building and recommended to create a streetscape building by using different shades of brick. He stated this will help to make it look like three individual buildings. Chairman Hatten recommended having the building closer to the sidewalk. A discussion was held input received from Ohio Wesleyan University regarding the project. The Commission discussed alternative materials and colors to use.

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.

Mr. Efland discussed the there is no current standards regarding a pedestrian bridge. He discussed the expected setback for the bridge and the location. Mr. Efland provided a rendering of the bridge and reviewed the proposed plan reviews. He also provided examples of pedestrian bridges in other areas. A discussion was held on if the beams will be visible from the outside. Chairman Hatten recommended getting more input. The Commission discussed the use of an eye beam design to tie into the COhatch project. Chairman Hatten also requested research on other bridges in historic cities. Ms. Van Gundy discussed finding properties throughout the downtown area that at one time had a connection. The Commission was in agreement to have administrative approval on the project with new design being emailed to the Commission for input and final approval administratively. Chairman Hatten also suggested if needed to have the design brought before the Commission again if necessary.

APPLICANT:

Terry Hegendefer
18290 Boerger Road
Marysville, Ohio

Motion: Mr. Coleman motioned to revise the design that is more structurally similar to the pergola eyebeams, windows that more consistent to the proportions on the existing two buildings, a clean line on the bottom where the bridge meets the bump out, and that the design is subject to email review and administrative approval, seconded by Mr. Nicley. Motion approved by a 6-0 vote.

ITEM 5. STAFF COMMENTS

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

The Commission recommended to have further discussion regarding the fiberglass windows and for staff to research the longevity and other historic cities that have worked this type of windows into their standards.

ITEM 7. NEXT REGULAR MEETING: August 22, 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.

Chairperson

Elaine McCloskey, Clerk

APPLICANT/OWNERS

Indus Hotels
1555 Lennox Town Lane
Columbus, OH 43215

REQUEST

2018-1727: UPDATE - 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.

UPDATE

The applicant has been working on updates based upon the informal feedback of the HPC in July. Attached to this report are those updates for consideration of an updated informal review by the Commission. The Applicant has additionally prepared a written summary of the design response to the comments received.

Two new options are shown both of which include cast stone base in a limestone finish, sills and bands in pre cast concrete, Antique Bronze finished metal accent, and brick for the majority of the building to be Madison Blend. The difference between the two options is that one includes brick in the center portion to be Dark Iron Spot with a vertical score while the other option replaces that with a ribbed metal panel with an antique bronze finish.

The applicant has also included perspective renderings in this submission. Staff would offer that at almost 70 feet tall this would be the tallest building in Downtown from grade. However, there is significant grade surrounding this site. The combination makes producing highly accurate perspective renderings difficult to say the least. Staff finds the contextual elevation line drawing on page 8 of the packet to be the closest in this regard to showing contextual height with surrounding buildings. While the footprint of the structure itself is not particularly large (the site is about 194 ft. wide by 126 feet deep or 0.56A), the current grade of the site sits at approximately 870-872 ft. elevation. The building is proposed to be almost 70 feet high. This means the top of the building would sit at approximately a 940 foot elevation. According to the best available data, the Hamilton Williams Center grade sits at approximately 900 feet average elevation. It is approximately 55 feet tall from grade to the top of the pitched roof from the J-Walk side of the building but not including the glass spire - meaning it is about 955-965 feet elevation (not including the glass spire). Again, these are the best estimates using available data and consulting with the university and the chief building official for the city. However, HPC has previously asked for information in this regard so Staff wanted to provide the best estimate for such as requested.

Staff from multiple departments have had a conceptual discussion of the proposal as well. The consensus that emerged, and taking into account HPC's expressed desire to have the building built to the street, was that a drop off area could potentially be designed on the street with a cantilevered canopy to avoid supports being placed within the right of way. In the opinion of Staff, this would open an opportunity to allow for possible circulation

of a one-way drive aisle and some parking (angled) behind the hotel. This might require the hotel and OWU to work together to allow circulation out through the Art Museum parking lot which could allow that parking lot to have parking spaces angled in an appropriate direction. In any case, having a small circulation aisle and parking behind (to the south) the hotel would allow for additional off street parking spaces as well as full EMS Squad access around the building enhancing safety and better providing for needed off-street parking for the hotel use. Staff also discussed the desire to harness the development further by enhancing the Spring Street streetscape to better tie it into the Sandusky St. corridor and enhance pedestrian and motorist experience. Again, these are conceptual ideas developed based upon the emerging and changing site and building plan. Several actions by the applicant, administration, and ultimately City Council would be required to secure the numerous and necessary approvals for this concept. Final dimensions, plans, and discussions would have to be pursued to ensure the viability of all elements of the proposal given the conceptual nature of the development at this time. Therefore, Staff reserves the right to change, amend, rescind, or alter its opinions, thoughts, and recommendations based upon future proposals and changes among other elements.

The Applicant and HPC should continue the informal conversation reflecting upon a possible change in historic district to Downtown Core and a possible change in zoning to B-2 Central Business District as previously discussed. The Applicant wishes to make formal application for the September meeting of the HPC for final exterior design consideration.

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

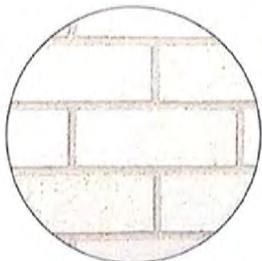


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN
HPC APPLICATION
NORTHEAST PERSPECTIVE

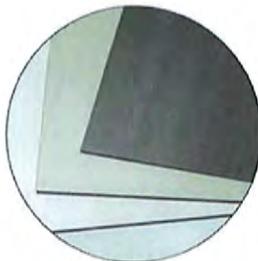




HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN
HPC APPLICATION
NORTH PERSPECTIVE



BRICK



ZINC METAL PANELS



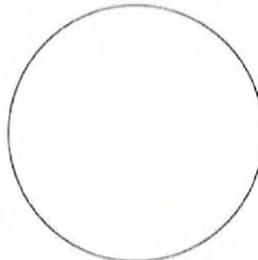
ZINC METAL PANELS



STONE



GLASS PORTE COCHERE

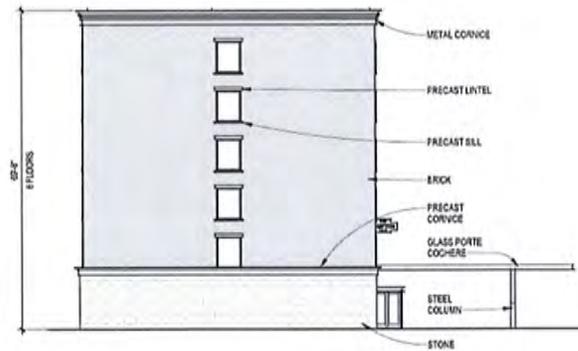


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN
HPC APPLICATION
MATERIALS



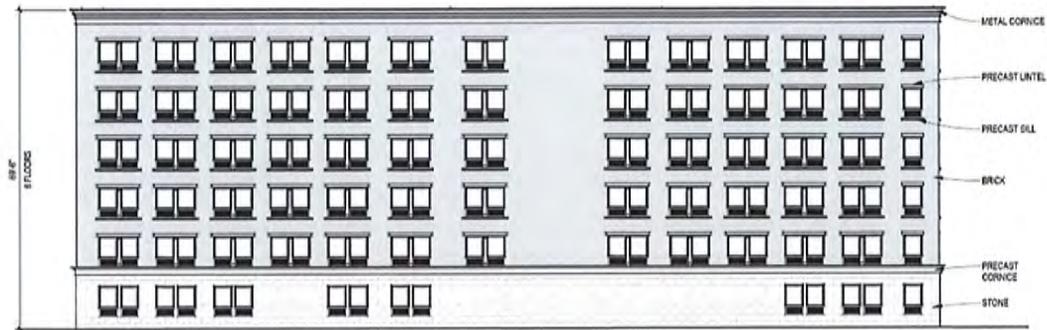


HAMPTON, IN., DELAWARE - CONCEPTUAL DESIGN
HFC APPLICATION
NORTH ELEVATION 1/16" = 1'-0"

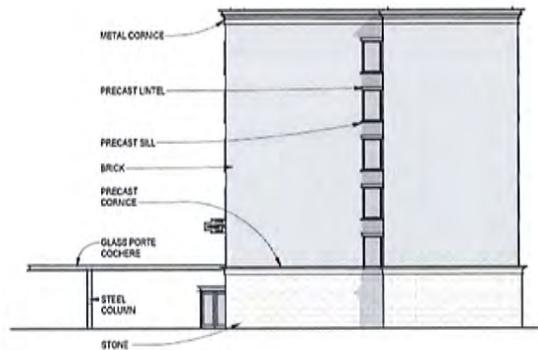


HAMPTON, IN., DELAWARE - CONCEPTUAL DESIGN
HFC APPLICATION
EAST ELEVATION 1/16" = 1'-0"



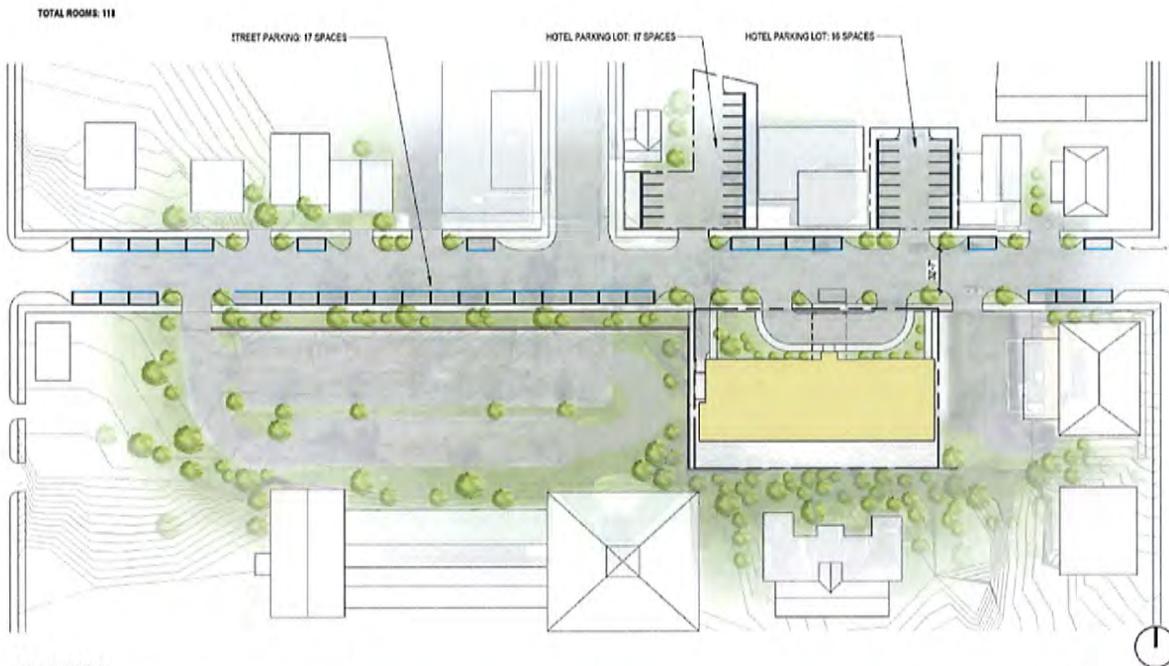


HAMPTON INN - DELAWARE - CONCEPTUAL DESIGN
HPC APPLICATION
SOUTH ELEVATION 1/16" = 1'-0"



