

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
6:30 P.M.

REGULAR MEETING

FEBRUARY 27, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on January 23, 2019 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2019-0148: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for proposed building improvements at 91 North Sandusky Street which is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay.
 - B. 2019-0196: A request by Sandusky Brothers LLC for a Certificate of Appropriateness for proposed building restoration at 17 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - C. DISCUSSIONS
 - (1) Fiberglass-Clad Windows
 - (2) Sidewalk Vestibules Design Standards
4. STAFF COMMENTS
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: March 27, 2019
7. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
January 23, 2019**

ITEM 1. Roll Call

Vice-Chairman Coleman called the Historic Preservation Commission meeting to order at 6:30 p.m.

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

Members Absent: Councilman Kyle Rohrer, Erinn Nicley, and Chairman Mark Hatten

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Councilman Rohrer, Mr. Nicley, and Chairman Hatten, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on November 28, 2018 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on November 28, 2018, as recorded and transcribed, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2018-3182: A request by Manos Properties LLC – Sandusky Street Lofts for a Certificate of Appropriateness for exterior improvements to 30 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

Ms. Guenther discussed the location of the property and current zoning. She provided pictures throughout the building's history, which was built in 1869 and housed for 65 years the Masonic Lodge. The current applicant purchased the building in 2018 and is planning to fix the upper two vacant levels for luxury loft apartments. To accommodate emergency and fire egress code requirements for the proposed living unit the third floor north side elevation has two boarded-up one-over-one double hung windows which will be replaced with black aluminum-clad windows in the same style. On the south side elevation, three boarded-up one-over-one windows on the third floor and one bricked in window on the second floor

will be replaced with black aluminum-clad wood windows in the same style. On the third floor east rear elevation, the lower 6 light window sash of the south-center window will be reinstated in the same style of the adjacent windows after removal the fire escape stairs and door. The second floor east rear elevation the request is to replace two of the three northern deteriorated four-over-four windows with one-over-one black aluminum-clad windows and the center window to be covered with black louvered wood shutters. The tow southern deteriorated metal vents installed in the window openings will be replace with one-over-one aluminum-clad windows. On the second floor east rear elevation there will be an entry door to open to a rooftop patio and provide egress for the tenants onto the patio and down to the rear parking area. Signage for the front and rear will be designed at a later time and will be sent for administrative approval.

APPLICANT:

Jim Manos
5973 Macewen Court
Dublin, Ohio

Mr. Manos informed the Commission the plan to have 8 luxury loft units with 4 lofts on each level. He discussed the planned material for the rear entry door to be wood clad. A discussion was held on the removal of the fire escape and that it will not be needed to meet fire code. Mr. Manos discussed that the building is currently gutted and the roof has been replaced. He discussed the relocation of the air conditioned units. He was agreeable to have the second floor windows be four over four instead of the proposed one-over-one aluminum clad windows. The Commission recommended that Mr. Manos provide an architectural drawing of the rooftop patio for administrative approval.

Motion: Ms. Riviera motioned to approve 2018-3182 a certificate of appropriateness with the following conditions 1, 2, 3, and adding four-over-four windows on the second floor east elevation and a more concise patio plan for administrative approval, seconded by Ms. Hering. Motion approved by a 4-0 vote.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

Presentation by Justin Hegenderfer for Marvin Windows

PRESENTORS:

Justin Hegenderfer
Hegg Windows and Doors
659 East Lakeview Plaza
Worthington, Oh 43085

Dave Korzan
Hegg Windows and Doors
659 East Lakeview Plaza
Worthington, Oh 43085

Mr. Korzan discussed how aluminum clad windows are universally accepted in historic districts as it matches wood windows in style. Different brands of aluminum clad windows are designed similarly. Vinyl windows became more popular in the 1990's and have a very different appearance from wood or aluminum clad windows and did not maintain the historic look. He discussed this as a reason for aluminum clad windows being an acceptable option in a historic district. He discussed the introduction of fiberglass windows. He discussed different manufacturers of fiberglass windows. He discussed that fiberglass has better longevity and strength compared to the aluminum clad windows and maintains the historic integrity of the design of the building. He discussed a potential savings by using fiberglass over aluminum clad windows. Mr. Hegenderfer discussed the increased cost of aluminum clad products as it is not used as much as fiberglass windows. He discussed an approximate 50% difference in pricing.

A discussion was held on the acceptance of fiberglass windows by the Ohio Historic Preservation Office and how it affects tax grants. A discussion was held on standards of window brands for the City of Columbus. The Commission requested that staff provide information on list of windows allowed in the City of Columbus.

(2) Sidewalk Vestibules Design Standards

This discussion will occur at a later meeting.

ITEM 4. STAFF COMMENTS

Ms. Guenther informed the Commission that there was 46 cases in 2018 with, 34 of the cases for administrative approval.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: February 27, 2019

ITEM 7. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 7:36 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT

Delaware County Board of Commissioners
101 North Sandusky Street
Delaware, OH 43015

REQUEST

2019-0148: A request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for proposed building improvements at 91 North Sandusky Street which is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The Delaware County Courthouse is located at 91 North Sandusky Street, and it sits at the northwest corner of West Central Avenue and North Sandusky Street. The zoning is PO/I (Planned Office/Institutional District), and it is located within the Downtown Core of the Downtown Historic District Overlay. The surrounding properties to the north and west are also zoned PO/I (Planned Office/Institutional District), while the properties to the south and east are zoned B-2 (Central Business District). The properties to north, east, and west are in the Downtown Core, while the properties to the south are in the Downtown Core and Transitional Sub-district of the Downtown Historic District Overlay.

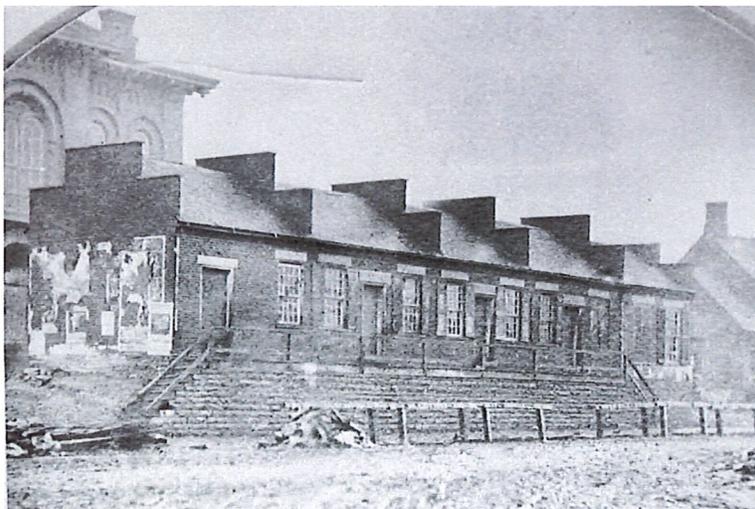
The building was individually placed on the U.S. National Park Service National Register of Historic Places in 1973. Since 1996, the property has been included as a Contributing Building in the City of Delaware Historic Northwest District, which is listed on the U.S. National Park Service National Register of Historic Places.

BACKGROUND

Construction of the Courthouse began in 1868 and was occupied in 1870. It is an excellent example of Italianate architecture. Features include an entablature with paired decorative brackets and dentils and tall narrow windows with decorative segmental arch hoodmolds and arcades. The hipped roof cupola is topped with iron cresting and a secondary central tower with four pointed arched dormers. Atop the cupola and tower is a composition statue of Lady Justice.

Relatively few minor changes have been made to the exterior of the Courthouse since its initial occupancy in 1870. Dramatic changes to the interior of the Courthouse were made in 1949-1950 with installation of an elevator, necessitating the removal of one of the twin staircases which led from the basement to the 3rd floor and included removal of windows for the installation of a metal fire escape on the north elevation.

Delaware County Courthouse – Under Construction 1868-1870



Delaware County Courthouse and Jail – Circa 1870



County Jail and Court House.

Delaware County Courthouse – Circa 1950



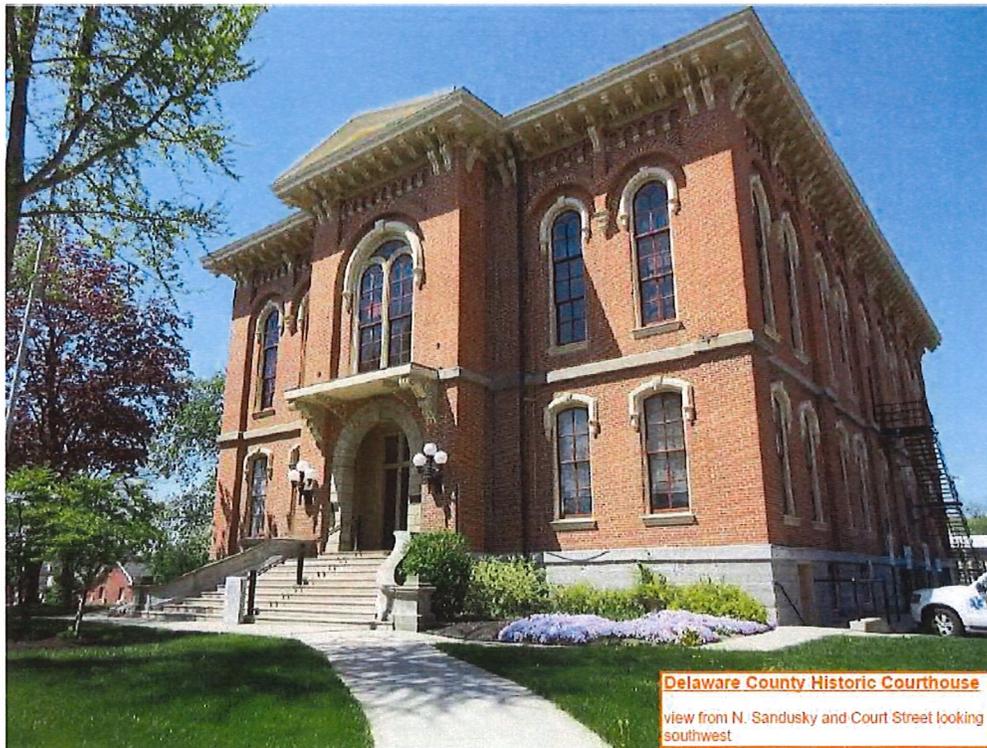
The Courthouse is currently vacant, and the County wishes to upgrade and re-occupy this facility. In compliance with the County Facilities Master Plan, this building will house the Commissioners Offices, the County Human Resources Department, the County Economic Development Department, and the County Veteran Service Commission. The interior requires building and mechanical system upgrades, replacement of obsolete equipment, and building drainage and ADA improvements prior to occupancy. In addition, routine exterior building maintenance and reconfiguration of the front lawn memorials will be undertaken.

