CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

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

REGULAR MEETING OCTOBER 24, 2018

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on September 26, 2018 as recorded and transcribed.

3. REGULAR BUSINESS

   A. 2018-2725: A request by Stacy and Dan Stultz for an Informal Review for a proposed facade renovation at 53 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

   B. DISCUSSIONS / PRESENTATIONS
      (1) Mural Project –
            Presentation by Erin Fletcher, Director, Ross Art Museum
      (2) Fiberglass-Clad Windows –
            Presentation by Justin Hegenderfer for Marvin Windows
      (3) Sidewalk Vestibules

4. STAFF COMMENTS

5. COMMISSION MEMBER COMMENTS AND DISCUSSION

6. NEXT REGULAR MEETING: November 28, 2018

7. ADJOURNMENT

HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
September 26, 2018

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:59 p.m.

Members Present: Joe Coleman, Cara Hering, Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, Councilman Kyle Rohrer and Chairman Mark Hatten

Staff Present: Dianne Guenther, Development Planner

ITEM 2. ELECTION OF OFFICERS

Motion: Mr. Nicley motioned to remove from the table the election of officers, seconded by Mr. Coleman. Motion approved by a 7-0 vote.

A. Chairperson

Motion: Mr. Coleman motioned to nominate Mr. Hatten as Chairperson, seconded by Mr. Nicley. There were no other nominations. Motion approved by a 7-0 vote.

B. Vice-Chairperson

Motion: Mr. Nicley motioned to nominate Mr. Coleman as Vice-Chairperson, seconded by Ms. Hering. There were no other nominations. Motion approved by a 7-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on August 22, 2018 as recorded and transcribed.

Motion: Mr. Coleman motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on August, 2018, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 6-0-1 (Van Gundy) vote.

ITEM 4. REGULAR BUSINESS

A. 2018-2382: A request by Indus Hotels for a Certificate of Appropriateness for the demolition of existing structures 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.

Ms. Guenther provided a review of the previous informal reviews before the Historic Preservation Commission and the background information on the project. She provided historic reference photos and the year the current buildings were built. She discussed the proposed plan to demolish the current buildings and construct a hotel. She discussed the plan materials and colors.

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

Dave Kozar
Indus Hotels
2700 Camden Road
Columbus, Ohio

Mr. Bath reviewed the proposed elevations of the building and the porte cochere, which will be a metal antique bronze. He provided samples of the brick and stone materials and colors.

Mr. Coleman discussed the need to add a condition that demolition of the buildings is not permitted until other required steps for the project are approved by the City.

PUBLIC PARTICIPATION:
Patricia Gass
32 Spring Street
Delaware, Ohio

Ms. Gass had a questions on the difference of being in the Downtown Core of the Downtown Historic District vs. Transitional Sub-District of the Downtown Historic District Overlay. She also voiced concerns regarding the proposed parking. Chairman Hatten informed her that the parking would not fall under their jurisdiction, but would be addressed through the Planning Commission. Information was provided on the Transitional Sub-District of the Downtown Historic District Overlay.

A discussion was held on the color of the mortar for the brick and the planned streetscape. Mr. Kozar discussed working with the City on the streetscape plan. Mr. Nicley reviewed the variances required.

Motion: Mr. Nicley motioned approve 2018-2382 for the demolition of existing structure and construction of a hotel at 7 and 27 Spring Street, with the inclusion of all 6 staff recommendations as presented, and the

inclusion of a 7th recommendation that would explicitly state demolition of the structures at 7 and 27 Spring Street are contingent upon final approval of all city permits, seconded by Ms. Van Gundy. Motion approved by a 7-0 vote.

B. 2018-2452: A request by First Citizens National Bank for an Informal Review for the proposed building renovation of 50 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther provided information on the zoning and location of the property. She informed the Commission that it is located in the Downtown Core of the Downtown Historic District Overlay. She provided background information and uses for the building, including a diner and Greyhound Bus Station. The Commission was made aware that the building has been vacant for approximately 3 years, but recently had a new roof. The owner of the building is looking for a more long-term tenant and received interest from First National Citizens Bank. She reviewed the proposed site plan for the informal review.

APPLICANT:
Jerry Murray
RCM Architects
322 Main Street
Findley, Ohio

Mr. Murray discussed parking needs and the plan to have a walk up ATM. He discussed the layout of the building and the planned exterior renovations. He discussed access to the property.

The Commission voiced concerns over the proposed design being more appropriate outside the Historic District. Ms. Hering discussed removing the infills to bring out more of the historic look to the building. A discussion was held on using the current materials and painting over the masonry wall. Mr. Nicley liked the diamond pattern roof, but recommended it to look more like it did. The Commission recommended not to have a base stone due to the size of the building. A discussion was held on painting the brick.