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

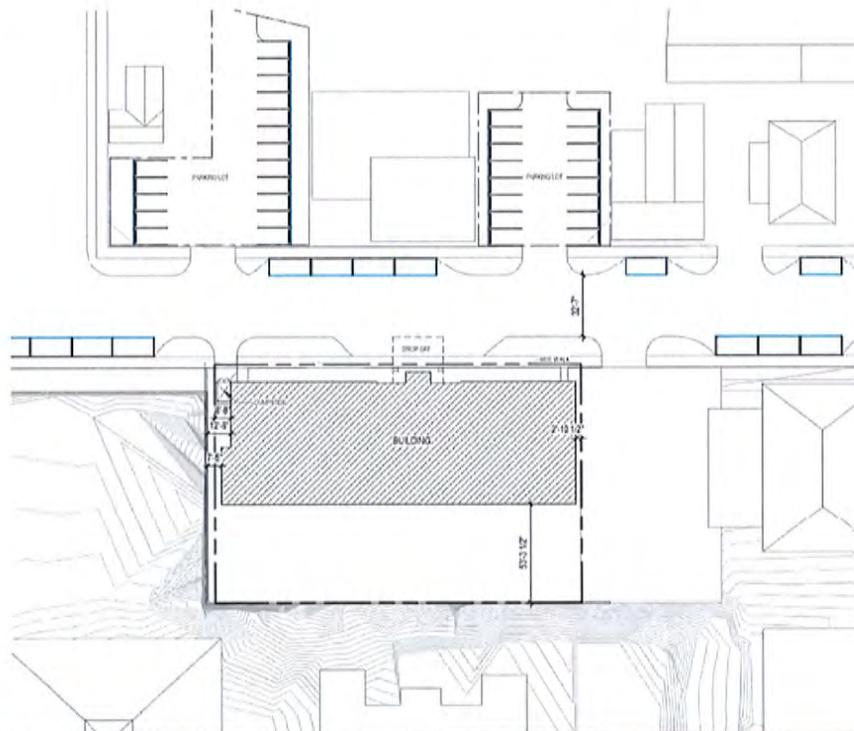




07 10 2018

PARKING EXHIBIT

SCALE: 1"=60'-0"

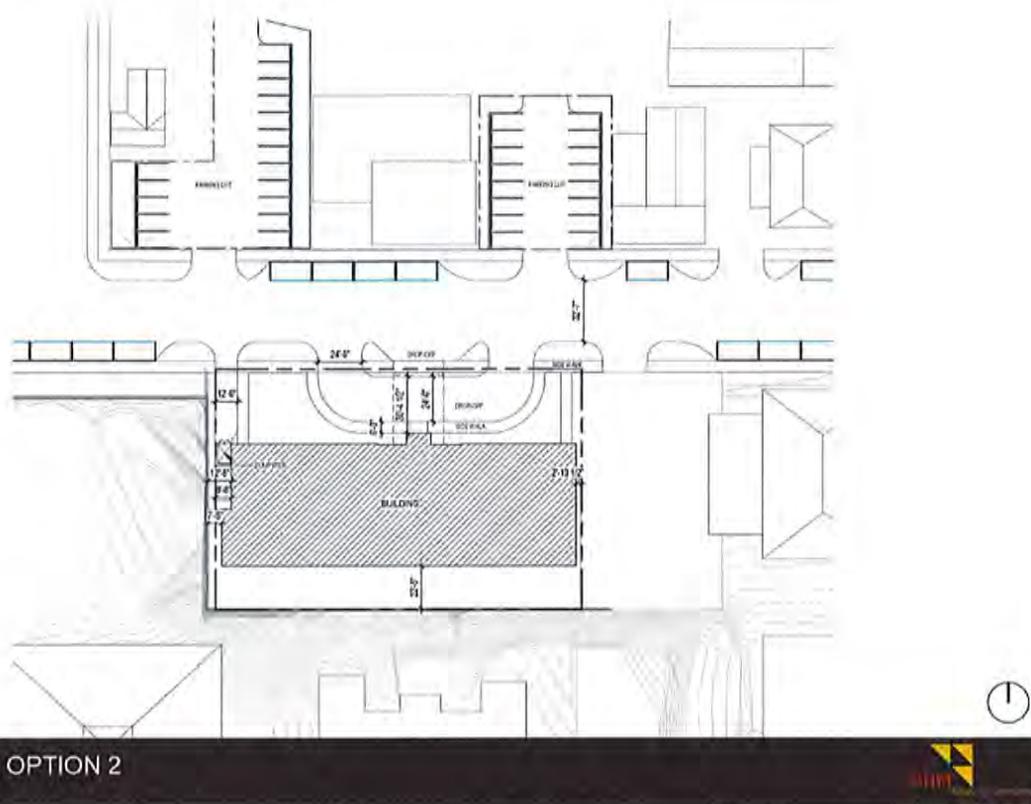


07 10 2018

SITE PLAN, OPTION 1

SCALE: 1"=40'-0"





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 - UPDATE

MEETING DATE: August 22, 2018

PAGE: 12 of 12

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.

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:

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

CONDITIONS/MISCELLANEOUS:

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

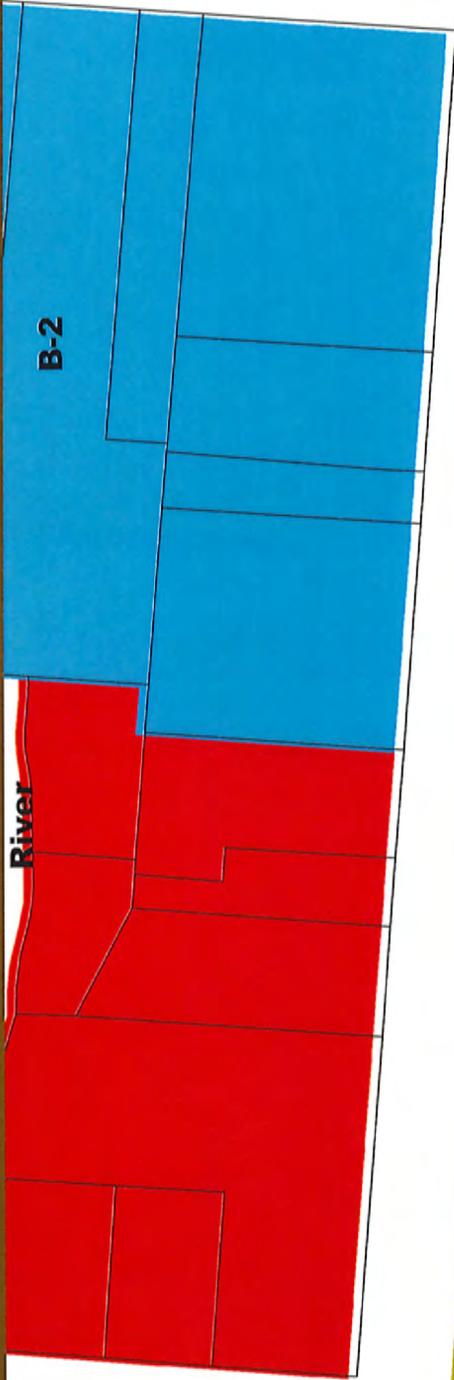


2018-1727
Certificate of Appropriateness
NAPA Auto Parts - 7 & 27 Spring Street
Location Map

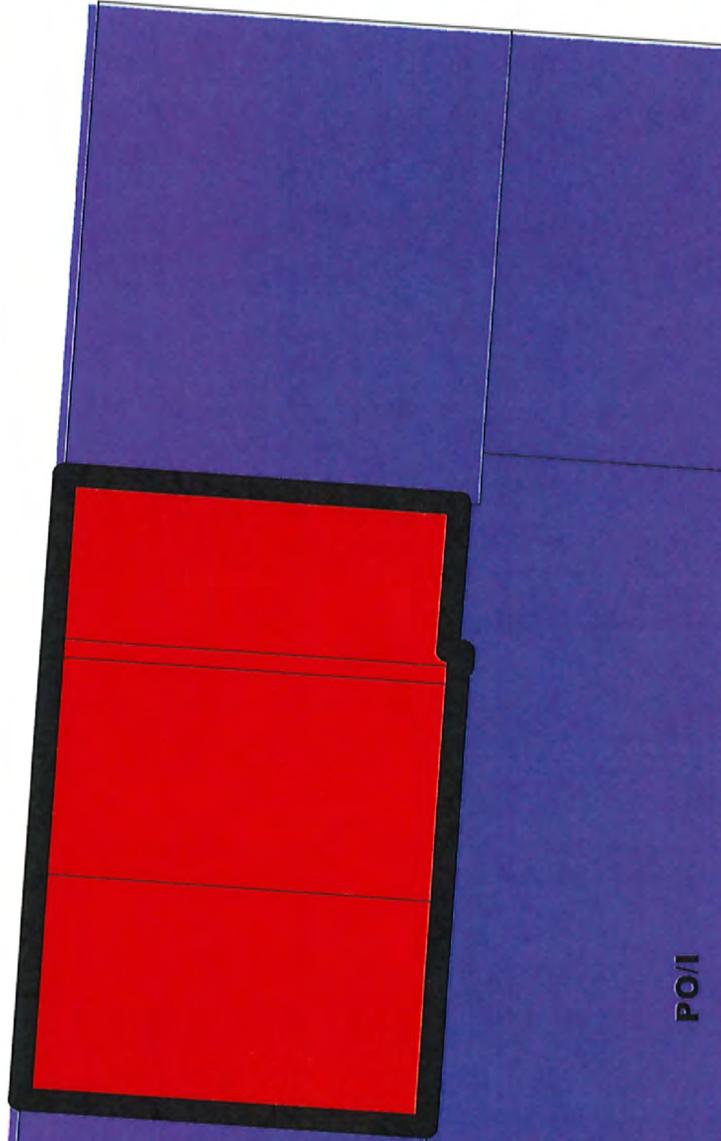




2018-1727
Certificate of Appropriateness
NAPA Auto Parts - 7 & 27 Spring Street
Aerial (2016) Map



ROW



PO/I



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





Legend

- Downtown Core
- Transitional
- Residential



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

EST. 1808
 CITY OF
DELAWARE
 OHIO



August 14, 2018

David Efland
Director of Planning & Community Development
Delaware, OH
1 S. Sandusky St.
Delaware, OH 43015

RE: Hampton Inn August HPC Informal

Dear David,

These are the steps we have taken to satisfy comments from the July HPC Informal:

- 1) The original design was thought to be out of context.
 - a. The building pallet has been redesigned to fit into the neighboring college.
- 2) The original design was thought to be too plain, simple, flat, modern, and it felt too tall.
 - a. The redesigned building elevations incorporate the following detail to respond:
 1. Brick pilasters were added to create a sense of depth.
 - ii. Horizontal masonry detailing has been utilized to make the building feel less modern and create a base / middle / and top breaking down the vertical scale in an attempt to make the building feel shorter.
- 3) The side elevations were plain and flat
 - a. Reveal brick panels and detailing were added to give the impression of old windows that were infilled with masonry.
 - b. Painted signage is being suggested as a way to add some interest to the east facing wall.
- 4) The porte cochere was received as being too modern and not in context.
 - a. The porte cochere was redesigned to use the horizontal and vertical language found at the Allen Hotel.