It is the County's intent to restore the historic nature of the building to demonstrate the County's commitment to maintain the building for its original public purpose, as well as re-occupy the building. County Staff, the County's architect, and numerous City Department Staff have collaborated over the past three months to ensure the proposed work complies with building code standards on the interior and exterior, as well as the City Architectural Standards for the building exterior and site. The County intends on completing final construction

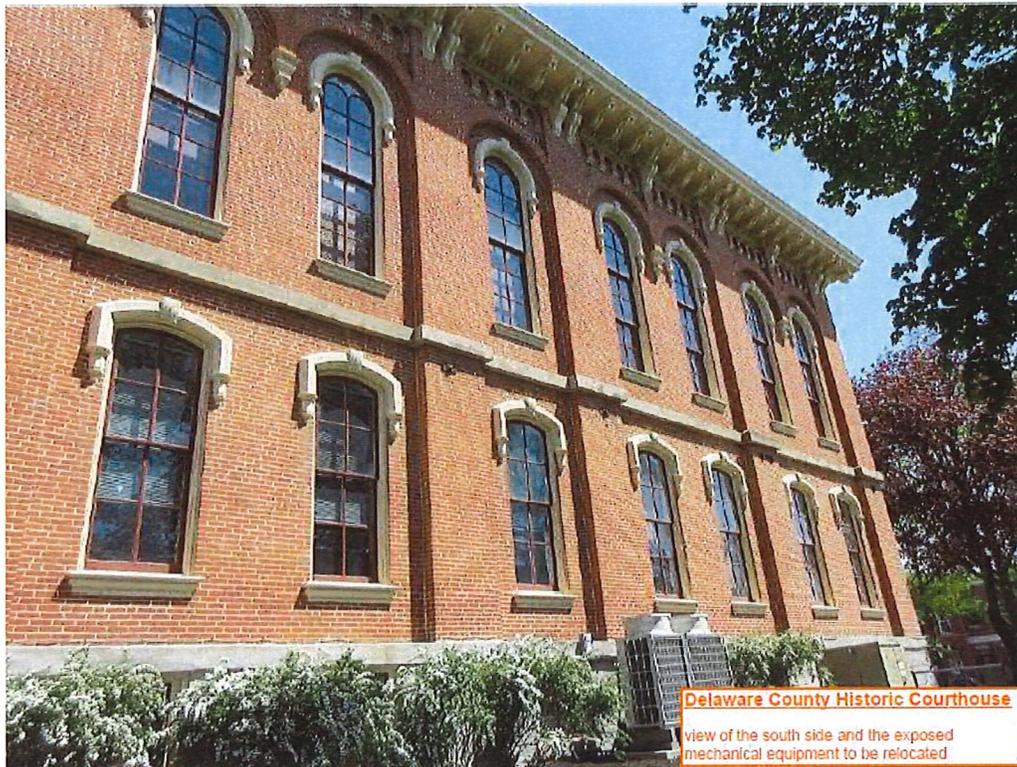
drawings and bidding out the project in February 2019. The reconfiguration of the outside memorials will create a dramatic, beautiful, and more formal memorial area.

Delaware County Courthouse – 2018









PROPOSAL

Outlined below is a description of the work proposed:

Site

- The existing sidewalks on the south and east side of the courthouse will be removed and reconfigured, and a formal, better coordinated monument plaza created on the east side. The existing sidewalks along North Sandusky and East Central Avenue will remain.
- The monument plaza layout was developed in conjunction with, reviewed, and approved by the County's Veterans Services Commission. The memorials will be reconfigured around the new east plaza. The large Civil War memorial will remain in its historic location and serve as a focal point for the new plaza. There will be two new sets of concrete stairs from the North Sandusky sidewalk up to the plaza. There are brick retaining walls with stone caps at these stairs. The brick color will match the courthouse as closely as possible. The middle retaining wall will have a simple black metal pin-mounted sign with the name of the building to replace the existing freestanding sign located at the southeast corner of the site. City Staff reviewed work specifications, which comply with the Standards.
- Replacement and upgraded mechanical and electrical equipment will be placed in a new utility enclosure on the west end of the building to remove them from up against the building and to a safer location. The enclosure will have brick piers with stone caps with painted black wood fence panels between them. The brick color will match the courthouse as closely as possible.
- Reference Sheets L100 and L400 below and also included as an attachment to this submission.



300 North Sandusky Street
Sandusky, MI 49783
Tel: 616.725.1234
Fax: 616.725.1235
www.schooley-caldwell.com

PROJECT:
91 North Sandusky Street
Exterior Renovations
Architect: Schooley Caldwell
Contractor: [Redacted]
Date: 02/27/19

Project Location:
91 North Sandusky Street
Sandusky, MI 49783

Revision Schedule:
1 - 02/27/19

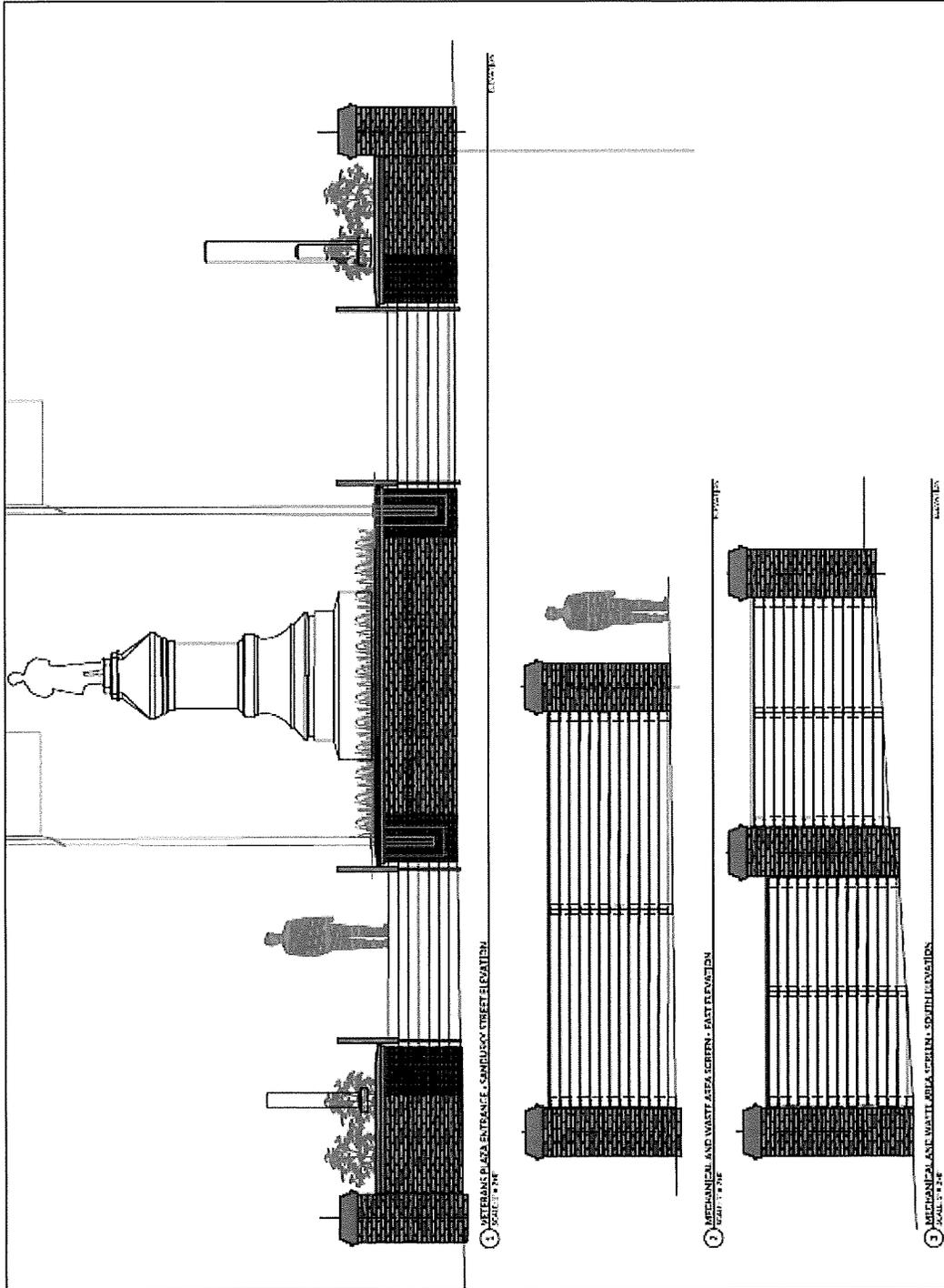
Saginaw County
Health
Commission

111 Lakeside Dr.
Saginaw, MI 49783

www.schooley-caldwell.com

Site Credit

L400
1/16" = 1'-0"
1/8" = 1'-0"



1 - WESTERN PAVILION ENTRANCE, SANDUSKY STREET ELEVATION
SCALE: 1/8" = 1'-0"

2 - MECHANICAL AND WASTE AREA SCREEN - EAST ELEVATION
SCALE: 1/8" = 1'-0"

3 - MECHANICAL AND WASTE AREA SCREEN - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Exterior of the Courthouse

- The majority of the work to the exterior of the historic courthouse is routine maintenance - window painting and repair, masonry repointing, and downspout repair. City Staff carefully reviewed work specifications, which comply with the Standards.
- At the ground floor, for security and drainage improvements, two existing area wells with doors (one on the north elevation and one on the south elevation) will be removed, the wells filled in and landscaped, and windows put back into the openings above grade to match the other pre-existing windows at this level of the building. The windows will match the existing windows. In addition, a new well and door will be centrally created on the north side of the building to service the building elevator.
- On the north side of the building, the existing exterior rusted metal fire escape will be removed, and the door at the top of the fire escape will be changed back to a window, which will match the adjacent historic windows. (The building will have an interior fire-rated enclosed staircase, which will have a first floor egress to the parking lot.)
- Reference Sheets A200 and A201 on the following pages and also included as an attachment to this submission.

SCHOOLEY CALDWELL
ARCHITECTURAL SERVICES

100 North Sandusky Street
Sandusky, MI 49783
Tel: 616.734.1234
Fax: 616.734.1235
www.schooley-caldwell.com

Contract:
91 North Sandusky Street
Exterior Renovations
Architectural Services
100 North Sandusky Street
Sandusky, MI 49783
Tel: 616.734.1234
Fax: 616.734.1235
www.schooley-caldwell.com