ITEM 5. STAFF COMMENTS

Ms. Guenther provided a memo to the Commission regarding vestibules guidelines. She also informed the Commission that staff was working on a fiberglass window manufacturing to attend a future meeting to provide samples and answer questions.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Hatten discussed administrative approval request for 14 West William Street. He discussed that there were changes made to the site without staff awareness. He voiced his concerns over the changes and requested comments from the Commission. He discussed that the applicant did not have enough time to be on the formal agenda. Chairman Hatten reviewed the changes that are requiring administrative approval.

PUBLIC PARTICIPATION:
Ryan Reidel
12/14 West William Street
Delaware, Ohio

Mr. Reidel discussed the change in the general contractor in the middle of the project and that he made some decisions not understanding the need to notify staff.

ITEM 7. NEXT REGULAR MEETING: October 24, 2018

ITEM 8. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Mr. Rohrer. The Historic Preservation Commission meeting adjourned at 9:34 p.m.

_____
Chairperson

_____
Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

To: Historic Preservation Commission Members

From: David Efland, Planning and Community Development Director

Date: September 26, 2018

RE: Temporary Sidewalk Vestibule Design Guidelines

Staff is generally supportive of the temporary sidewalk vestibule concept. The support is not without reservation and concern surrounding the impact of the appearance of possibly multiple vestibules within confined areas of a downtown city block and the quality of the vestibules themselves on the historic fabric of the commercial historic district. Liability issues regarding placement on the public right-of-way is also a matter of importance.

City Council provided some direction in this regard with the recent case on the subject. They indicated concerns with allowing them along Sandusky Street in particular, as well as concerns to ensure size, color, and style consistency.

To these ends, the following parameters might be considered by HPC as the start of a conversation that could lead to formal amendments being brought forward for consideration:

1. Interior space limitations : how would these be defined?
2. Exterior placement limits : how would these be defined?
3. Material and design details : how would these be defined?
4. City and state code requirements, including ADA standards
5. Approved Revocable Sidewalk Use Permit for an outdoor patio – the vestibule should be completely contained within the patio enclosure, including any door swing
6. Applicant's effort in exploring other avenues to stop air infiltration into the business space
7. For consistency and minimizing visual impact, vestibule fabric color should be black Sunbrella-type, or equivalent
8. City Licensure required
9. Only allowed off Sandusky Street
10. Each application must appear before HPC, i.e. no Administrative Approval

Staff offers that a concrete set of guidelines is difficult to establish and define in further detail since each parcel, building, and business is unique onto itself with its own set of defining circumstances, as well as the fact that the sidewalk areas are all different with different obstructions.

Another parameter to explore further is the effort of the Applicant in exploring other avenues to stop the cold air infiltration into the business space. Therefore, the request for a sidewalk vestibule is intended to be a 'last resort' request. What criteria could be written to require or ensure this? The Applicant might document how cold air from the entry door does create an uncomfortable atmosphere for dining closer to the entry door, or could the dining room tables be reconfigured, or adding additional space heaters in the small spaces near the entry door dining area may pose a fire and trip hazard, or there are interior space

limitations for an interior vestibule, or that the installation of an air curtain at the entry door would be cost prohibitive and require major electrical re-routing to accomplish, etc.

Staff recommends that the review process for temporary sidewalk vestibules continue to be two-fold with (1) HPC reviewing the design and basic approach of the temporary nature of the improvement under the jurisdiction of approved sidewalk use permit and on qualifying environmental change, and (2) the City of Delaware must give approval for temporary occupancy of the sidewalk or right-of-way for this type of installation.

Past Staff research indicated that communities that do allow sidewalk vestibules, such as the City of Columbus, allow them only on private property and not in the public right-of-way. The design standards used follow those used for awnings (i.e., type of framing and fabric). Other small historic communities, such as Wooster, allow only seating areas and planters on the public sidewalk.

Dianne Guenther

From: David M. Efland
Sent: Friday, October 12, 2018 10:59 AM
To: Dianne Guenther
Subject: FW: Document1
Attachments: Document1.docx

David M. Efland, AICP
Director of Planning & Community Development

City of Delaware
1 S. Sandusky St.
Delaware, OH 43015
www.delawareohio.net
740-203-1600 - Phone
740-203-1699 – FAX

Home of Ohio Wesleyan University
An Ohio Main Street Community – Main Street Delaware
MONEY Magazine – 100 Best Places to Live in America 2017.
Forbes Top 10 *"Best Places to Raise a Family"*
An AARP *"Livable Community"*

From: Sherry Riviera [mailto:sherry@handsplusonline.com]
Sent: Friday, October 12, 2018 10:28 AM
To: David M. Efland
Subject: Document1

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Hello David,

Attached are my answers to the Temporary Sidewalk Vestibule Design Guidelines.

And... thank you for providing this to us.

Thanks much,

Sherry Riviera

Temporary Sidewalk Vestibule Design Guidelines

I agree with the staff and am generally supportive of the vestibule concept. And I am so glad that the City is taking the steps to provide some guidelines and rules for them.