For the August Informal we are proposing two design options. The materials for each is listed below:

Design 1

Cast Stone Base in a Limestone finish.
Sills and bands are in pre cast concrete.
All metal is to have an Antique Bronze finish.
Brick for the majority of the building are to be a Madison Blend.
Brick in the center portion is to be a Dark Iron Spot with 'vertical score.'

Design 2

Cast Stone Base in a Limestone finish.
Sills and bands are in pre cast concrete.
All metal is to have an Antique Bronze finish.
Brick for the majority of the building are to be a Madison Blend.
In lieu of the Brick in the center portion this design proposes a ribbed metal panel with an antique bronze finish.

Sincerely,
OHM Advisors

Warren Bath, Architect

OHM Advisors

580 NORTH FOURTH STREET, SUITE 610
COLUMBUS, OHIO 43215

T 614.418.0600
F 614.418.0614

OHM-Advisors.com

RESPONSE TO INFORMAL COMMENTS

- 1) The original design was thought to be out of context.
 - a. The building pallet has been redesigned to fit into the neighboring college.
- 2) The original design was thought to be too plain, simple, flat, modern, and it felt too tall.
 - a. The redesigned building elevations incorporate the following detail to respond:
 - i. Brick pilasters were added to create a sense of depth.
 - ii. Horizontal masonry detailing has been utilized to make the building feel less modern and create a base / middle / and top breaking down the vertical scale in an attempt to make the building feel shorter.
- 3) The side elevations were plain and flat.
 - a. Reveal brick panels and detailing were added to give the impression of old windows that were infilled with masonry.
 - b. Painted signage is being suggested as a way to add some interest to the east facing wall.
- 4) The porte cochere was received as being too modern and not in context.
 - a. The porte cochere was redesigned to use the horizontal and vertical language found at the Allen Hotel.

RESPONSE TO INFORMAL COMMENTS

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018



Indus
HOTELS



Advancing Communities

TOTAL ROOMS: 118
PROPOSED TOTAL PARKING: 67 SPACES

ON STREET PARKING: 34

HOTEL PARKING LOT: 17 SPACES

HOTEL PARKING LOT: 16 SPACES



SITE PARKING PLAN

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018



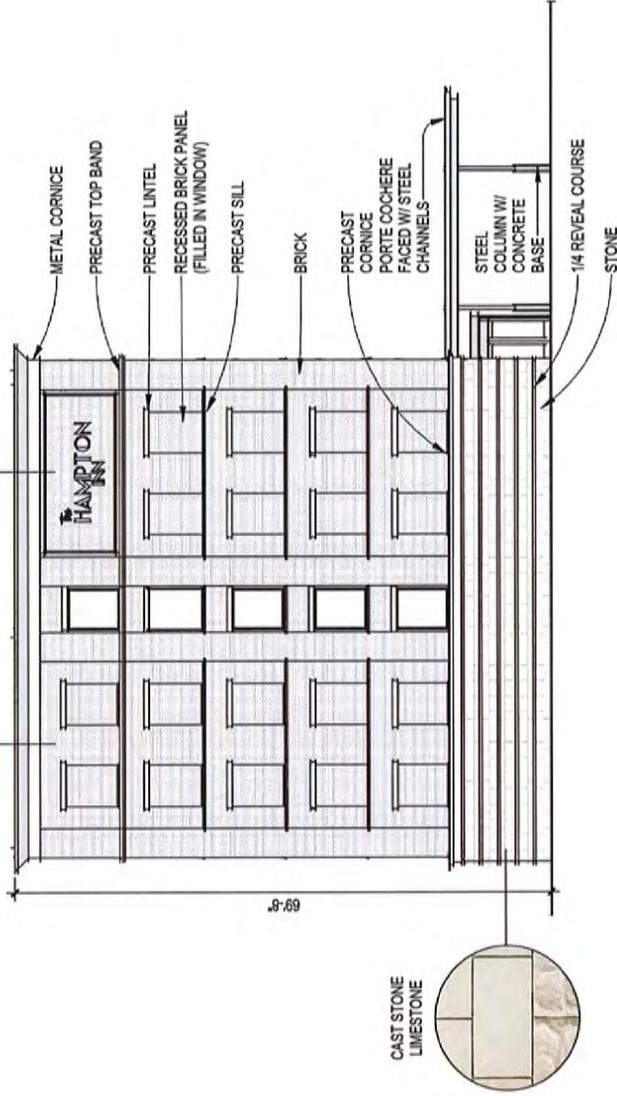
ALL METAL
ANTIQUE BRONZE



MADISON BLEND
BRICK A



PAINTED SIGNAGE



CAST STONE
LIMESTONE



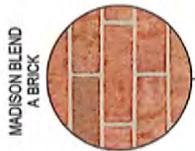
EAST ELEVATION

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018





ALL METAL
ANTIQUÉ BRONZE



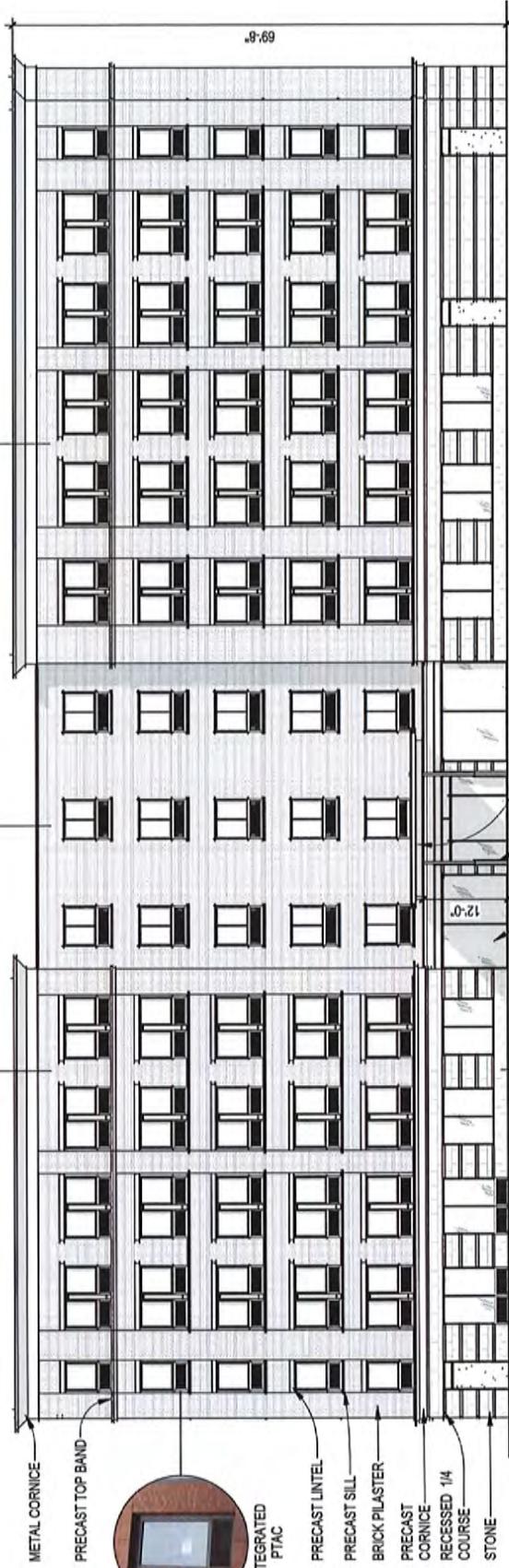
MADISON BLEND
A BRICK



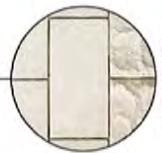
IRON SPOT BRICK



MADISON BLEND
A BRICK



INTEGRATED
PTAC



CAST STONE
LIMESTONE

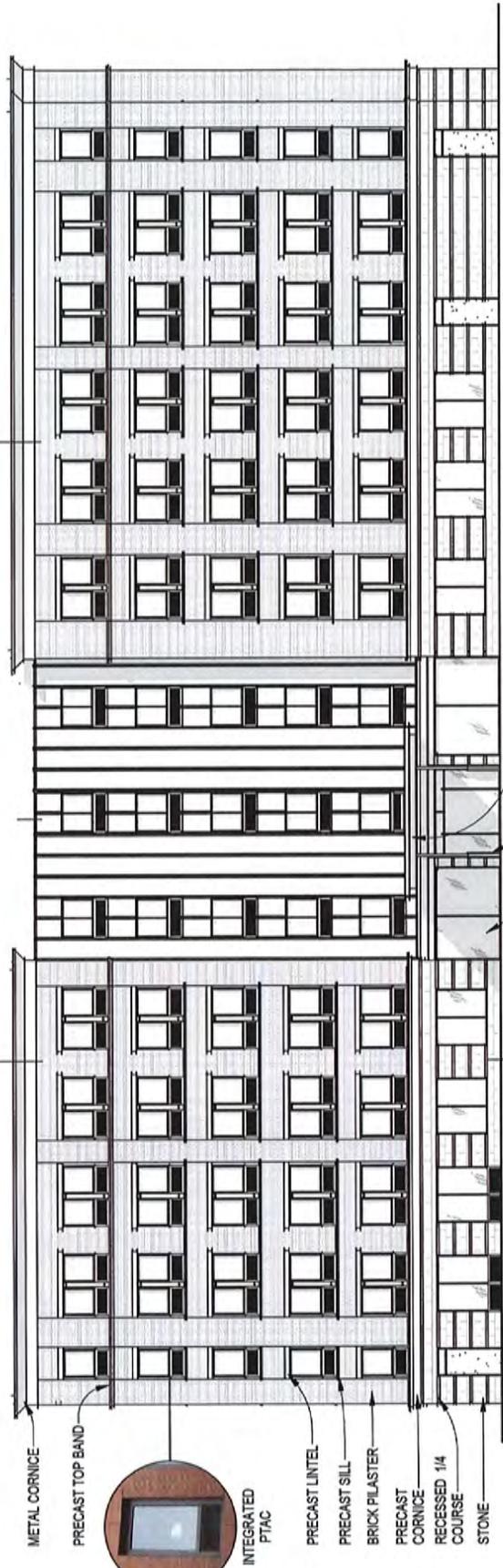
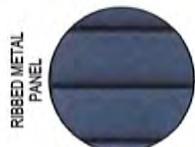
PORTE COCHERE W/
STEEL CHANNEL FACING
STEEL COLUMN W/
CONCRETE BASE
STOREFRONT

12'-0"