Client:
County of Leake
Design Department
November 19th, 2018

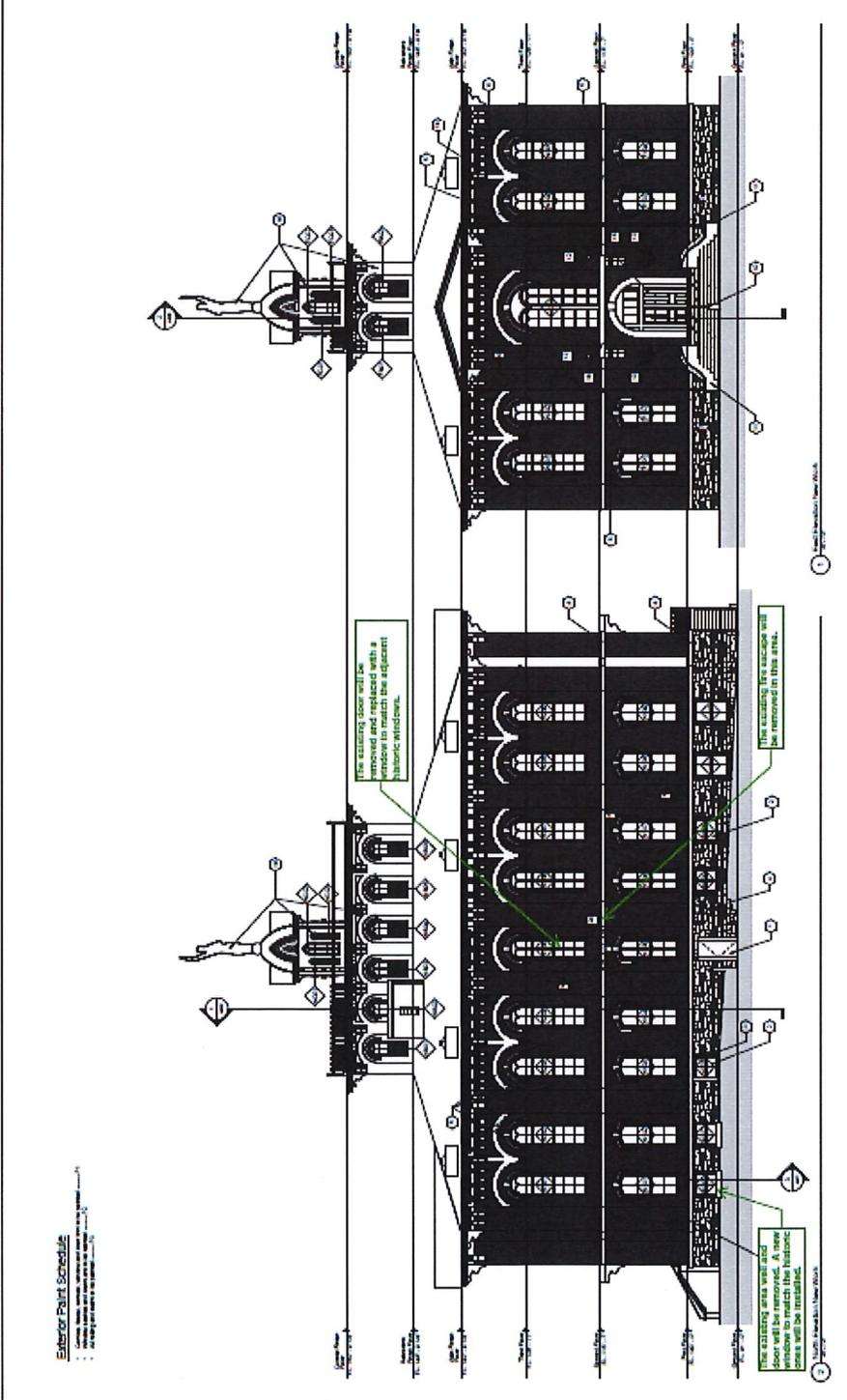
Revision Schedule
P. 1/27/2019 1.0

DeWitt County Courthouse
511 Broadway
Savannah, GA 31401

PROJECT LOCATION
91 North Sandusky Street
Sandusky, MI 49783

Exterior Elevations

A200
1/27/2019
1/27/2019



- ELEVATION - CODED NOTES**
1. General notes apply to all elevations.
 2. All exterior surfaces shall be finished with the material indicated.
 3. All exterior surfaces shall be finished with the material indicated.
 4. All exterior surfaces shall be finished with the material indicated.
 5. All exterior surfaces shall be finished with the material indicated.
 6. All exterior surfaces shall be finished with the material indicated.
 7. All exterior surfaces shall be finished with the material indicated.
 8. All exterior surfaces shall be finished with the material indicated.
 9. All exterior surfaces shall be finished with the material indicated.
 10. All exterior surfaces shall be finished with the material indicated.
 11. All exterior surfaces shall be finished with the material indicated.
 12. All exterior surfaces shall be finished with the material indicated.
- ELEVATIONS - GENERAL NOTES**
- A. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - B. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - C. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - D. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - E. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - F. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - G. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - H. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - I. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - J. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - K. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - L. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - M. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - N. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - O. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - P. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - Q. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - R. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - S. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - T. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - U. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - V. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - W. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - X. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - Y. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
 - Z. The elevation is shown in black and white. The color of the exterior surfaces shall be as indicated on the color schedule.
- PROJECT ALLOWANCE**
1. The project allowance is \$100,000.00.
 2. The project allowance is \$100,000.00.
 3. The project allowance is \$100,000.00.
 4. The project allowance is \$100,000.00.
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 10. The project allowance is \$100,000.00.
 11. The project allowance is \$100,000.00.
 12. The project allowance is \$100,000.00.

Exterior Paint Schedule

- 1. All exterior surfaces shall be finished with the material indicated.
- 2. All exterior surfaces shall be finished with the material indicated.
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- 4. All exterior surfaces shall be finished with the material indicated.
- 5. All exterior surfaces shall be finished with the material indicated.
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- 11. All exterior surfaces shall be finished with the material indicated.
- 12. All exterior surfaces shall be finished with the material indicated.

SCHOOLEY CALDWELL
ARCHITECTURAL FIRM, P.C.
1000 W. Main Street, Suite 200
Sandusky, MI 49783
734.885.1111
www.schooley-caldwell.com

PROJECT:
91 North Sandusky Street
Exterior Renovations
Architect: Schooley Caldwell
Contractor: [Redacted]
Date: 1/23/2019

Client: [Redacted]
Design: [Redacted]
November 1981, 2019

Architect's Schedule
1. 1/23/2019 10:00

Desiware County
Historic
Courthouse

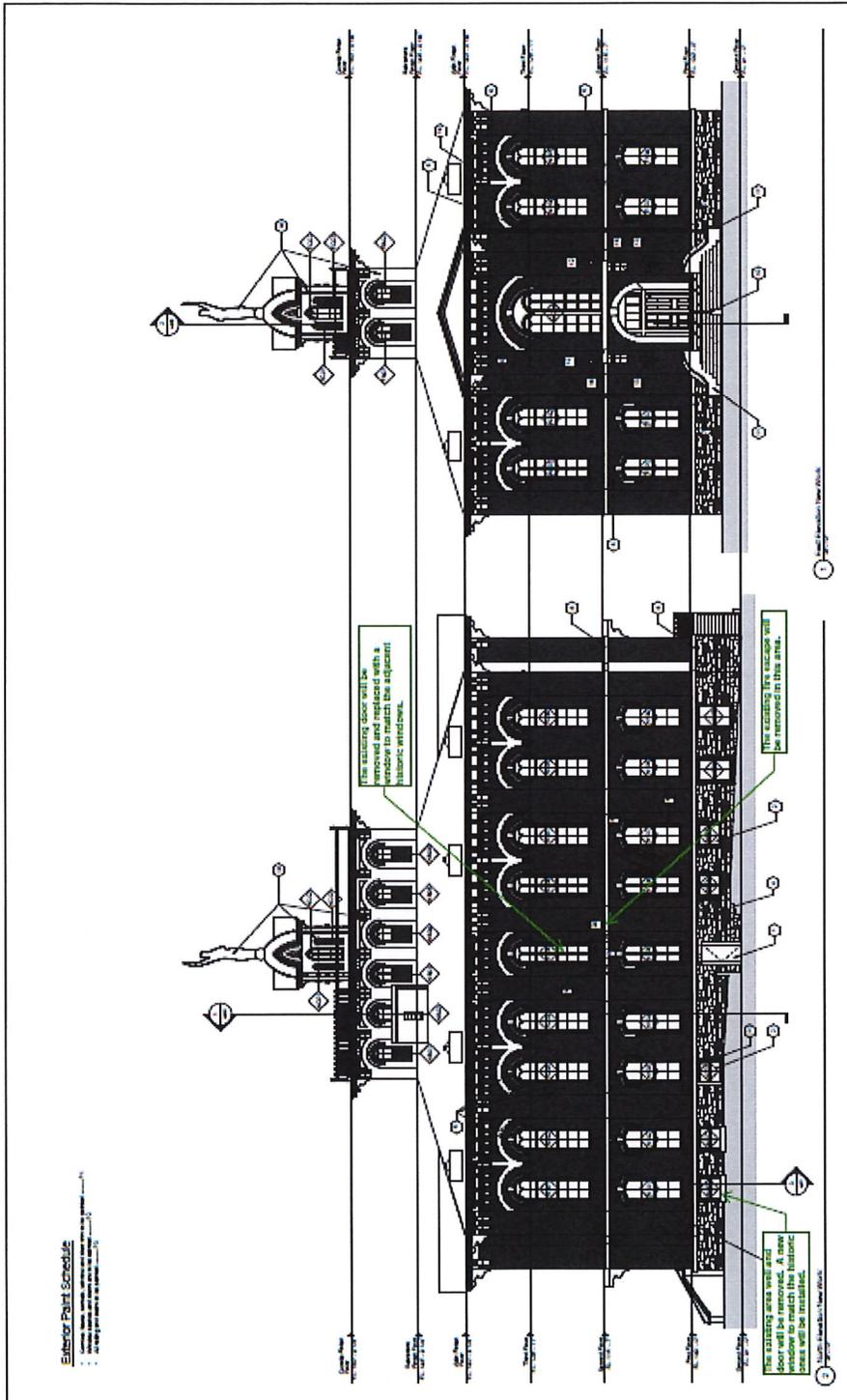
211 Sandusky St.
Sandusky, MI 49783

PROJECT NO.
19-0148

Exterior Elevations

A200

11/15/2019
10:00



ELEVATION - GENERAL NOTES

1. All work shall be in accordance with the Michigan State Historic Preservation Act and the National Historic Preservation Act.
2. All work shall be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. All work shall be in accordance with the Michigan State Historic Preservation Act and the National Historic Preservation Act.
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10. All work shall be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

ELEVATION - CODED NOTES

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8. All work shall be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
9. All work shall be in accordance with the Michigan State Historic Preservation Act and the National Historic Preservation Act.
10. All work shall be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

PROJECT ALLOWANCE

1. All work shall be in accordance with the Michigan State Historic Preservation Act and the National Historic Preservation Act.
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10. All work shall be in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

STAFF ANALYSIS

City Staff appreciates the opportunity to review and comment on this County project and the County’s commitment to retain the historical significance of this prominent site.

The site itself is located in the Downtown Core. As with many of Historic Downtown Delaware’s buildings, with the passage of time, changes in uses, and changes in code requirements, the project site’s elevations have been modified to adjust accordingly. In addition, modifications to the building interior dictate modifications to the building exterior.

The County selected a project architect specializing in historic preservation. In this particular case, when viewing the site and the notations on the drawings, the written explanations of proposed materials indicate they all meet the Architectural Standards and would blend and/or complement the historic nature of the building as well as the surrounding neighborhood. Staff offers that after meetings, site visits, and conversations with County Staff and the project architect, the plans and materials proposed are not out of the ordinary – the majority of the materials are like-for-like (i.e., all-wood replacement windows are being custom constructed in same designs as existing, etc.) or those proposed will be matching what is in place (i.e., new brick will match existing courthouse brick, etc.).

City Staff will also be afforded the opportunity of additional review to ensure conformance with the Architectural Standards. The County will be bidding the project, followed by bid review and then permitting. City Staff can request a copy of the bid documents, if the Commission wishes, as part of a Conditional Approval of this project. In addition, during the construction permit review process, Staff will review the construction drawings for compliance with the Architectural Standards as part of the Zoning Review process, as is typical procedure.

Overall, Staff is very supportive of the project, as long as work is completed as proposed and that work complies with the Architectural Standards.

STAFF RECOMMENDATION (HPC 2019-0148 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of a request by the Delaware County Board of Commissioners for a Certificate of Appropriateness for proposed building improvements at 91 North Sandusky Street which is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay, with the following Conditions that:

- 1) The project shall be completed per the plans presented. Any additional final details or significant revisions to the approved plans shall need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any revisions.
- 2) The Applicant and Architect are to continue to coordinate with City Inspection Division regarding required building and zoning regulations and permitting processes.