1. Interior space limitations -- rather than a limit on the size of the restaurant, I think a more workable idea is that the main door needs to open DIRECTLY into the main/only dining area. This does not mean that it opens into a bar area first with the dining behind, but directly into the dining area. For example; Typhoon opens into a waiting/bar area so would not quality, etc.
2. Exterior placement limits – I'm not sure on this one, so am not venturing any ideas.
3. Material & Design – always top of the line quality materials with the least design impact on the building and the surrounding buildings historic frontage.
4. City & State code , including ADA – YES
5. Approved Sidewalk Use Permit for an outdoor patio – Yes, including door swing.
6. Other efforts to stop air infiltration – An applicant should explore all options and option pricing before applying for an outdoor vestibule
7. Visual consistency impact – I agree that fabric color should be black or dark gray, sunbrella or equivalent.
8. City Licensure - would this be required over and above the outdoor patio permit? Or is this something that would help or alleviate liability of the City if on City property? Not sure of the why of this.
9. Allowed only off Sandusky – I think it should be open to any applicant and decided on each application factoring in all of the rules/guidelines put into place.
10. Appear before HPC or Administrative Approval – If an applicant applies and follows all the established guidelines, I believe Administrative Approval is appropriate and sufficient.

EST 1808
CITY OF
DELAWARE
OHIO

HISTORIC PRESERVATION COMMISSION / STAFF REPORT
CASE NUMBER: 2018-2725
REQUEST: Informal Review
PROJECT: 53 North Sandusky Street Façade Renovation
MEETING DATE: October 24, 2018

APPLICANT

Stacy and Dan Stultz
200 North Franklin Street
Delaware, OH 43015

REQUEST

2018-2725: A request by Stacy and Dan Stultz for an Informal Review for a proposed facade renovation at 53 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

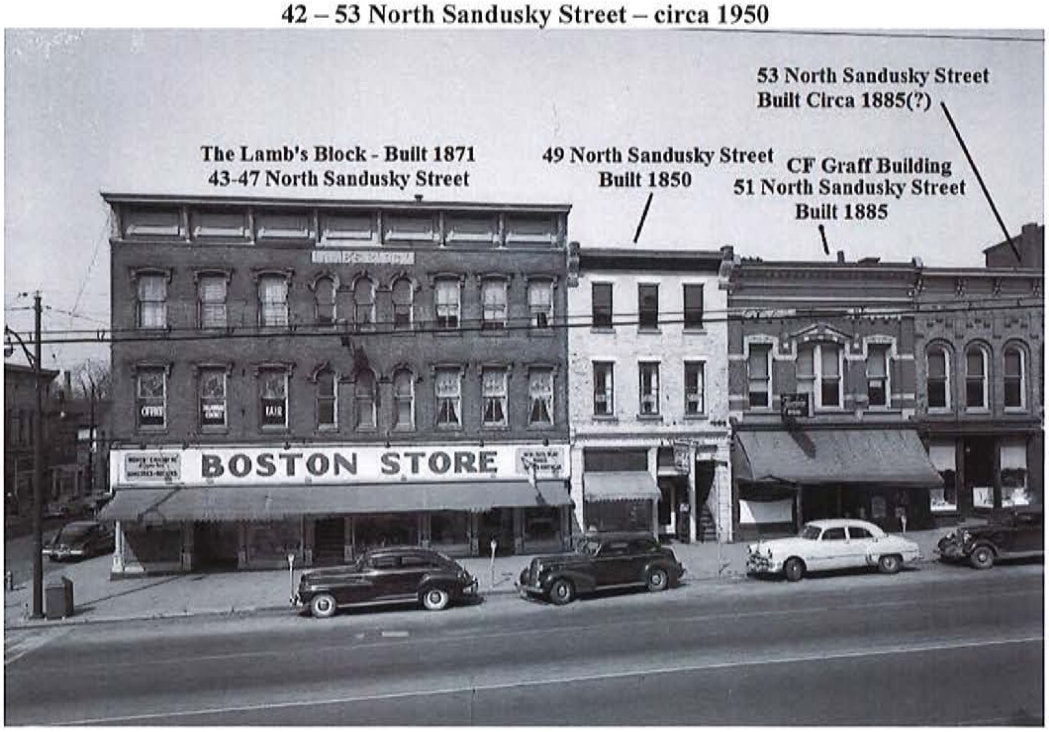
LOCATION & DESCRIPTION

The project site is located at 53 North Sandusky Street, on the west side of North Sandusky Street between Winter Street and Central Avenue, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and east of this parcel lie within the Downtown Core, while the properties immediately to the west 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 east. The properties to its west are zoned B-3 (Community Business District).