NORTH ELEVATION - BRICK CENTER

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018





NORTH ELEVATION - METAL PANEL

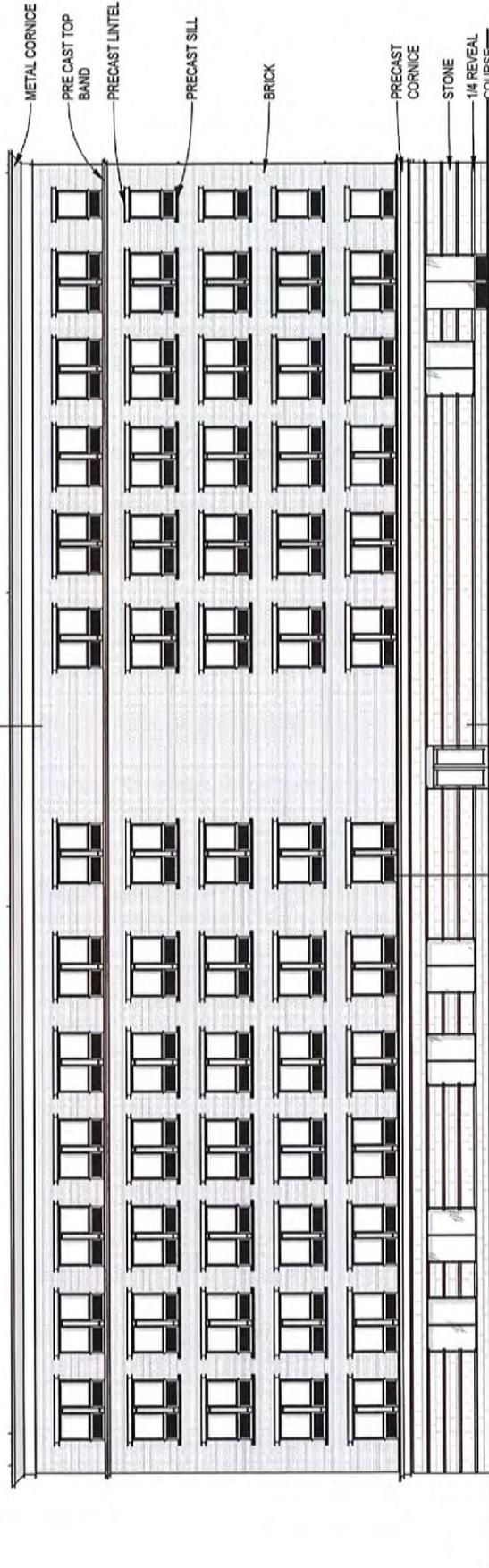
Hampton Inn - 7 Spring ST
 HPC Informal
 08/22/2018



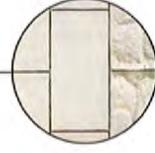
ALL METAL
ANTIQUE BRONZE



MADISON BLEND A
BRICK



INTEGRATED PTAC



CAST STONE
LIMESTONE

SOUTH ELEVATION

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018



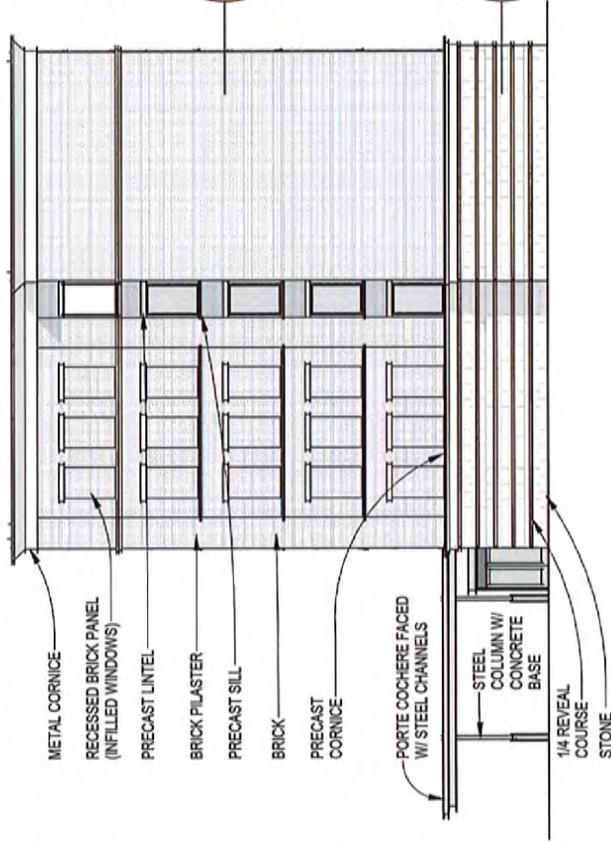
ALL METAL
ANTIQUÉ BRONZE



MADISON BLEND A
BRICK



CAST STONE
LIMESTONE



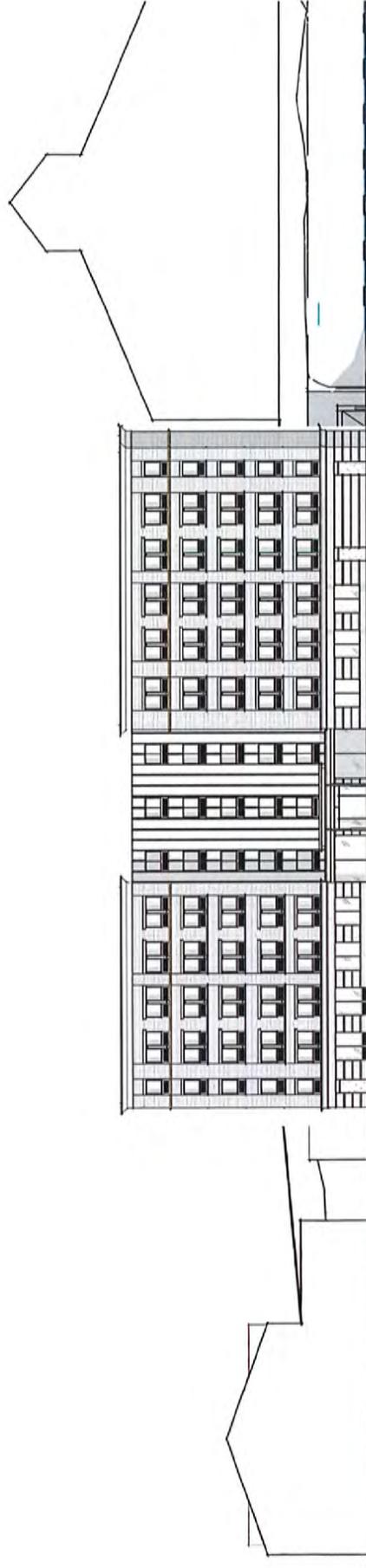
WEST ELEVATION

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018



Indus
HOTELS





CONTEXTUAL ELEVATION

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018



Advancing Communities



SUPERIMPOSED VIEW FROM FRANKLIN

Hampton Inn - 7 Spring St

HPC Informal

08/22/2018





SUPERIMPOSED VIEW FROM SPRING

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018





NORTH EAST RENDERING

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018





**BRICK CENTER
NORTH WEST RENDERING**

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018





METAL PANEL
NORTH EAST RENDERING

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018





**METAL PANEL
NORTH WEST RENDERING**

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018





WEST RENDERING

Hampton Inn - 7 Spring ST
HPC Informal
08/22/2018



APPLICANT

Sandusky Brothers LLC
3583 Pamela Drive
Gahanna, OH 43230

REQUEST

2018-2071: A request by Sandusky Brothers LLC for an Informal Review for the proposed renovation of 17 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The property is located on the west side of North Sandusky Street between William and Winter Streets. The zoning is B-2 (Central Business District), and it is located within the Downtown Core of the Downtown Historic District Overlay. The surrounding properties to the north, south, east, and west are also zoned B-2 (Central Business District). The properties to north, south, and east are in the Downtown Core, while the properties to the west are in the Transitional Sub-district of the Downtown Historic District Overlay. The subject building is considered a contributing structure in the Sandusky Street National Register Historic District.

BACKGROUND

The 163 year old building, located at 17 North Sandusky Street, historically has been and remains a three story commercial/retail building. The south storefront is known as 17 and the north storefront is known as 19 North Sandusky Street.

This building has significant local history. The Delaware County Auditor's Office indicates it was constructed in 1920. (Staff notes that typically this was the date assigned by the Auditor based on a documented new construction permit on record for buildings surviving the Great Flood of 1913.) The Ohio Wesleyan University, however, documents the building as being constructed c 1855 by the Sons of Temperance, a Protestant fraternal group similar to the Freemasons, which promoted the temperance movement and mutual support. The building became known as "Templar Hall," and Delaware Chapter No. 54 of the Royal Arch Masons, chartered in 1855, met in this building.

17-19 North Sandusky Street – Circa Early 1900s
(Note Original Pediment With Cornice at Roofline and Transom Windows)



Local history notes that the third floor of the building was a popular location for meetings and conventions. On June 6, 1856, Frederick Douglass, the renowned African-American orator and abolitionist, spoke in the third floor assembly room on the subject of slavery with the 25 cent admission proceeds going to the support of the Underground Railroad, as noted on the plaque placed on the north column of the building by the Delaware County Historical Society. Shortly after the Civil War ended, General William Tecumseh Sherman spoke here. In March 1868, the White Sulphur Lodge No. 10 "Colored" Masons, an African-American chapter, organized and held chapter meetings here. Described as "a beautiful little hall in Delaware," the 1870 Convention of the Phi Gamma Delta Fraternity (founded in 1848 at Jefferson College in Canonsburg, PA) was held in this building and installed the Sigma Chi's Gamma Chapter in Delaware. It was also here on June 24, 1871 that a Freemason convention resulted in the incorporation of the M.W. Grand Lodge of the Most Ancient and Honorable Fraternity of Free and Accepted Masons for the State of Ohio and its jurisdictions, which set the stage for desegregation nationwide within the Freemasons.

A variety of tenants occupied the first and second floors of the spacious building. The 1893-1894 Polk City Directory indicates at 17 was the E.E. Jones & Company, Clothiers while tenants of the upper floor at 17-1/2 included a number of insurance agents, barbers, and the Holzmilller Pool Room. In 1901, at 17 was the EE Jones & Son, Clothier and at 19 was Potter Brothers Hardware. In 1905-1906, at 17 was EE Jones & Son, Clothier and the upper floors continued to be occupied by insurance agents, attorneys, barbers, and the City Billiard Parlor.

By 1922, 17 was occupied by the Standard Clothing Company and 19 by Buckeye Hardware and Iron Company. The upper floor was occupied a tailor, attorneys, barbers, and the Delaware Moose Lodge No. 1167.

17-19 North Sandusky Street – Circa Mid-1920s

(Note Pediment With Cornice at Roofline and Transom Windows Still Intact)



LOOKING UP SANDUSKY STREET. DELAWARE, OHIO.

The 1930 City Directory lists the Standard Clothing Store at 17, with HT Miller, Tailor at 17-1/2. Buckeye Hardware continued occupancy at 19, with FJ Klee, Leather Goods and James Sellover, Attorney on the second floor.

By 1931, 17 transitioned to a restaurant, Harter's Cafeteria. The awning advertised "Air Conditioned," a new invention which started to be widely used in the 1930s. Buckeye Hardware continued to occupy 19.