COMMISSION NOTES:

CASE NUMBER: 2019-0148_91 North Sandusky Street Exterior Renovations

MEETING DATE: February 27, 2019

PAGE: 13 of 13

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

CONDITIONS/MISCELLANEOUS:

FILE: S:\PLANNING\HPC CASES\2019 HPC CASES\2019-0148_91 N SANDUSKY COURTHOUSE RENO\HPC2019-0148_91 N
 SANDUSKY COURTHSE STFRPT.DOC
ORIGINAL: 2/21/2019

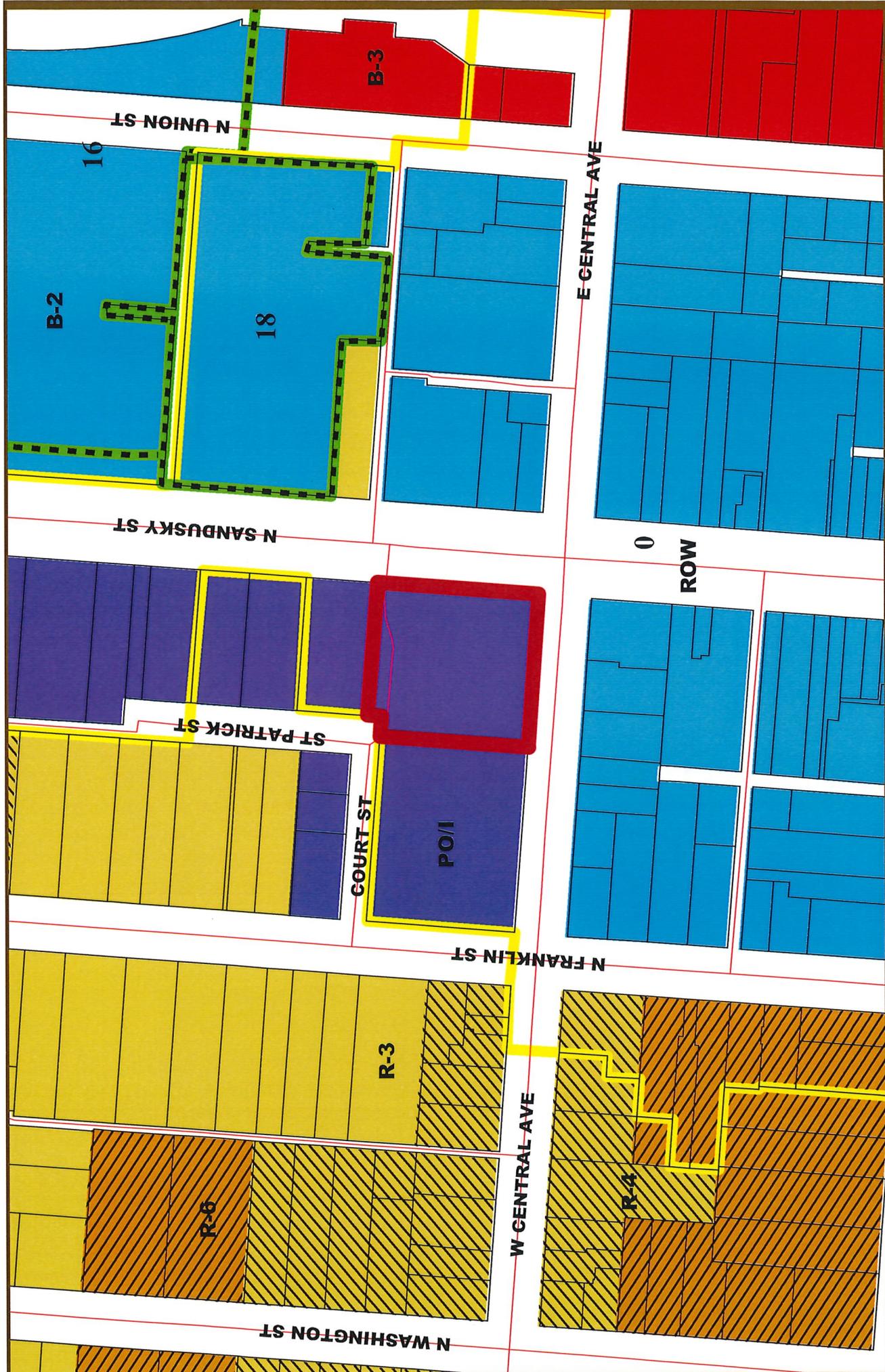


2019-0148
 Certificate of Appropriateness
 Delaware County Courthouse Improvements
 91 North Sandusky Street
 Location Map





2019-0148
Certificate of Appropriateness
Delaware County Courthouse Improvements
91 North Sandusky Street
Zoning Map



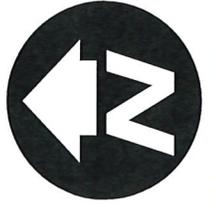


2019-0148
Certificate of Appropriateness
Delaware County Courthouse Improvements
91 North Sandusky Street
Historic District Map



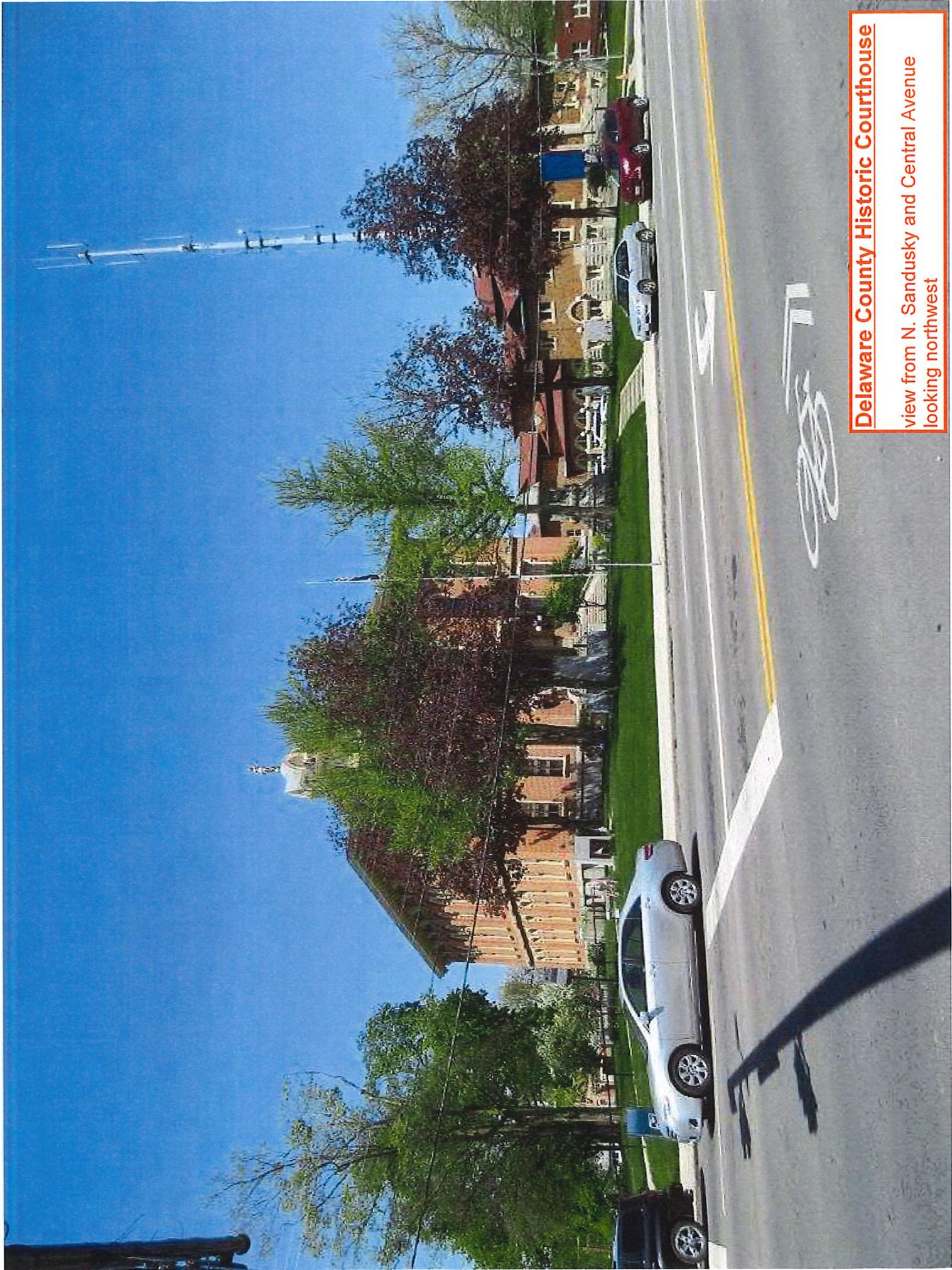
Legend

- Historic Overlay District (dashed black line)
- Downtown Core (red)
- Transitional (orange)
- Residential (yellow)



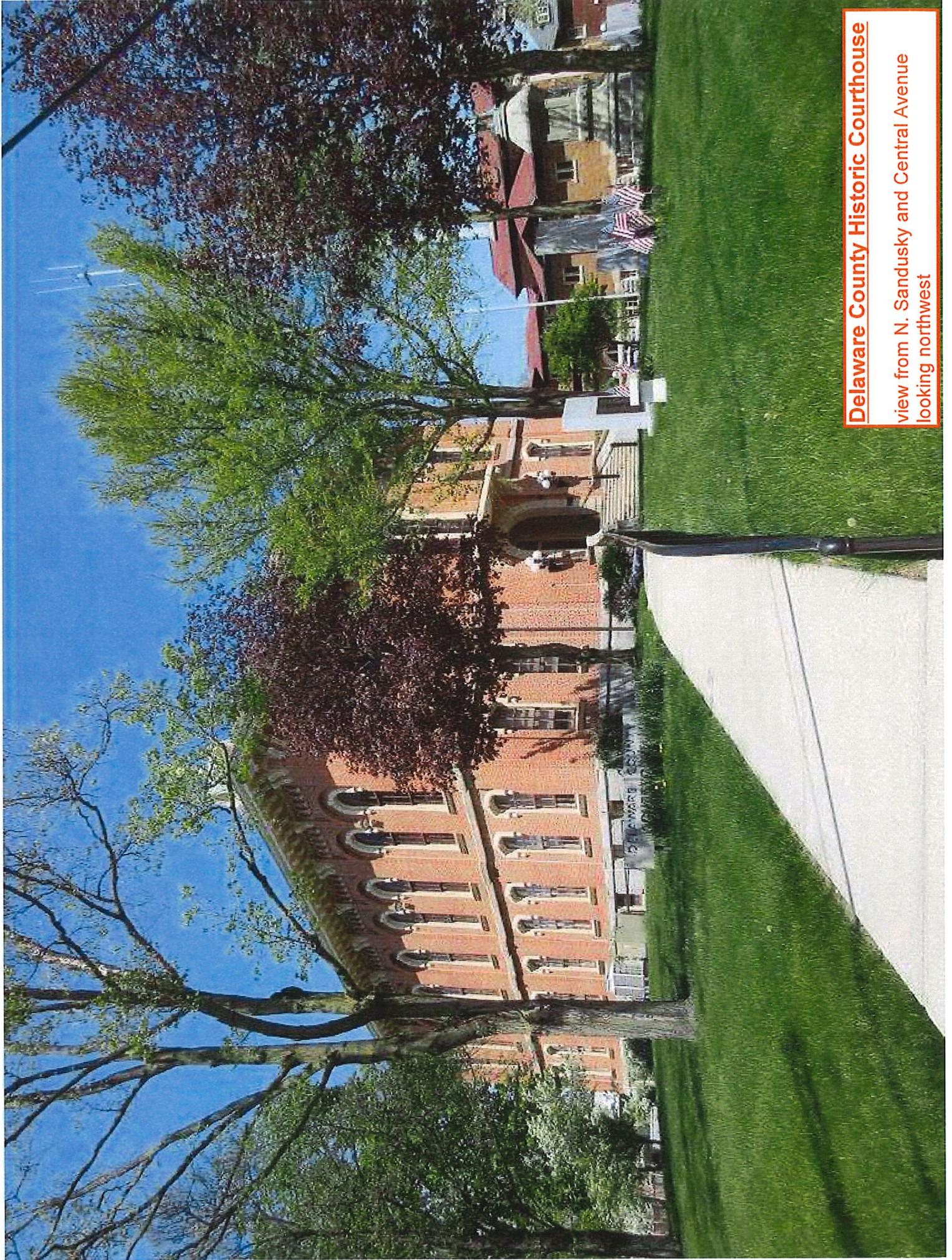
2019-0148
Certificate of Appropriateness
Delaware County Courthouse Improvements
91 North Sandusky Street
Aerial (2016) Map