BACKGROUND

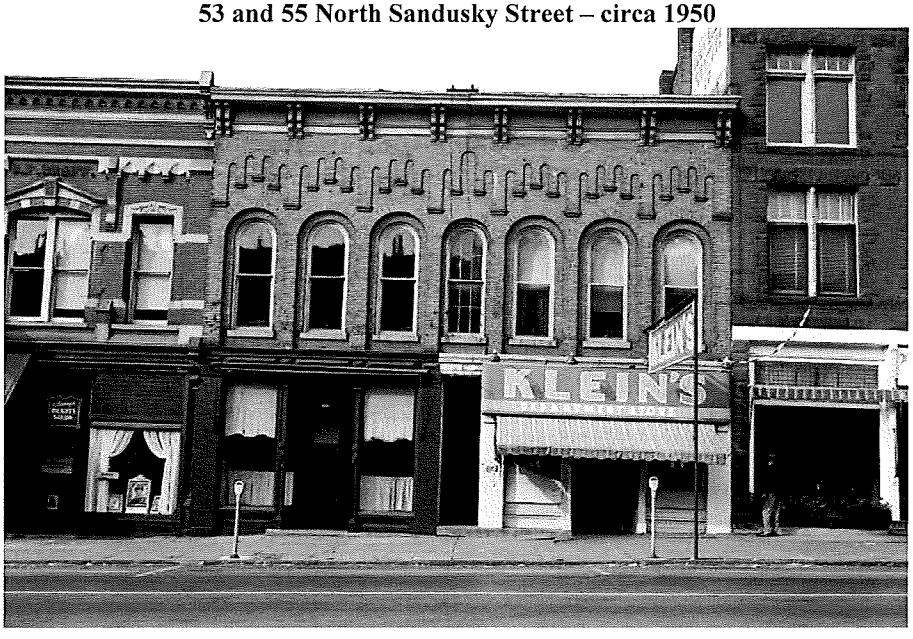
The two-story brick property is listed as a contributing structure in the National Register Sandusky Street Historic District. This building's data is grouped with that of 51 North Sandusky Street, to its south, indicating its year built as circa 1885, and its most discerning feature being storefront entrance doors flanked by cast iron columns from sidewalk to lintel.

42 – 53 North Sandusky Street – circa 1950



The building is more similar in style to 55 North Sandusky Street, to its north. 53 and 55 North Sandusky Street appear to have been one building, with two storefronts separated by a central stairwell. The 1930 City Business Directory shows 53 North Sandusky occupied by Yehley Jewelry Store. In 1950, B Yehley and Son Jewelers occupied the storefront. By 1952, the space was occupied by Sherwin-Williams Paints, which placed a sign panel directly beneath the lintel.

53 and 55 North Sandusky Street – circa 1950



(51) **(53)** **(55)**

53 North Sandusky Street - 1952

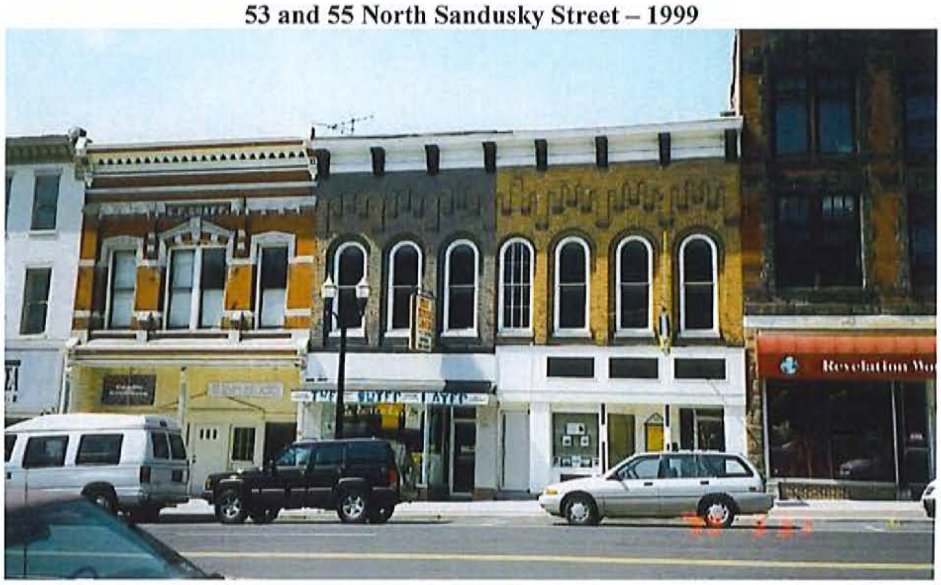
North Sandusky Streetscape - 1952

All original components of the storefront of 53 North Sandusky Street, however, had been completely removed with the installation of the 'modern' aluminum storefront, presumably in the 1960s.

53 North Sandusky Street – circa 1960s

In 1999, the storefront, occupied by The Outer Layer, a clothing store, retained its 1960s style.