17-19 North Sandusky Street – Circa 1930s

17-Harter's Cafeteria

(Note black ceramic tiles at storefront window base and art glass RESTAURANT transom sign still in place today)



Captions: May 4, 1931 – Cooks – Harter Restaurant

19-Buckeye Hardware



(Photographs courtesy of the Delaware County Historical Society)

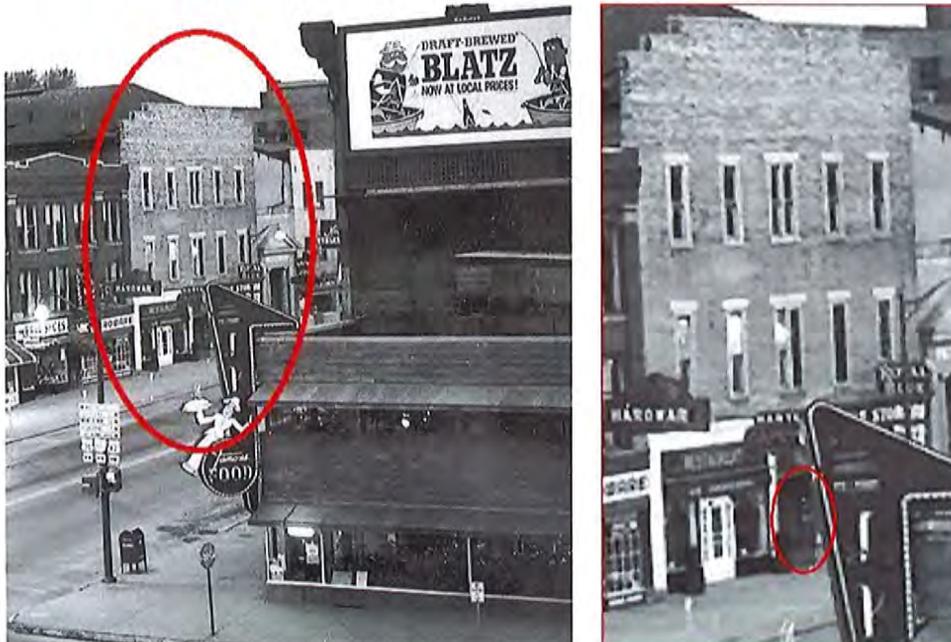
In 1942, Harter's Cafeteria was still located at 17 North Sandusky Street.

17-19 North Sandusky Street – 1942
(Note Pediment With Cornice at Roofline Removed. Transom Windows Still Intact)



By the 1960s, Harter's Cafeteria remained in business at 17 North Sandusky Street. The US Store, a grocery store owned by James L. Kern, occupied 19 North Sandusky Street.

17-19 North Sandusky Street – 1960s
17 – Harter's Cafeteria and 19-US Store (Grocery Store)
(Note Entry Door to 19 North Sandusky Inside Open Central Stairwell)



During the 1970s, James Kern, the building and US Store owner at the time, undertook a well-intentioned effort to blend his building into the general Italianate architectural style of the surrounding central business district. Modern materials were used to replicate a decorative cornice with corbels and dentils. The 'Kern' name was prominently displayed in the center of the cornice, as was the custom of the era. A trim board was installed below the third floor windows, which in actuality disrupted the verticality of the building. Another cornice with dentils was installed directly above the storefront windows. Plywood inset panels were installed over the original frosted prismatic glass transom panels on the central stairwell and the north storefront; the art glass RESTAURANT sign from Harter's Cafeteria was left exposed. Plywood inset panels were installed over the black gloss ceramic tiles of the storefront window bases. Lastly, a flush metal commercial door and side panel blocked the once-open entrance to the upper floor stairwell and 19 North Sandusky Street storefront. The entry door opens immediately onto a varnished wood staircase leading to the second and third floors.

The US Store occupied the building until 1998. The property was sold that year to Beverly Conniff, an entrepreneur who started the DPS Antiques and Collectibles store, which occupies the building's first floor today. Douce Dance Studio also began occupancy on the second floor. Since the antique store eventually occupied both storefronts, the first floor was combined into one retail space. The entrance in the stairwell to what was once 19 North Sandusky Street was eventually walled over. After the death of Beverly Conniff, the property again sold in 2007 to JBK2 Partners LLC. Both businesses remained on site.

In 2012, JBK2 Partners LLC began participation in the City of Delaware Downtown Façade Improvement Program to undertake a \$26,000 storefront restoration of 17-19 North Sandusky Street. The restoration included removing failing plywood coverings, replacing the central stairwell door, and rebuilding deteriorating wood storefront window framing to support new plate glass. City Staff and the building owner spent hours on the project to the satisfaction of the Ohio Historic Preservation Office in Columbus as the reflective prismatic glass in the transom windows and the 4"x4" gloss black ceramic tiles in the storefront window base panels became unentombed. In hindsight, the plywood coverings helped preserve these elements that were more than likely installed in the late 1920s to 1930s (which coincides with the timeframe the original cornice and pediment were removed). It is speculated the entry door was inset shortly after that approximate timeframe, as well. The project was successfully completed in 2014.

17-19 North Sandusky Street – 2009 and 2012
17-19 DPS Antique Store and 19-1/2 Douce Dance Studio



17-19 North Sandusky Street – Downtown Grant Project Completed in 2014



Existing Elevation – August 2018



PROPOSAL

The Applicant purchased the building in December 2017. He is a partner in Triad Architects of Columbus, which is the project architect. The architect is presenting exterior drawings of proposed renovations for HPC review and comment. The interior drawings are included only to help illustrate the related requested exterior modifications. The project will entail repair and restoration of the three exposed elevations, in addition to proposing new structural elements to the building:

1) East (Front) Elevation: Remove non-historic cornice at roofline and trim board below third floor windows. Restore stone coping at roofline. Clean, restore, and re-paint historic masonry. Install new windows to match original style. Re-paint existing non-historic first floor cornice (above storefronts) and storefront entrances. Provide new right-side entrance at north storefront.

3 EXAMPLE STOREFRONT BUTT GLAZING NOT TO SCALE

2 EXISTING EAST FACADE NOT TO SCALE

1 PROPOSED EAST ELEVATION
1/8" = 1'-0"

RESTAURANT
NEW ENTRANCE

RESTORE STONE COPING
RESTORE MASONRY
NEW FINISH TO MATCH ORIGINAL, TYPICAL
REMOVE NON-HISTORICAL 'FALSE' CORNICE
REMOVE NON-HISTORICAL TRIM BOARD
REPAINT NON-HISTORICAL 'FALSE' CORNICE

COORD. BY TRIAD ARCHITECTS, LTD.
180821818 IN

TRIAD EAST ELEVATIONS
17 N SANDUSKY STREET
DELAWARE, OH 43015

Date: 8/5/2018
Drawn by: RBB
Checked by: JCF

2) West (Rear) Elevation: Rebuild historic eave and rake at roof. Install new windows to match original style. On 1909 rear one story addition, replace existing rear metal commercial entrance doors with a new more attractive lobby storefront entrance in existing location. Remove two existing metal windows and install new metal louvered gate in existing wall to create dumpster enclosure.

**3 WEST FACADE FROM ROOF
NOT TO SCALE**

**2 EXISTING WEST FACADE
NOT TO SCALE**

**1 PROPOSED WEST ELEVATION
1/8" = 1'-0"**

REBUILD HISTORIC EAVE AND RAKE

NEW WINDOW TO MATCH ORIGINAL (TYPICAL)

NEW STOREFRONT IN EXISTING WALL

FUTURE SIGNAGE

NEW METAL LOWER GATE IN EXISTING WALL

Date: 8/1/2018
Drawn by: JMM
Checked by: JCF

TRIAAD
WEST ELEVATIONS
17 N SANDUSKY STREET
DELAWARE, OH 43015

COMPACT TRIAD ARCHITECTS LTD 2018

3) South (Side) Elevation: Infill existing window opening with inset matching brick at dumpster enclosure location. Existing masonry wall to remain. Existing parged masonry wall to be re-painted.

**2 SOUTHWEST CORNER
NOT TO SCALE**

**1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"**

INFILL WALL AT EXISTING WINDOW OPENING

EXISTING "MAGNET" WALL TO REMAIN

EXISTING PARGED MASONRY WALL TO BE REPAINTED

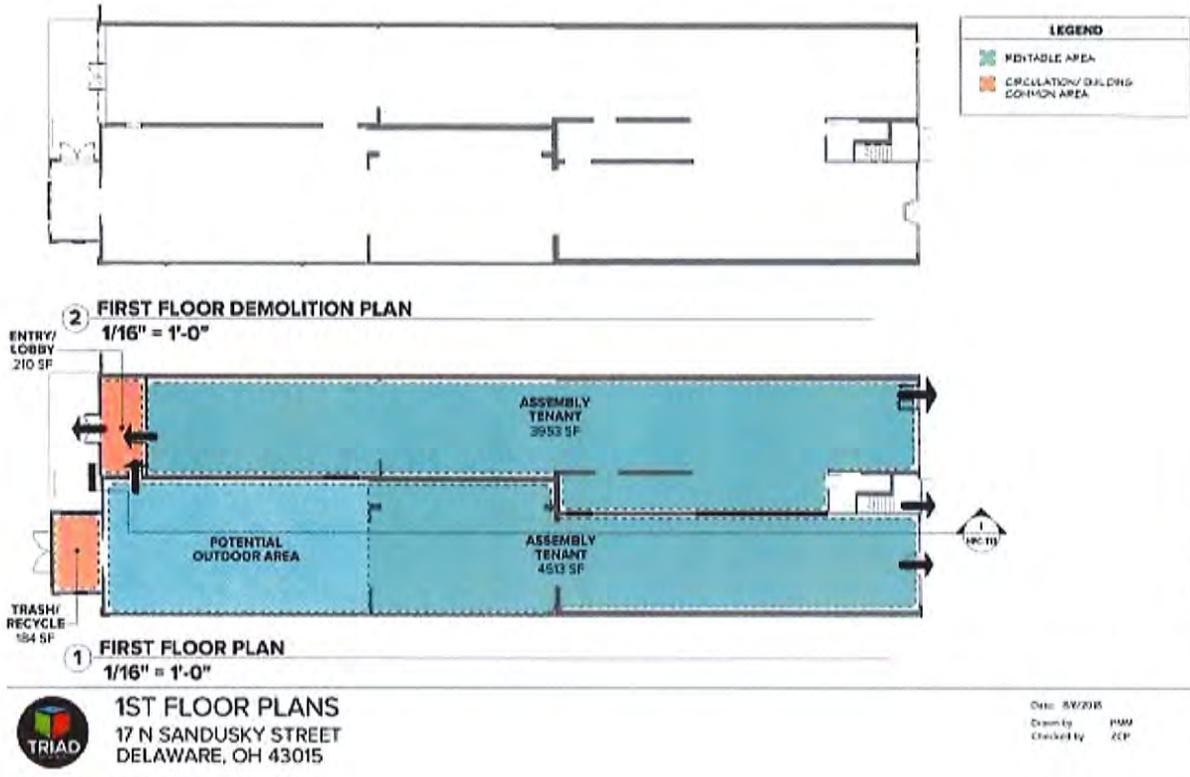
Date: 8/5/2018
Drawn by: JMM
Checked by: JCF