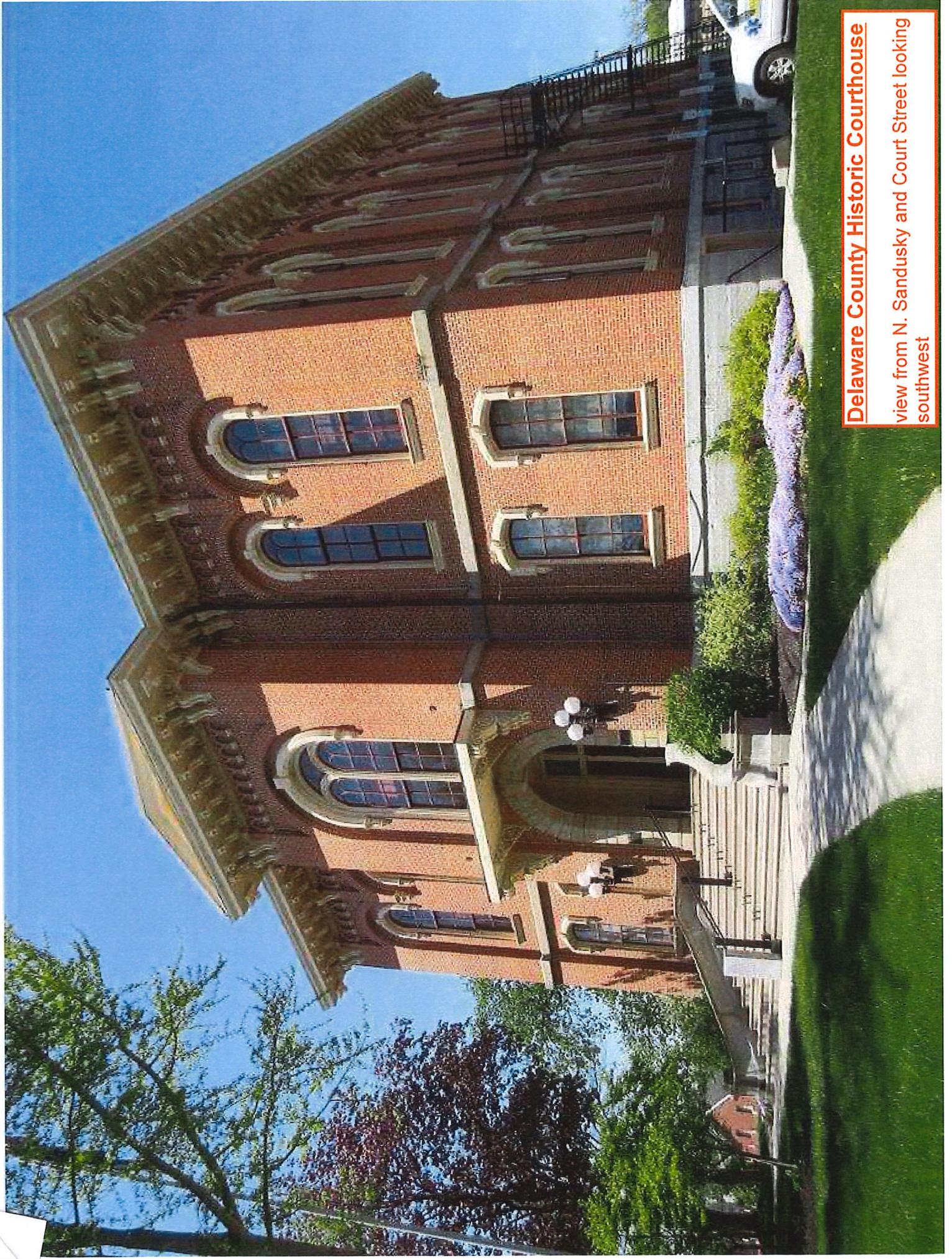
Delaware County Historic Courthouse

view from N. Sandusky and Central Avenue
looking northwest

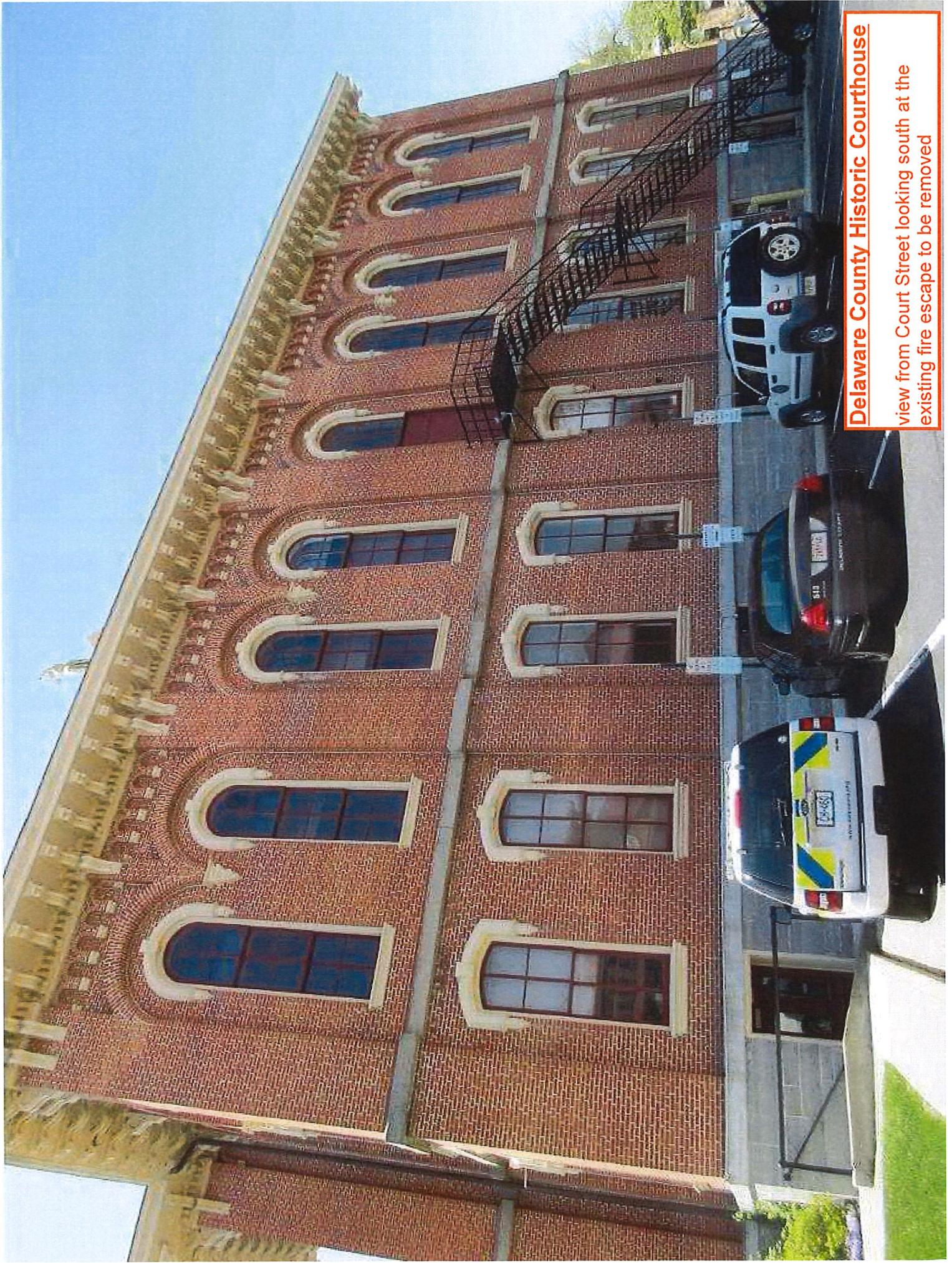


Delaware County Historic Courthouse

view from N. Sandusky and Central Avenue
looking northwest



Delaware County Historic Courthouse
view from N. Sandusky and Court Street looking southwest



Delaware County Historic Courthouse

view from Court Street looking south at the existing fire escape to be removed



Delaware County Historic Courthouse
view of the west end of the courthouse from the parking lot