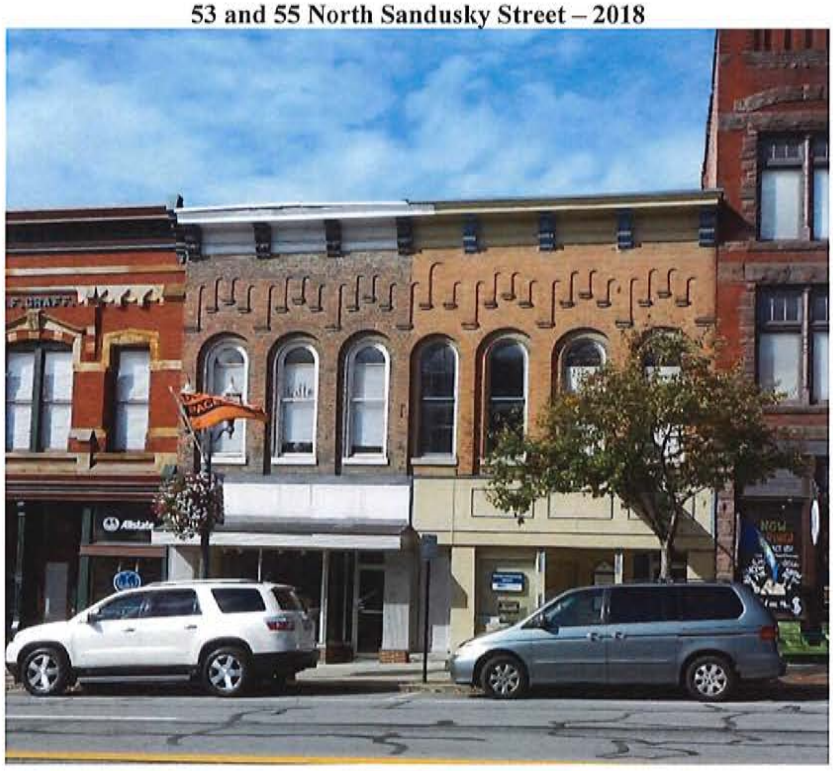
53 and 55 North Sandusky Street – 1999



(51) (53) (55)

53 North Sandusky Street was most recently occupied by A Little Simplicity, a home goods retail store. It has been vacant for over approximately two years.

53 and 55 North Sandusky Street – 2018



PROPOSAL

The Applicants are excited to establish their new business, an events venue to be called Gather, on the first floor of 53 North Sandusky Street. In addition, another retail shop called Tiny House Vintage and Art will occupy the second floor. The Applicants wish to improve the appearance of the existing aluminum storefront and are seeking input from the Historic Preservation Commission:

Storefront – Facing North

Storefront – Facing South

Storefront – Upper Sign Panel

Interior Side of Upper Sign Panel

Ideally, the Applicants would like to:

1) Install wood transom-style windows with wood trim above storefront awning, and paint

2) Replace awning roof (possibly with a standing seam metal roof). Cover and trim out the existing aluminum awning fascia with wood, and paint. Scrape and paint underlying awning ceiling.

3) Remove aluminum column panels to expose underlying brick columns to complement storefront base. Repair brick and mortar on columns as needed. Improve storefront base by installing inset wood panels (or potentially painting faux paint. *Note: Applicants were advised that unpainted brick is not to be painted in the Historic District*).