TRIAAD
SOUTH ELEVATION
17 N SANDUSKY STREET
DELAWARE, OH 43015

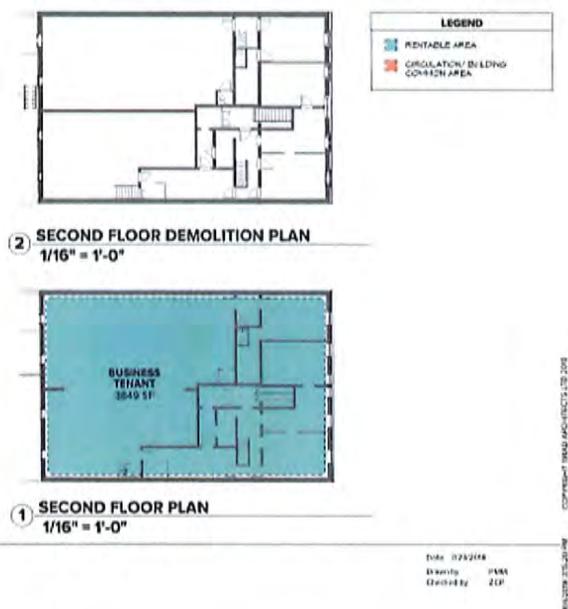
COMPACT TRIAD ARCHITECTS LTD 2018

The interior floor plans are included below:

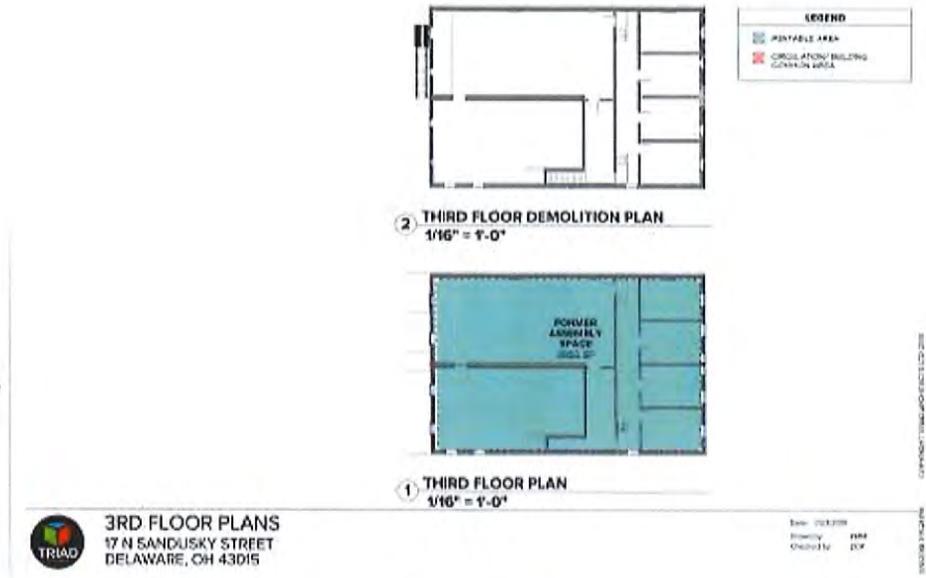
First Floor Plans



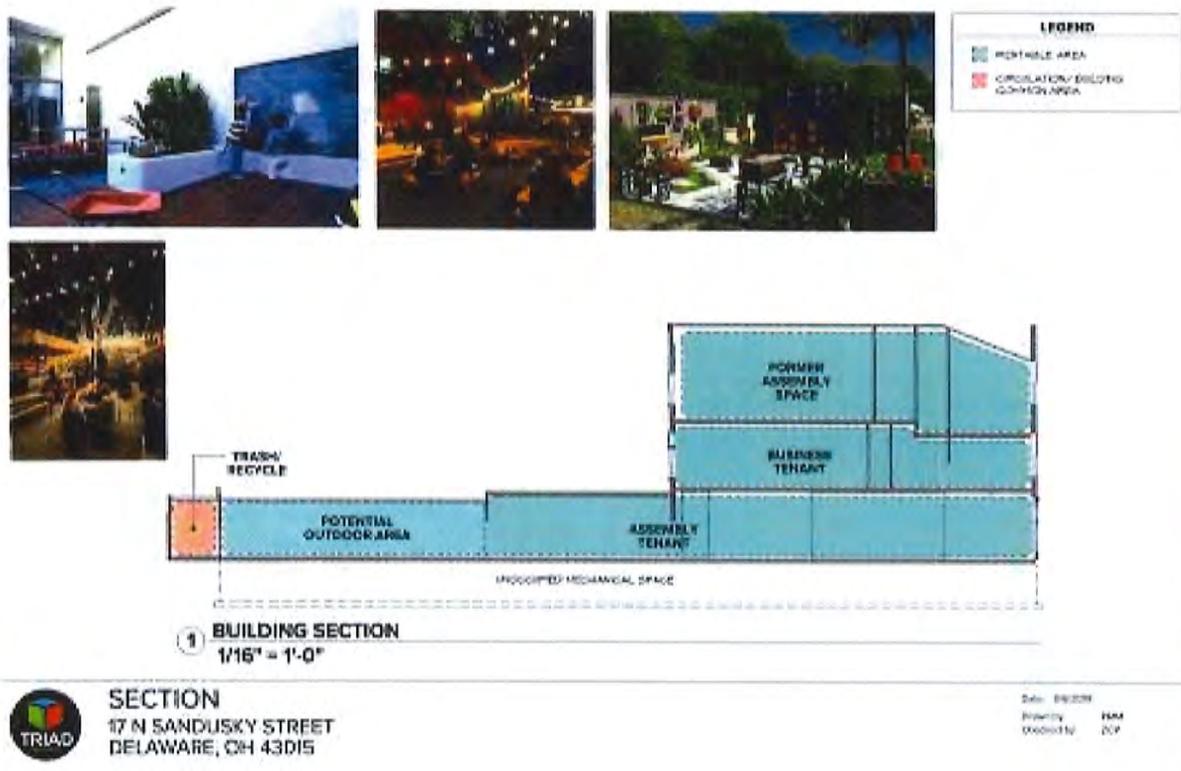
Second Floor Plans



Third Floor Plans



Building Section



Aerial View of Property



STAFF ANALYSIS

City Staff appreciates the Applicant's interest in establishing new business space and investing in this building improvement project in Historic Downtown Delaware.

The site itself is located in the Downtown Core. The rear of the building opens out onto a parking lot, which lies in the Transitional Sub-district. This Sub-district is intended to maintain the character between the downtown and the surrounding residential neighborhoods. The rear one story addition was added in 1909, according to the County Auditor's records. Staff finds that the original circa 1855 three-story brick pre-Civil War Era building is steeped in local historical events, as well as events that positively impacted our nation's viewpoints. Pause should be taken to acknowledge these events once again, as well as the men and women who were instrumental in their undertaking.

As with many of Historic Downtown Delaware's buildings, with the passage of time and architectural trends, the project site's storefronts and façade have been modified to adjust accordingly. Based on historical photographic evidence, the original c 1855 cornice and pediment were removed apparently in the late 1920s to 1930s. The efforts of a previous owner in the 1970s were intended to blend the building into the general Italianate architectural style of the district. Modern materials were used to replicate a decorative cornice with dentils and a mid-elevation cornice/trim board. Removal of the 1970s faux historical elements on the upper elevation as depicted in the drawings would not appear to be detrimental to the historic district.

The majority of the proposed improvements would also appear to be appropriate as long as they are completed as proposed and also comply with the Architectural Standards. On the front elevation, this would include plans to restore the stone coping at the roofline; clean, restore, and re-paint the historic masonry; install replacement

windows to match the original style; and re-paint the existing non-historic first floor cornice (above storefronts) and the storefront entrances. (Staff offers that the existing masonry on the front elevation is currently painted, and according to the Architectural Standards, it may be re-painted.) On the rear elevation, planned improvements are to rebuild the historic eave and rake at roof; install new windows to match original style on the three-story brick building. On the 1909 rear one story addition, replace the existing rear commercial metal entrance doors with a new more attractive lobby storefront entrance in the existing location, and remove two small metal windows to install a new metal louvered gate in the existing wall to create a dumpster enclosure. All work appears to be appropriate if installed per the Standards. (For example, the proposed entrance should be a single inset entry door in appropriate materials.)

Staff offers that one proposed improvement warrants additional discussion: the proposed construction of a right-side entry door on the north storefront.

First, there does not appear to be any historic or architectural evidence supporting this proposed work item. It appears that the retail space at 19 North Sandusky was accessed via an entrance door inside the building's central stairwell. This doorway was later walled over when the antique store expanded into this area.

Second, as previously mentioned, during the 1970's, the building owner at the time used modern materials to replicate historical elements and also applied plywood coverings over architecturally significant features on the storefronts. In 2012, then-owner JBK2 Partners LLC undertook a \$26,000 storefront renovation, which included unentombing the historic prismatic transom windows and black ceramic tile base, rebuilding existing window trim, and installing new plate glass. The proposed right-side entrance would disturb this restoration work. Staff has made the Applicant aware of the federal grant-funded restoration project and the desire to minimize any impact to the work completed and the historical elements unentombed. In addition, the Applicant was advised of a federal regulation which prohibits intentional demolition for at least five years from project completion. This means the storefront restoration site may not be disturbed until after May 2, 2019, which is five years after the project completion date of May 2, 2014. An alternative may be to re-instate the entry door within the central stairwell to accommodate access to the north storefront (or 19 North Sandusky Street).

Overall, Staff is supportive of the project, as long as work is completed as proposed and that work complies with the Architectural Standards. More detailed information regarding colors, materials, and final design will need to be prepared and discussed with Staff prior to submitting a formal application to HPC, after receiving HPC comments at this meeting. The rear elevation work, although facing a public parking lot, is still within the public view and should comply with Downtown Core standards accordingly. Also, at the present time, federal regulations governing the Downtown Grant preclude the proposed introduction of a right-side entry door in the north storefront, if such an alternation would be approved by HPC. The City of Delaware appreciates the Applicant's understanding in this regard and for the Applicant's awareness of the true historical elements of the storefront restoration completed only four years ago.

CASE NUMBER: 2018-2071 Informal Review: 17 North Sandusky Street Renovation

MEETING DATE: August 22, 2018

PAGE: 13 of 13

STAFF RECOMMENDATION (HPC 2018-2071 – 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 17 North Sandusky Street renovation prior to the Applicant's submittal of a formal application for a Certificate of Appropriateness.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:



2018-2071
 Informal Review
 Sandusky Brothers LLC - 17 North Sandusky Street
 Location Map





2018-2071
 Informal Review
 Sandusky Brothers LLC - 17 North Sandusky Street
 Zoning Map



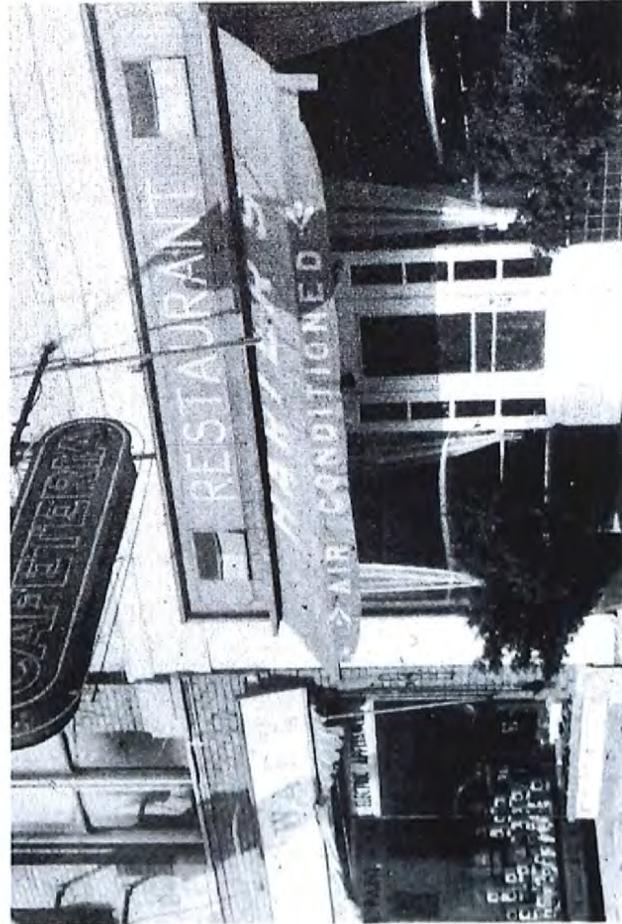
2018-2071
Informal Review
Sandusky Brothers LLC - 17 North Sandusky Street
Historic District Map