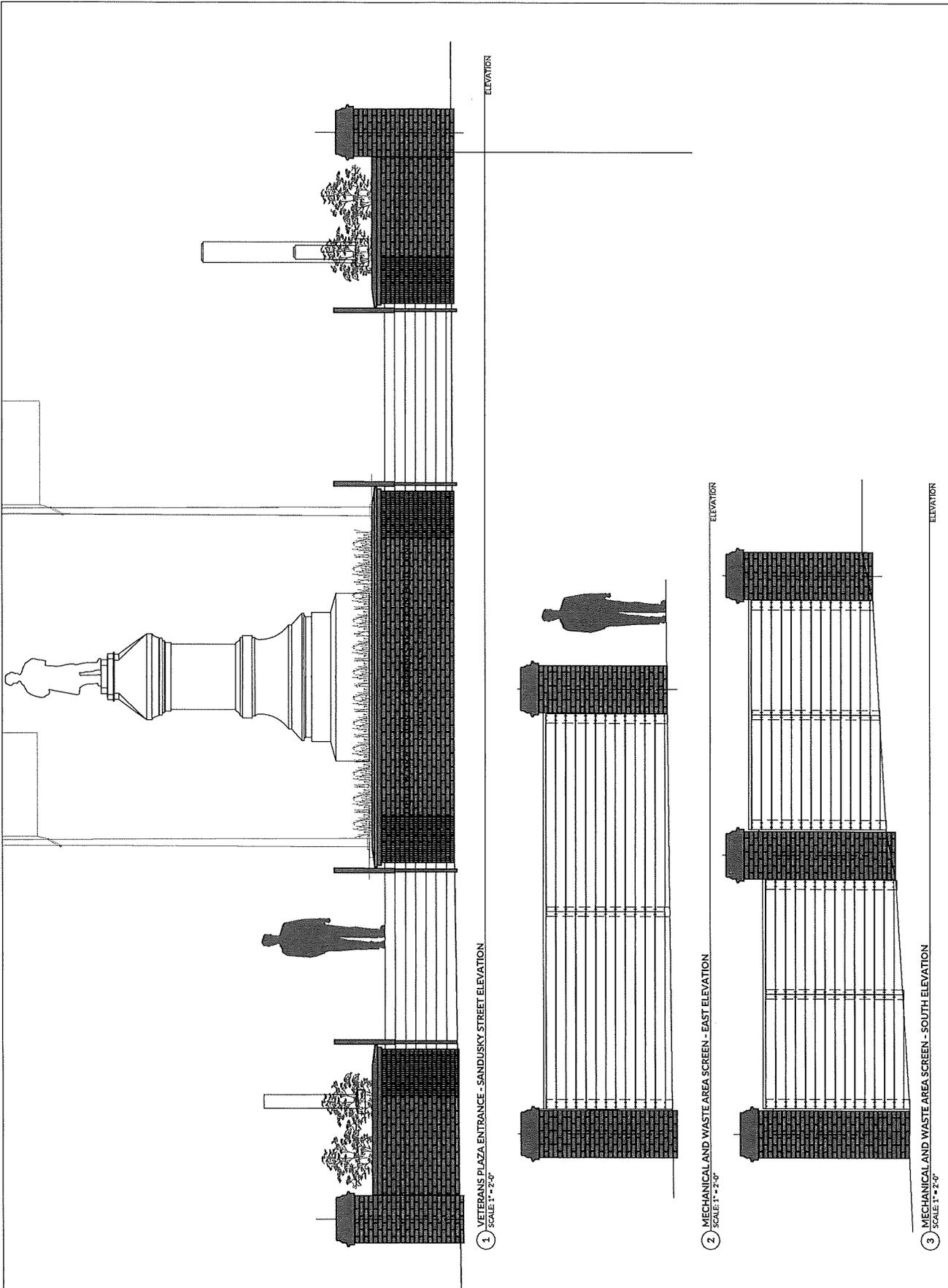


Delaware County Historic Courthouse

view of the south side and the exposed mechanical equipment to be relocated

Revision Schedule	#	Description	Date

NOT FOR CONSTRUCTION



1 VETERANS PLAZA ENTRANCE - SANDUSKY STREET ELEVATION
SCALE: 1" = 2'-0"

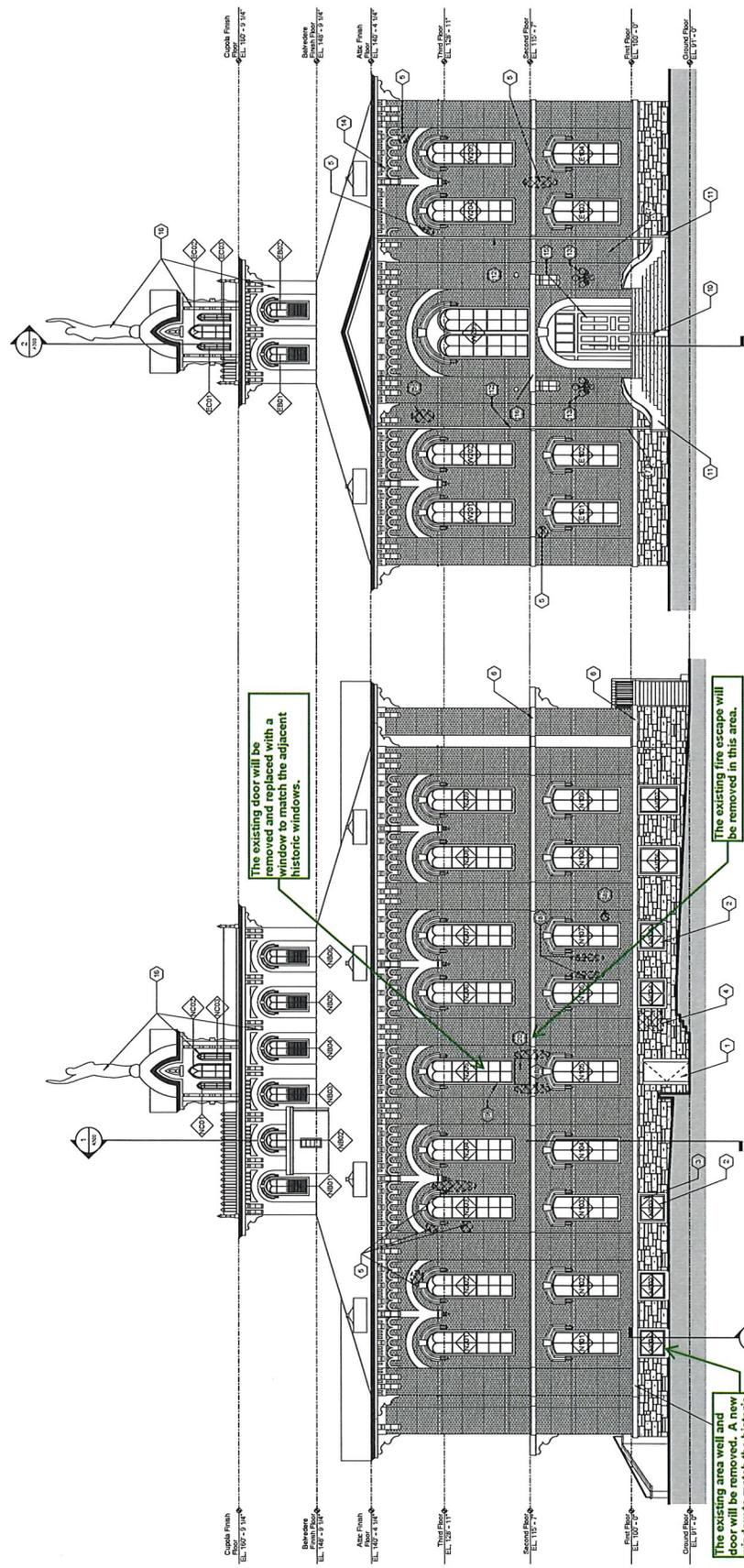
2 MECHANICAL AND WASTE AREA SCREEN - EAST ELEVATION
SCALE: 1" = 2'-0"

3 MECHANICAL AND WASTE AREA SCREEN - SOUTH ELEVATION
SCALE: 1" = 2'-0"

Revision Schedule	Description	Date

Exterior Paint Schedule

- Corners, bases, window and door trim to be painted —P1
- All masonry to be painted —M1
- All railing and stairs to be painted —M2



2 North Elevation New Work

1 East Elevation New Work

ELEVATION - CODED NOTES

1. Cut new opening in existing foundation for new door. Masonry to match existing.
2. Remove trim from existing gable that is scheduled to remain.
3. Remove existing door and window. Replace with new door and window. Provide all anchors, setting and hardware.
4. Patch existing stone or masonry where equipment was removed.
5. Report masonry per listed A200.
6. All masonry work shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building.
7. Remove and or patch all exposed structural concrete at masonry where stone was attached to the building.
8. Patch existing stone or masonry where equipment was removed to match existing masonry. Provide A200 to match existing masonry.
9. Remove and patch existing masonry.
10. Remove and patch existing masonry.
11. Clean frame joints. Remove old joints.

ELEVATIONS - GENERAL NOTES

- A. The elevations are drawings to represent general fabric, scale and dimensions indicated are approximate and must be verified. Check for specific dimensions and details.
- B. masonry work shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building.
- C. The masonry work shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building.
- D. All masonry work shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building.
- E. All masonry work shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building.
- F. All masonry work shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building.
- G. All masonry work shall be done in accordance with the building. Repairs to masonry shall be done in accordance with the building.

PROJECT ALLOWANCE

- Provide allowance to address to what is in drawing, provide unit costs.
1. Provide 75 SF of brick supporting.
 2. Provide 25 SF of masonry patching.
 3. Provide 25 SF of masonry patching.
 4. Provide 25 SF of steel metal resistance.

- F. Provide 100% of the masonry surface. Contractor to provide all masonry materials and labor.
- G. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- H. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- I. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- J. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- K. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- L. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- M. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- N. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- O. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- P. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- Q. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- R. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- S. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- T. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- U. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.
- V. Remove all existing masonry that is to be replaced. Provide all masonry materials and labor.



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
HPC 2019-0148

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

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

Address 91 N. Sandusky St.

Parcel Number(s) 51943211027000, 51943211026000

Applicant Name/Contact Person Delaware County / Jon Melvin Phone (740) 833-2280

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

Address 1405 US Highway 23 North, Delaware, OH 43015

Fax 740 833-2279

Email JMelvin@co.delaware.oh.us

Property Owner Board of Commissioners Delaware County Phone 740 833-2100

Address 101 N. Sandusky St., Delaware, OH 43015

Fax 740 833-2099

Email jmelvin@co.delaware.oh.us

Project Type

- [] Signs or Graphics [] New Construction [X] Exterior Building/Site Alterations
[] Demolition Permit(s) [X] Other (specify): interior renovations

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.

Exterior of the Courthouse

The majority of the work to the exterior of the historic courthouse is routine maintenance - window painting and repair, masonry repointing, and downspout repair.

At the ground floor, two existing area wells with doors will be removed and windows put back into the openings. A new, shallow area well and door will be created on the north side of the building below the existing fire escape.

The biggest change is that the existing exterior fire escape on the north side of the building will be removed and the window that was converted to a door will be changed back to a window to match the adjacent historic windows.

continued on the next page

Site

The existing sidewalks on the south and east side of the courthouse will be removed and reconfigured and a small new plaza will be created on the east side. The existing sidewalks along North Sandusky and East Central Avenue will remain.

The various veterans' memorials that are scattered around the east lawn will be reconfigured around the new east plaza. The large Civil War memorial will remain in its historic location and serve as a focal point for the new plaza. There will be two new stairs from the North Sandusky sidewalk up to the plaza. There are brick retaining / cheek walls at these stairs. These can be seen on sheet L400. The middle retaining wall will have a simple pin-mounted sign with the name of the building to replace the existing freestanding sign located at the southeast corner of the site. This layout has been developed in conjunction with and reviewed by the County's Veterans Services.

At the west end of the building, there will be a new enclosure for mechanical and electrical equipment that is currently located up against the building. One tree will be removed for this enclosure because even if the enclosure was slid to the west, the tree is unlikely to survive with all of the lines that need to be run underground to the southwest corner of the building. The enclosure will have brick piers with painted wood fence panels between them.

A total 4 shade trees (one of which is dying) and 2 small ornamental trees (3" caliper) are called to be removed. The trees to be removed are marked with "X"s on sheet L000. Six new shade trees will be planted to replace them (highlighted in green).

Materials to submit with application (as needed):

- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing the view from front, sides, and rear;
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified.
- **Material Samples/Manufacturers Brochures**: which show/describe materials to be used.
- **Interior floor plans**, where appropriate.
- **OHPO Submission**: if applicant submits the same project to Ohio Historic Preservation Office, all information contained in that application shall be submitted with the City application.
- **Variance Explanations**: If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following 6 criteria is met:
 - There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
 - The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
 - No reasonable alternative exists;
 - The property has little or no historical or architectural significance;
 - The property cannot be reasonably maintained in a manner consistent with Standards and Guidelines;
 - or
 - No reasonable means of saving the property from deterioration, demolition, or collapse exists.
- **Nine (9) copies** of all items should be submitted with the application.