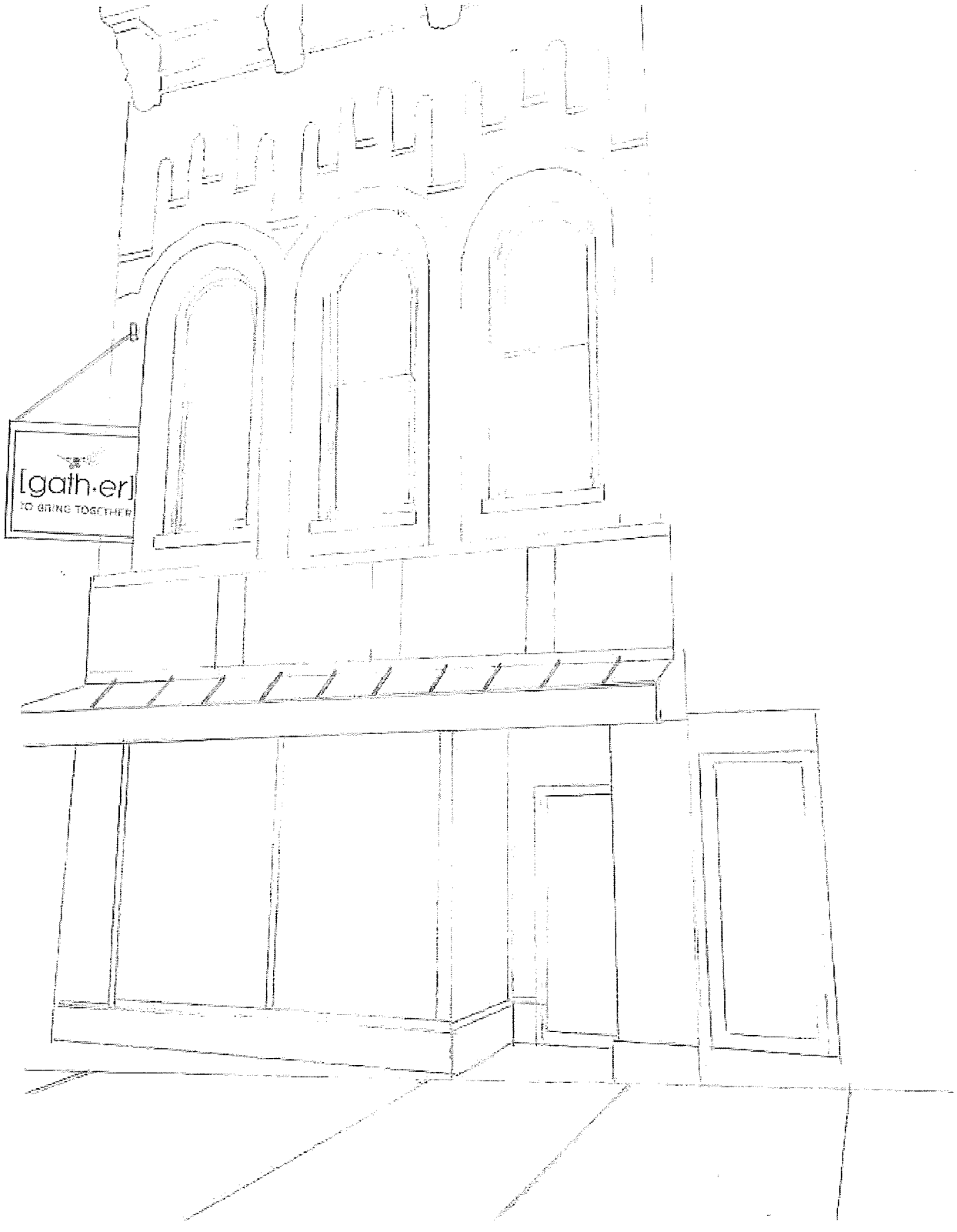
4) Paint aluminum mill finish on storefront window trim and entry door in color to complement storefront color. Paint the inset entry wall to the right of entry door and the panel above entry door to second floor.

5) Replace exterior aluminum entry door to the second floor with a wood entry door with 50% glass.

6) Repair roofline area (i.e., coping, fascia boards, etc.). Paint cornice, corbels, and all window trim in color to complement storefront color.

All paint colors are to be determined; however, the Applicants are suggesting Charcoal Black or True Black. In terms of the storefront, the Applicants have provided three sketches with potential designs, in order of preference:

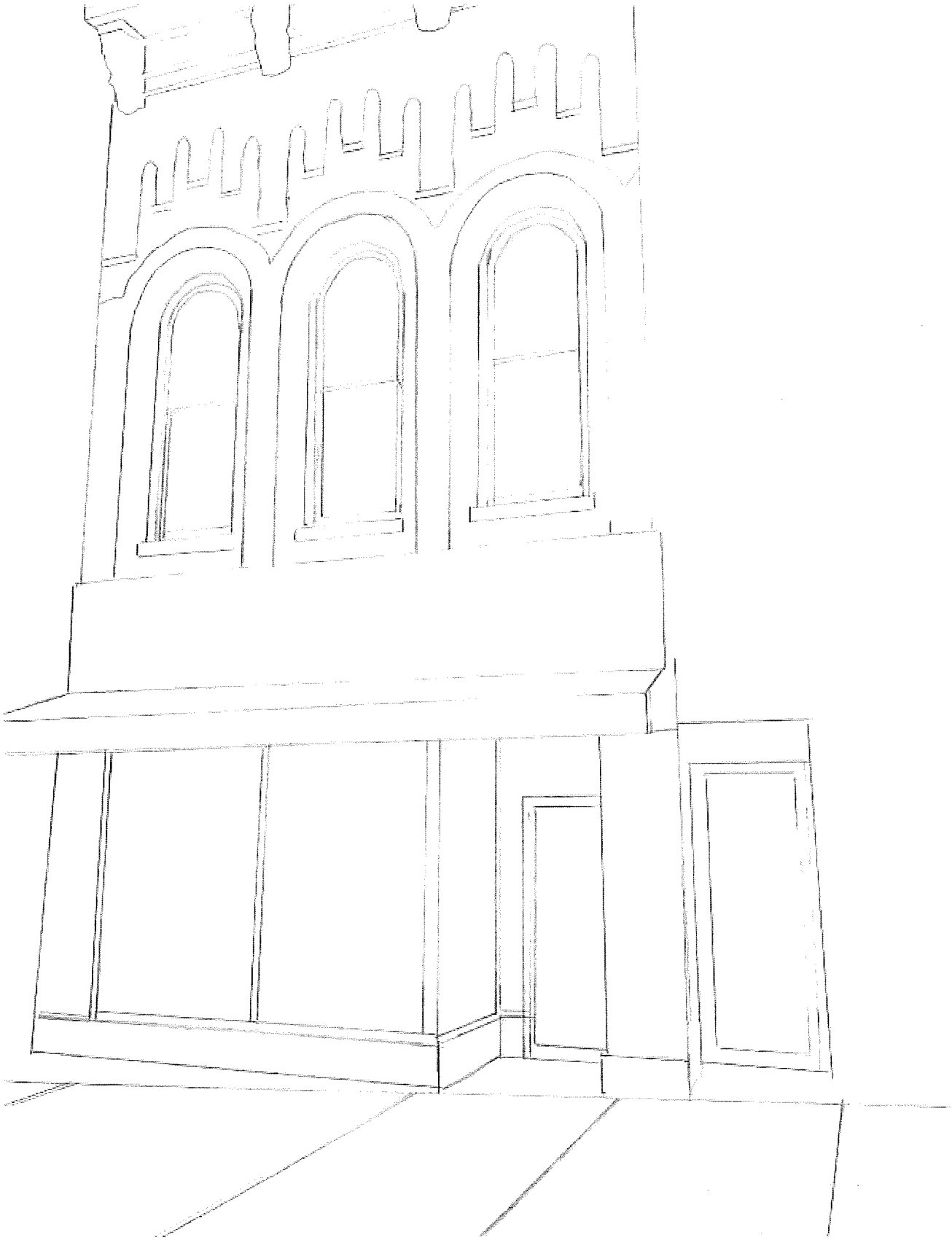
Preference #1



Preference #2

Preference #3

Current Storefront



Comments and suggestions from the Historic Preservation Commission on this proposed project are welcomed.

STAFF ANALYSIS

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

Architectural Standards: Treatment of Non-Historic Storefronts
When undertaking changes to a non-historic storefront on a historic building, the new work shall be designed and constructed to reflect the historic character of the building. The historic character shall be determined from historic photographs and physical evidence. In the absence of such documentary evidence, a design shall be based upon typical commercial storefronts of the era from which the building dates. In any situation the Commission may consider changes in design necessitated by adaptive reuse of the building or by the use of modern materials and building techniques.

Staff Analysis
On October 3, 2018, Staff and the Chief Building Official visited the building with the Applicants and thoroughly examined the storefront area. No components of the original storefront are present. The area directly below the lintel has been re-framed to accommodate the 1960s era aluminum storefront and to support upper brick facade. The repairs proposed would eliminate the appearance of the aluminum elements, while reflecting the historic character of the building and the district, without being cost-prohibitive or cause an economic burden to the Applicants who are establishing a new business in this community. However, the canopy is proposed to remain because it helps support the wall structure above it.

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.

STAFF RECOMMENDATION (HPC 2018-2725 – 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 repairs to the front façade of 53 North Sandusky Street 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:

FILE: PLANNING/HPC CASES/2018 CASES/2018-2725_53 N SANDUSKY INF REV STFRPT
ORIGINAL: 10-18-18

EST 1808
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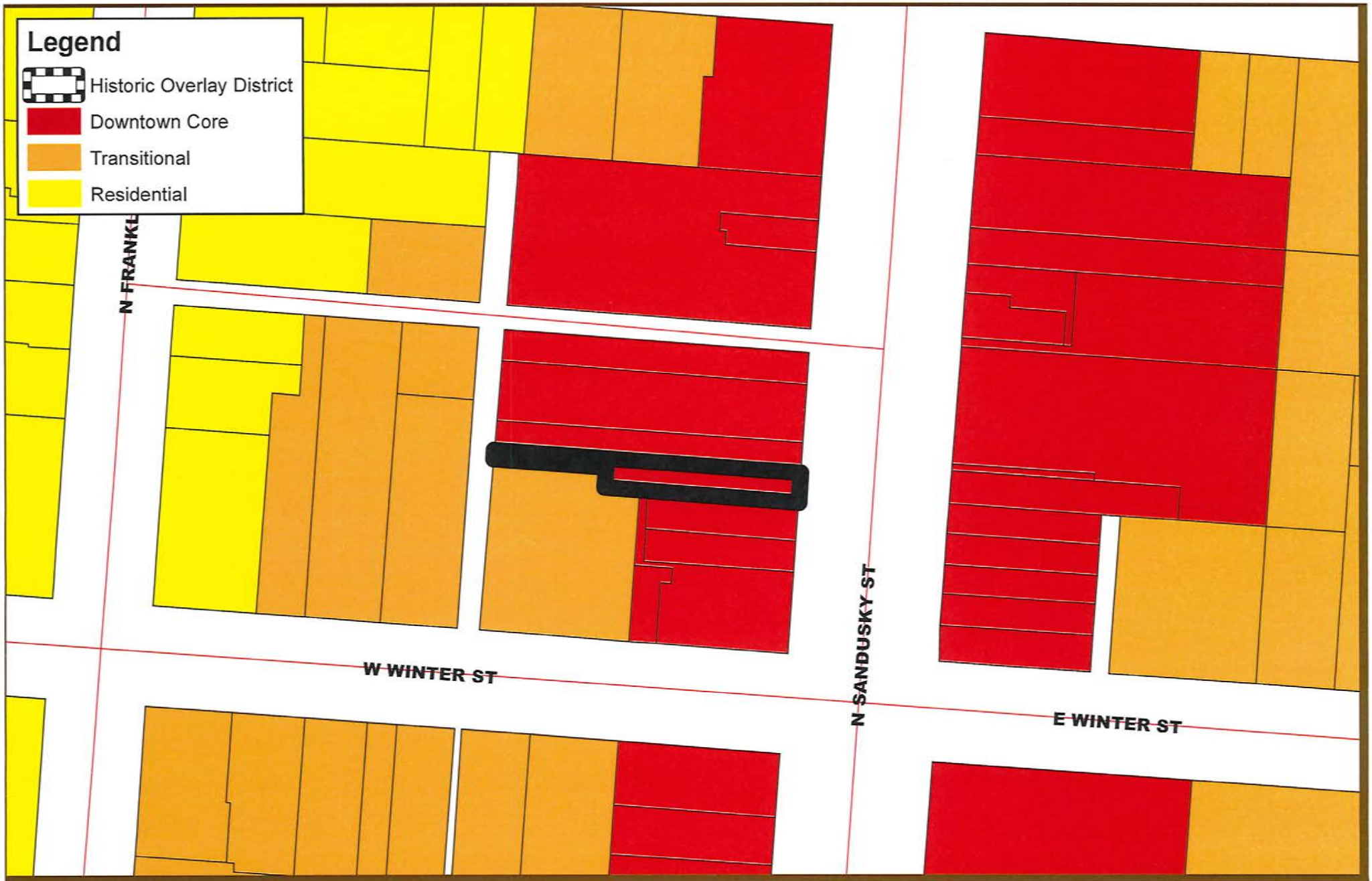
OHIO

2018-2725
Informal Review
Facade Renovation - 53 North Sandusky Street
Aerial (2016) Map

N



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2018-2725
Informal Review
Facade Renovation - 53 North Sandusky Street
Historic District Map

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2018-2725
Informal Review
Facade Renovation - 53 North Sandusky Street
Location Map

N

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2018-2725
Informal Review
Facade Renovation - 53 North Sandusky Street
Zoning Map

N

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY: 2018-2725

Certificate of Appropriateness Application

Historic Subdistrict ☒ **Downtown Core** ☐ **Residential** ☐ **Transitional**

Address 53 N. SANDUSKY ST. DELAWARE OH 43

Business name gather

Applicant Name/Contact Person Stacy + Dan Stuhz Phone 614-330-4921

Address 200 N. FRANKLIN ST. DELAWARE OH 43015

Email stacy2477@icloud.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 Raymond Whaley Phone 614-204-4708

Address 112 white elm Dr. Delaware, OH 43015

Email raywhaley232@gmail.com

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.

- Remove aluminum on awning & remove aluminum to expose original brick columns
- Repair brick columns as needed
- Install wood trim to replace aluminum on awning
- Install wood transum style windows with wood trim above awning
- Replace awning roof with a standing seam metal roof
- Paint new wood trim and existing metal trim on windows charcoal black or true black (door included)

(proposed repairs - continued)

- Paint exterior wall to the right of the entry door (in set entry wall) (above second floor entry)
- Scrape & paint the underlying awning ceiling.
- Replace secondary aluminum door (to the right of main entrance) with a wood/glass trimmed out door. 50% glass
- Repair roofline area (fascia, coping)
- Paint roufline decorative corbel & window trim (arched windows above storefront) in color to compliment storefront color
- Specific colors TBD
- Potentially paint faux brick at bottom of window to compliment trim color (or it could be trimmed out in a wood paneling) → this area is <u>NOT</u> original brick - it is faux brick and it does not match original brick that will be exposed by removing the aluminum.

- Sketches are labeled by # → #1 being our preferred style and then ranked 2 & 3 from there.

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:

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

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.

Stacy L. Stultz — 10.12.18
Signature of Applicant — Date

Raymond W. Wenck Jr. — 10/15/18
Signature of Owner (if not the Applicant) — Date

Application Fee $50.00 Fees Received $ Ø Received by _____ Date_____
No Fee - Informal Review

#1

#2

#3

current