2018-2071
Informal Review
Sandusky Brothers LLC - 17 North Sandusky Street
Aerial (2016) Map





17 NORTH SANDUSKY RESTORATION

17 N SANDUSKY STREET
DELAWARE, OH 43015



Date: 8/6/2018
Drawn by PMM
Checked by ZCP



3 EXAMPLE STOREFRONT BUTT GLAZING

NOT TO SCALE



2 EXISTING EAST FACADE

NOT TO SCALE

RESTORE STONE COPING

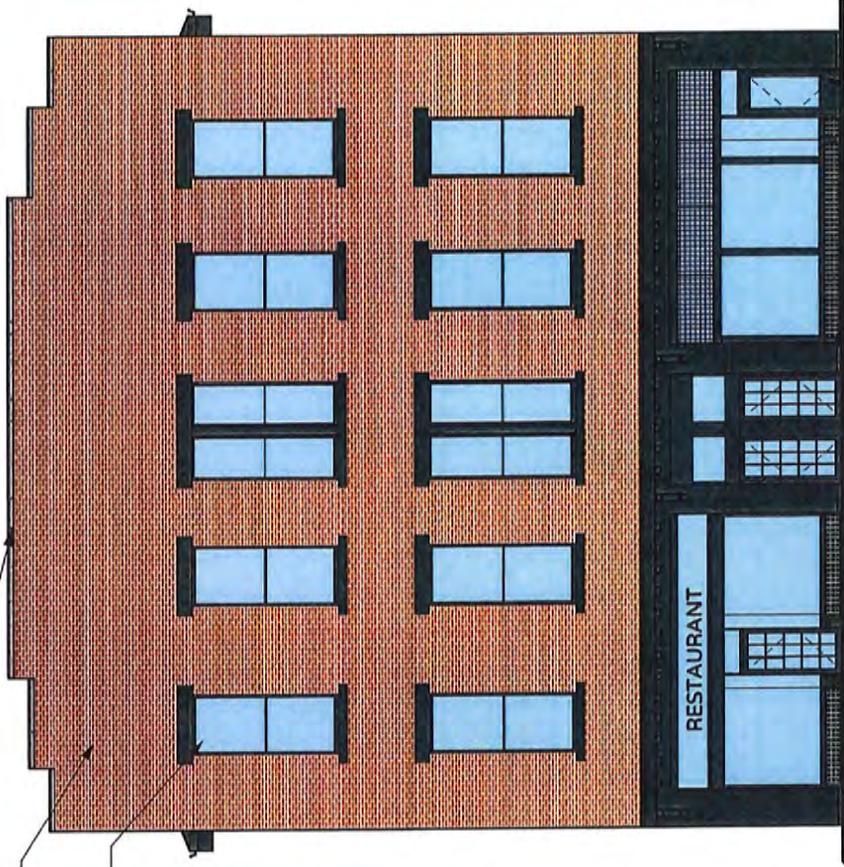
RESTORE MASONRY

NEW WINDOW TO MATCH ORIGINAL (TYPICAL)

REMOVE NON-HISTORICAL 'FALSE' CORNICE

REMOVE NON-HISTORICAL TRIM BOARD

REPAINT NON-HISTORICAL 'FALSE' CORNICE



1 PROPOSED EAST ELEVATION

1/8" = 1'-0"

0' 2' 4' 8'

NEW ENTRANCE

EAST ELEVATIONS
 17 N SANDUSKY STREET
 DELAWARE, OH 43015



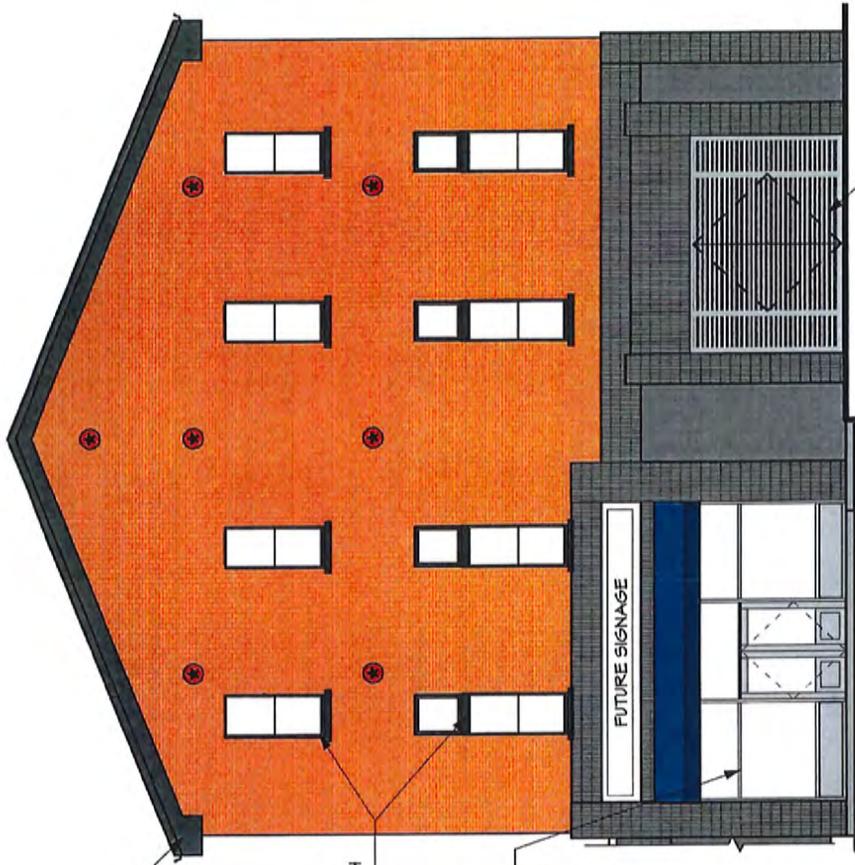
Date: 8/6/2018
 Drawn by: PMM
 Checked by: ZCP



**3 WEST FACADE FROM ROOF
NOT TO SCALE**



**2 EXISTING WEST FACADE
NOT TO SCALE**



1 PROPOSED WEST ELEVATION

1/8" = 1'-0"
0' 2' 4' 8'



WEST ELEVATIONS
17 N SANDUSKY STREET
DELAWARE, OH 43015

Date: 8/6/2018
Drawn by: PMM
Checked by: ZCP



2 SOUTHWEST CORNER
NOT TO SCALE



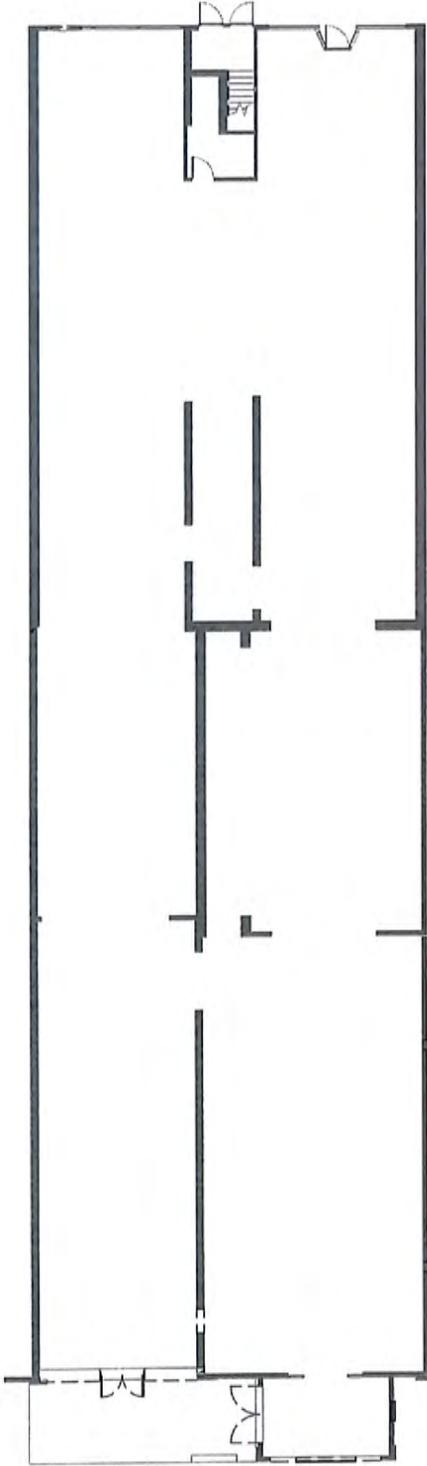
1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
17 N SANDUSKY STREET
DELAWARE, OH 43015

Date: 8/6/2018
Drawn by: PMM
Checked by: ZCP

LEGEND	
	RENTABLE AREA
	CIRCULATION/ BUILDING COMMON AREA

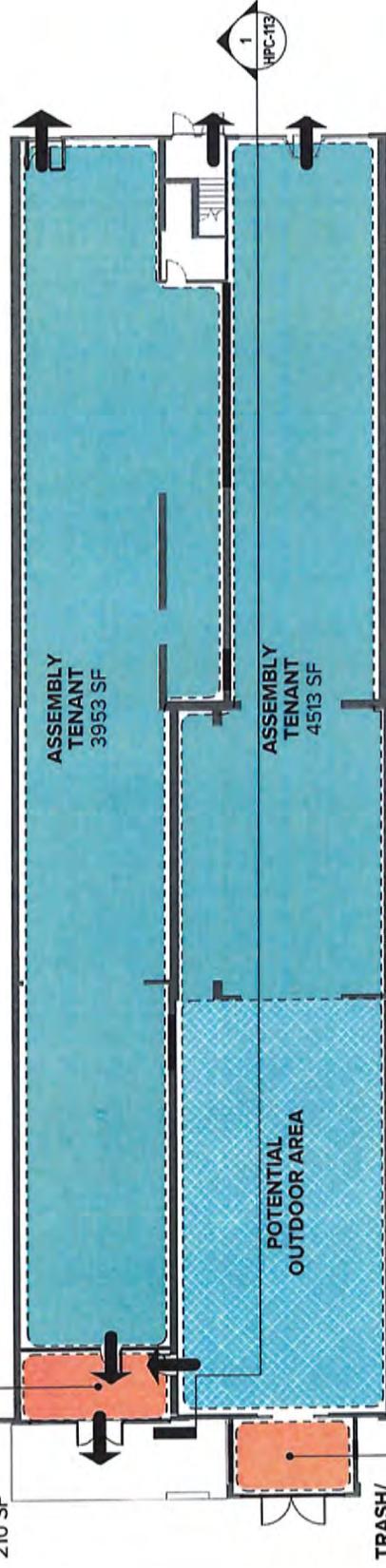


FIRST FLOOR DEMOLITION PLAN

1/16" = 1'-0"