Deadline: Applications must be submitted 30 days prior to the Historic Preservation Commission meeting.

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

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

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

[Signature] *Director of Facilities*
Signature of Applicant

1-14-19
Date

Signature of Owner (if not the Applicant)

Date

Application Fee \$50.00 Fees Received \$ 50.00 Received by *deg* Date 1/28/19



APPLICANT

Sandusky Brothers LLC
3583 Pamela Drive
Gahanna, OH 43230

REQUEST

2019-0196: A request by Sandusky Brothers LLC for a Certificate of Appropriateness for proposed building restoration at 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.

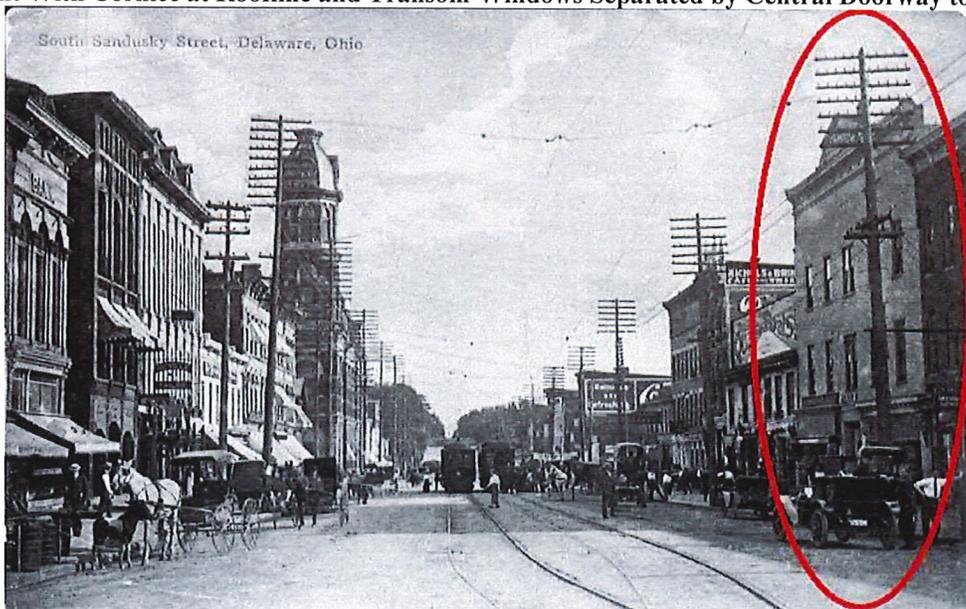
BACKGROUND

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 this was the date typically 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 Pediment With Cornice at Roofline and Transom Windows Separated by Central Doorway to Upper Floors)



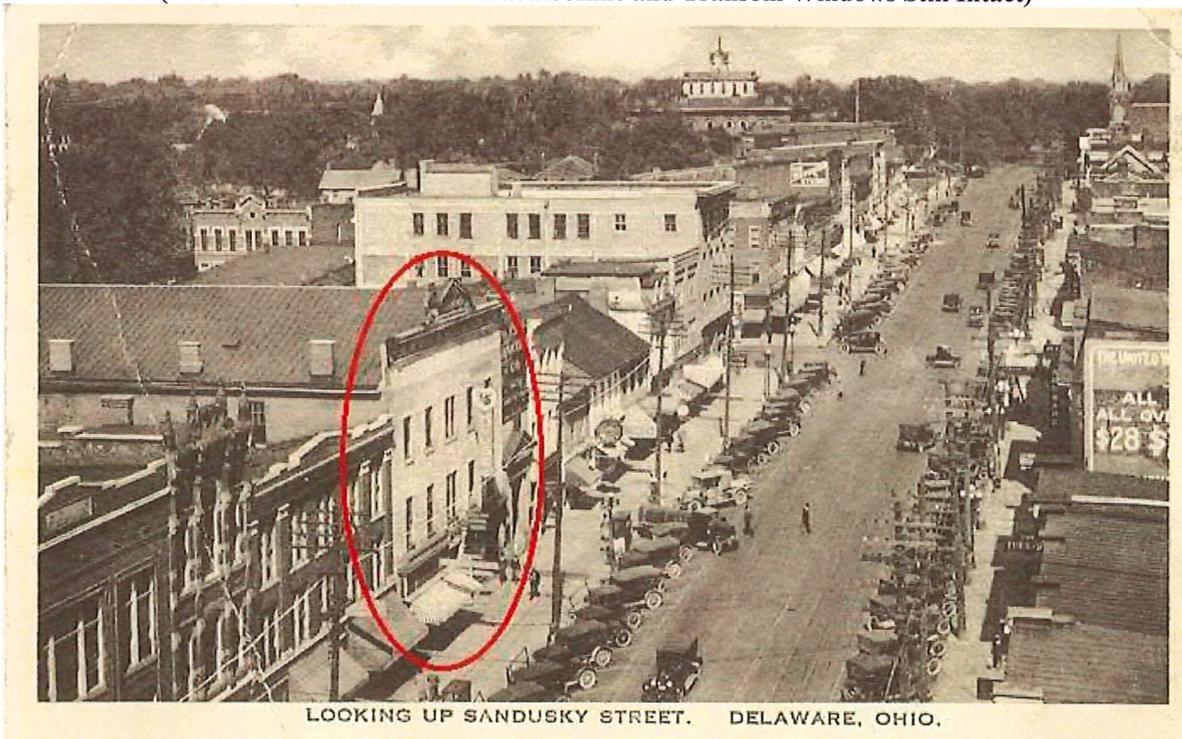
Local history notes that the third floor of the building was a popular location for meetings and conventions. On June 6, 1856, Frederick Douglass, the renowned African-American orator and abolitionist, spoke in the third floor assembly room on the subject of slavery with the 25 cent admission proceeds 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)



CASE NUMBER: 2019-0196 17 North Sandusky Street Restoration

MEETING DATE: February 27, 2019

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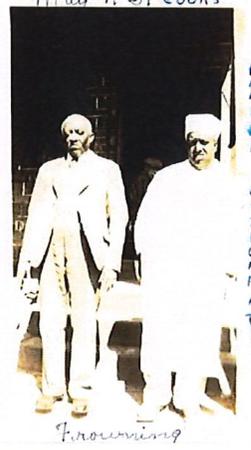
The 1930 City Directory lists the Standard Clothing Store at 17, with HT Miller, Tailor at 17-1/2. Buckeye Hardware continued occupancy at 19, with FJ Klee, Leather Goods and James Sellover, Attorney on the second floor.

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

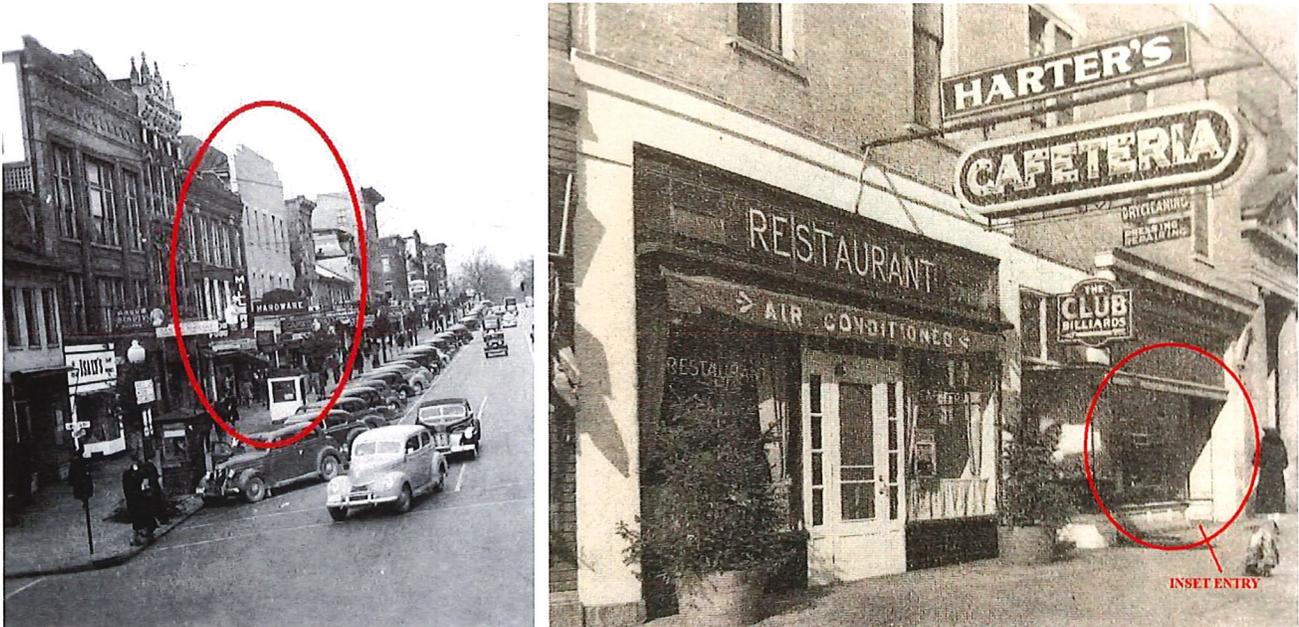
19-Buckeye Hardware



(Photographs courtesy of the Delaware County Historical Society)

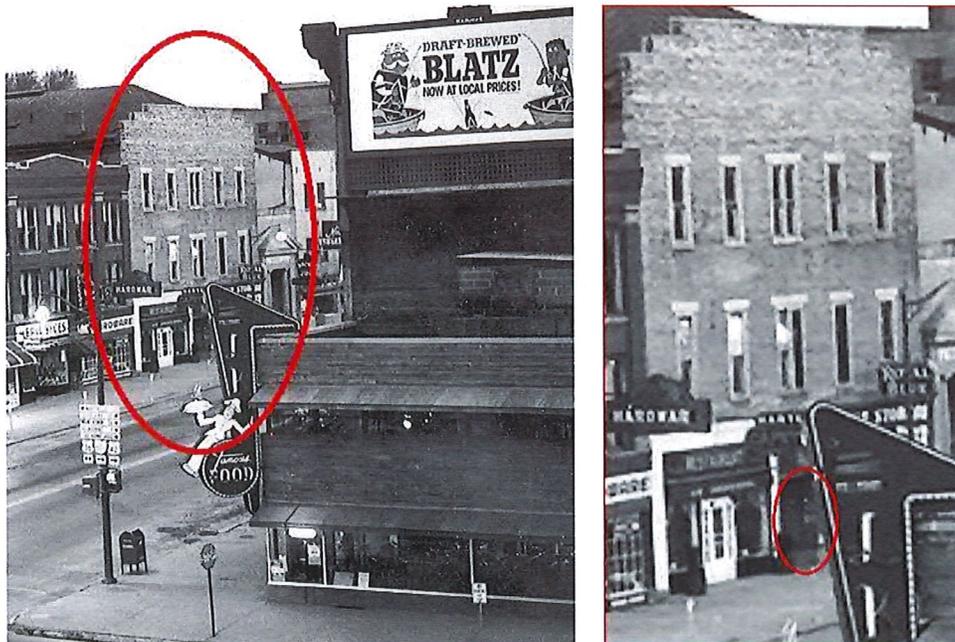
In 1942, Harter's Cafeteria was still located at 17 North Sandusky Street. The Billiards Club, a place to play pool and cards, was located on the second floor. In the early part of the 1940s, Herrfurd Kern, along with his son James, established Kern's U.S. Store, a grocery store, at 19 North Sandusky Street. (The "U.S." in U.S. Store stood for U=Unexcelled S=Service.)