2

ENTRY/
LOBBY
210 SF



FIRST FLOOR PLAN

1/16" = 1'-0"

1

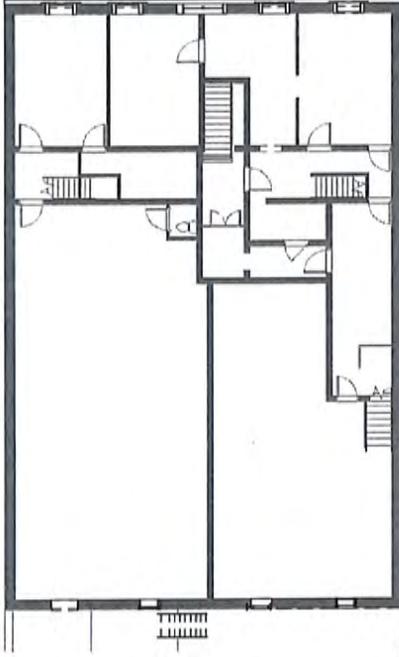
TRASH/
RECYCLE
184 SF

1ST FLOOR PLANS
17 N SANDUSKY STREET
DELAWARE, OH 43015

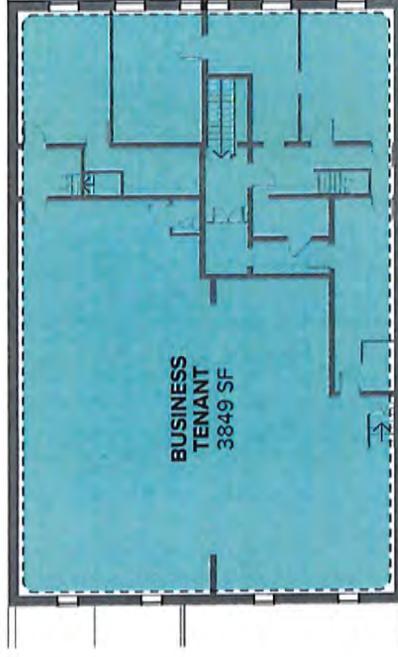


Date: 8/6/2018
Drawn by: PMM
Checked by: ZCP

LEGEND	
	RENTABLE AREA
	CIRCULATION/BUILDING COMMON AREA



② SECOND FLOOR DEMOLITION PLAN
1/16" = 1'-0"



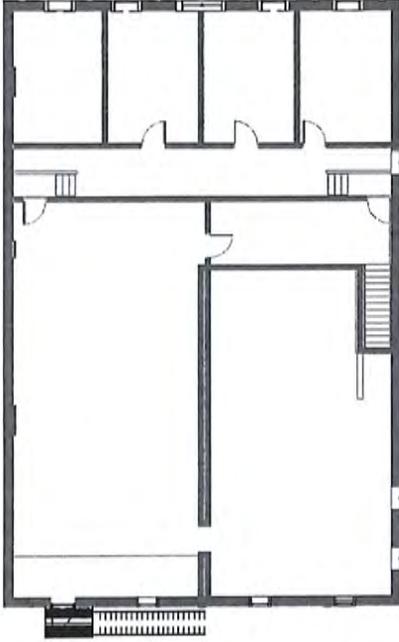
① SECOND FLOOR PLAN
1/16" = 1'-0"

2ND FLOOR PLANS
17 N SANDUSKY STREET
DELAWARE, OH 43015

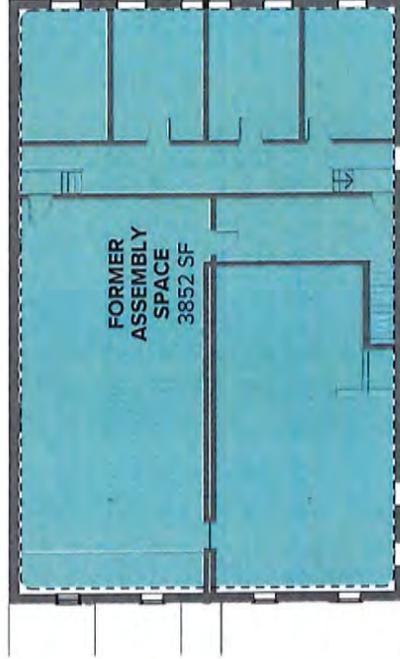


Date: 7/23/2018
Drawn by: PMM
Checked by: ZCP

LEGEND	
	RENTABLE AREA
	CIRCULATION/ BUILDING COMMON AREA



② THIRD FLOOR DEMOLITION PLAN
1/16" = 1'-0"



① THIRD FLOOR PLAN
1/16" = 1'-0"

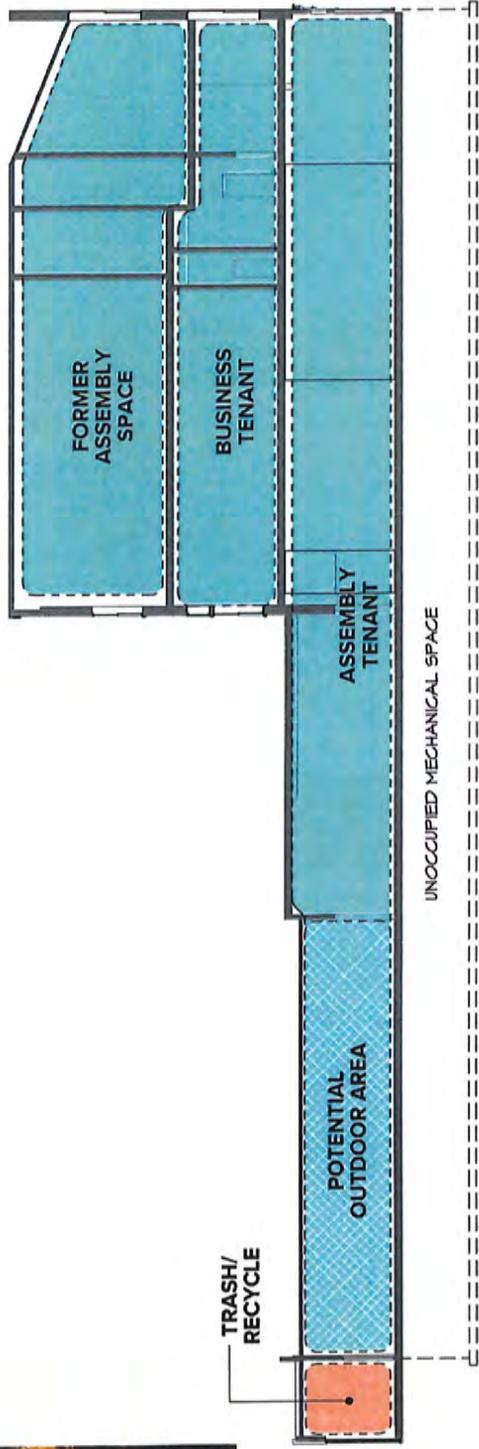
3RD FLOOR PLANS
17 N SANDUSKY STREET
DELAWARE, OH 43015



Date: 7/23/2018
Drawn by PMM
Checked by ZCP



LEGEND	
	RENTABLE AREA
	CIRCULATION/ BUILDING COMMON AREA



1 BUILDING SECTION
1/16" = 1'-0"



SECTION
17 N SANDUSKY STREET
DELAWARE, OH 43015

Date: 8/6/2018
Drawn by PMM
Checked by ZCP



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

Certificate of Appropriateness Application Historic District Approval

The City of Delaware Planning & Community Development works to help you obtain a Certificate of Appropriateness (COA) for your property located in the Downtown Historic District. The Certificate of Appropriateness review process is designed to preserve buildings that are architecturally and historically significant. The establishment of such districts recognizes the particular historic and architectural qualities of neighborhoods and buildings and encourages their protection and maintenance for the benefit of the entire City. The Historic Preservation Commission (HPC) reviews and decides on all Certificates of Appropriateness.

What is the Downtown Historic District? The Downtown Historic District is comprised of three subdistricts, Downtown Core, Transitional and Residential. Refer to the map in the appendix of the *Architectural Standards for the Downtown Historic District* for subdistrict boundaries.

When is a COA needed? Changes to sites or to the exteriors of existing buildings within the Downtown Historic District (Downtown Core, Transitional and Residential) must receive a COA from the HPC before the work can begin. Changes that require a COA include signage, painting (other than maintenance), rehabilitation, total or partial demolition or addition, new construction and site changes. A COA permit is available on the Forms and Permits Page of our website at delawareohio.net.

Does being in a historic district mean that I can never change the appearance of my property? No. Properties in historic districts are not frozen in time. Historic district protection is designed to ensure that when changes occur, they do not destroy or are contrary to the unique qualities of the district.

What guidelines have been established for the historic district? The City has created the

Architectural Standards for the Downtown Historic District to assist property owners, business owners, architects and contractors who are proposing work on any building or site within the historic district. This guide can be downloaded from the City's website at delawareohio.net.

My building is not very historic, but it is in a historic district. Do I need a COA to make exterior changes? Yes. A major goal of local historic districts is maintaining the overall character of the area. Prior to designation most districts have had a certain amount of infill new construction - some sensitive, some not. Reviewing proposed changes to non-historic properties as well as historic properties insures that more recent construction will not become more intrusive and hopefully will become less so.

What is an Informal Review? Applicants interested in exploring their options for signage, rehabilitation, new construction or site changes are strongly encouraged to arrange and attend an Informal Review to receive feedback from the HPC to address any initial concerns with the application prior to a formal application submission. Informal Reviews are held at the beginning of each HPC meeting. Contact Planning & Community Development for more details on the informal process.

Where do you apply for a Certificate of Appropriateness?

Planning & Community Development
1 South Sandusky Street, Delaware, Ohio 43015
(740) 203-1620
Hours: 8:00 am – 5:00 pm, Monday to Friday

What is the next step once the application is approved? The applicant must then obtain the necessary permit(s) in order to begin construction work.



**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 17 N. Sandusky St.

Business name _____

Applicant Name/Contact Person Zach Price Phone 614-942-1050

Address 463 N. High Street, Columbus, OH 43215

Email zprice@triadarchitects.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 Same as Applicant

a _____

Address _____

Email _____

Project Type

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

Work Description (please type or print legibly)

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

East Facade: Clean paint and restore historic masonry. Remove non-historical false cornice and trim board. Paint existing first floor cornice and storefront entrances. Provide new entrance at North side.

West Facade: Provide new storefront in existing wall. Provide metal louver gate in existing wall for dumpster enclosure.

South Facade: Paint existing walls to remain. Infill wall at existing window opening.

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

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

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

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

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

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

*Interior floor plans, where appropriate

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

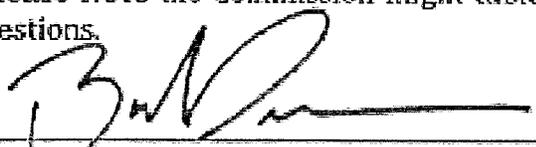
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable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

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

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

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

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



Signature of Applicant 8/6/2018
Date

Signature of Owner (if not the Applicant) Date

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