17-19 North Sandusky Street – circa 1940
(Note Pediment With Cornice at Roofline Removed.
Transom Windows Intact. North Storefront Inset Entry Visible)



By the 1960s, Harter's Cafeteria remained in business at 17 North Sandusky Street. The U.S. Store, owned by James Kern by this time, still occupied 19 North Sandusky Street.

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



By the 1970s, the U.S. Store occupied both the north and south storefronts. James Kern, the building and U.S. 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 19th century 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, as well as the art glass RESTAURANT sign from Harter's Cafeteria on the south storefront. Plywood inset panels were also 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 central staircase entry door opens immediately onto a varnished wood staircase leading to the second and third floors. Each storefront still retained its own entry door.

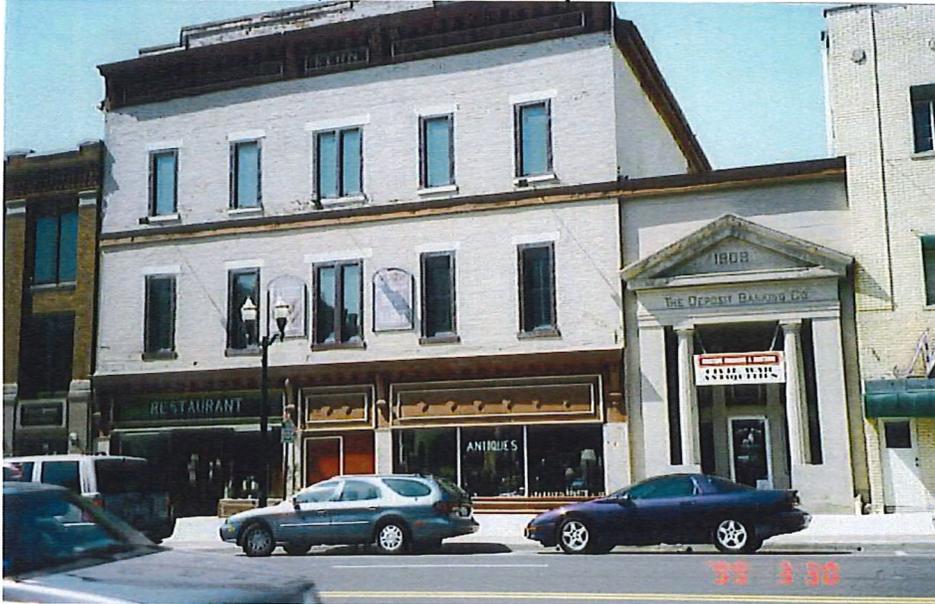
17-19 North Sandusky Street – Kern's U.S. Store – circa 1970s



The U.S. 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 occupied the building's first floor until 2018. Douce Dance Studio also began occupancy on the second floor. The antique store eventually occupied both storefronts, and the first floor was combined into one retail space. The entrance in the central stairwell to the north storefront was walled over. The north storefront entry door was removed and a flush plate glass storefront

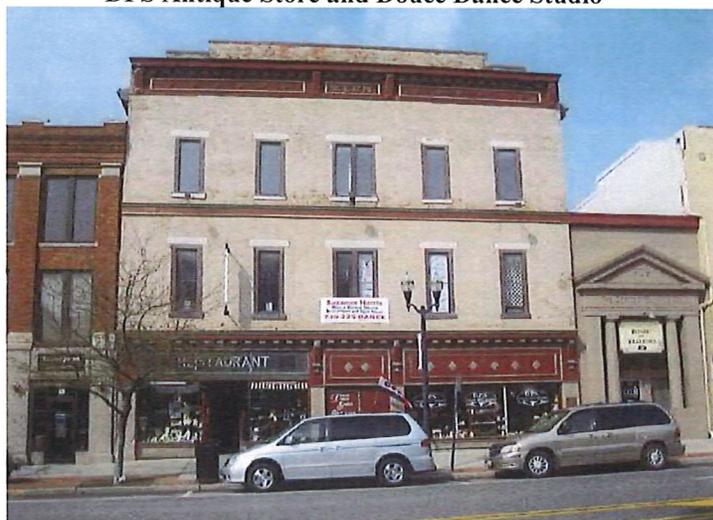
window installed to expand the retail space on the interior. The plywood panel covering the art glass RESTAURANT sign at the south storefront was removed.

17-19 North Sandusky Street – D.P.S. Antiques and Collectibles - 1999



After the death of Beverly Conniff, the property again sold in 2007 to JBK2 Partners LLC. Both the antique store and the dance studio remained on site. In 2012, JBK2 Partners LLC participated 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 may have been installed in the late 1920s to 1930s (which coincides with the timeframe of the building’s cornice and pediment removal). It is speculated the south storefront entry door was inset shortly after that approximate timeframe, as well. The project was successfully completed in 2014.

**17-19 North Sandusky Street – 2012
DPS Antique Store and Douce Dance Studio**

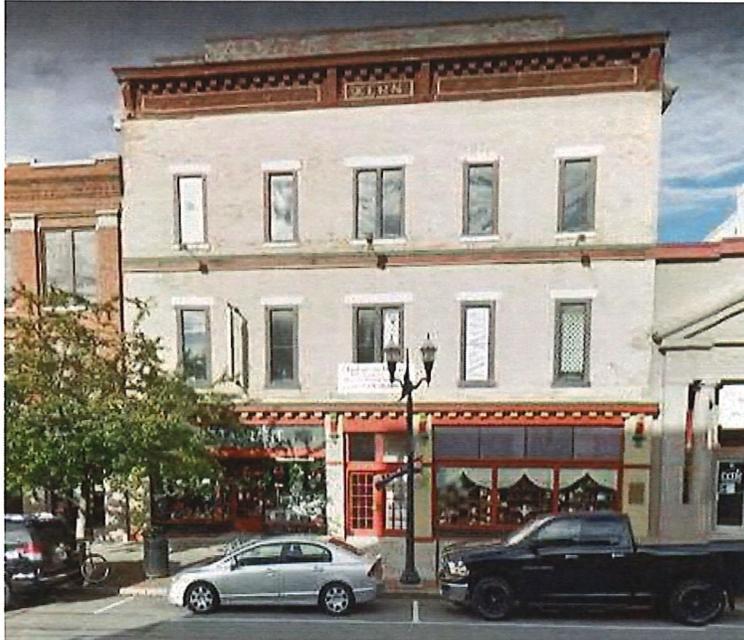


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MEETING DATE: February 27, 2019

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



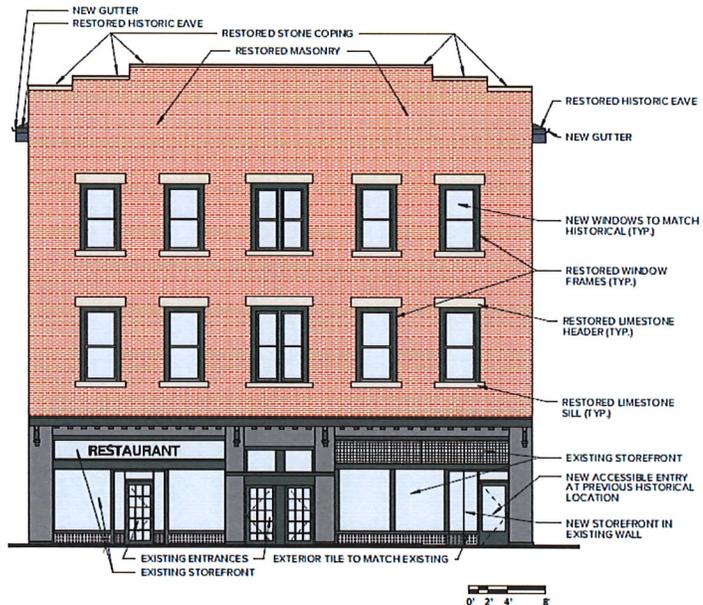
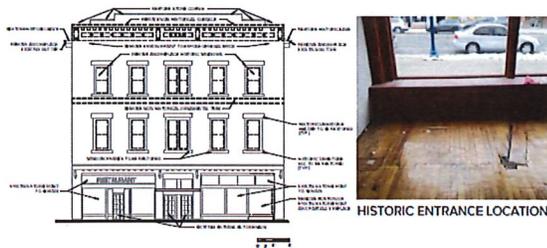
Existing Elevation – 2018



PROPOSAL

The Applicant presented this project concept before HPC during an Informal Review on August 22, 2018. HPC expressed a positive review at that time. A more-defined proposal is presented here. 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. Remove paint, clean, and restore historic masonry and limestone lintels and sills. Replace existing windows with new one-over-one wood aluminum-clad windows to match existing style. Repaint existing non-historic first floor cornice (above storefronts) and storefront entrances. Reinstate right-side entrance at north storefront with new accessible interior vestibule and entrance door to match existing materials and trim profiles. Install base panel tile as needed to match existing.



EXISTING CONDITIONS

PROPOSED EAST ELEVATION



EAST ELEVATION
17. N. SANDUSKY
DELAWARE, OH 43015
HISTORIC PRESERVATION
02/01/2019

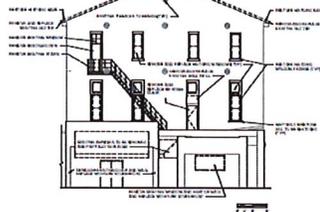
COPYRIGHT TRIAD ARCHITECTS LTD. 2019

Structural evidence of right-side entrance at north storefront:

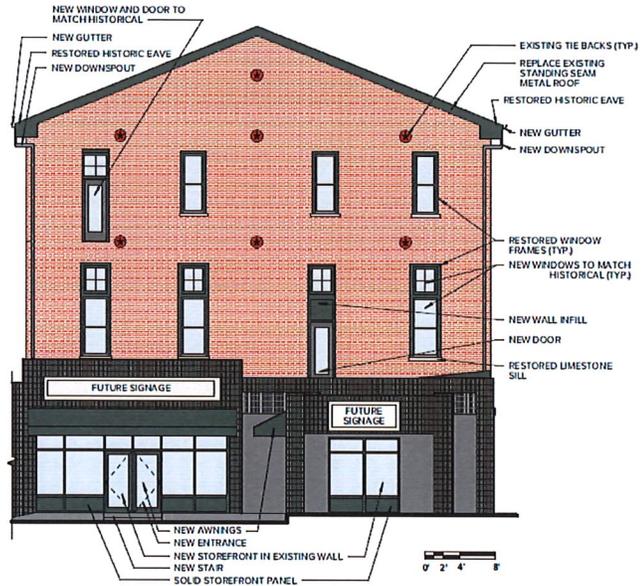


HISTORIC ENTRANCE LOCATION

2) West (Rear) Elevation: Rebuild historic eave and rake at main building roof. Replace existing standing seam metal roof with similar materials and colors. Replace gutters and downspouts. Remove existing deteriorated metal fire escape. Replace existing windows with new one-over-one wood aluminum-clad windows to match existing style. Restore limestone lintels and sills. Replace entry doors to match historical style. On 1909 rear one story addition, replace existing rear metal commercial entrance doors with a new aluminum storefront entrance system in existing location. Rebuild entry steps. Install new fabric awnings. Clean and point existing brick and masonry.



EXISTING CONDITIONS



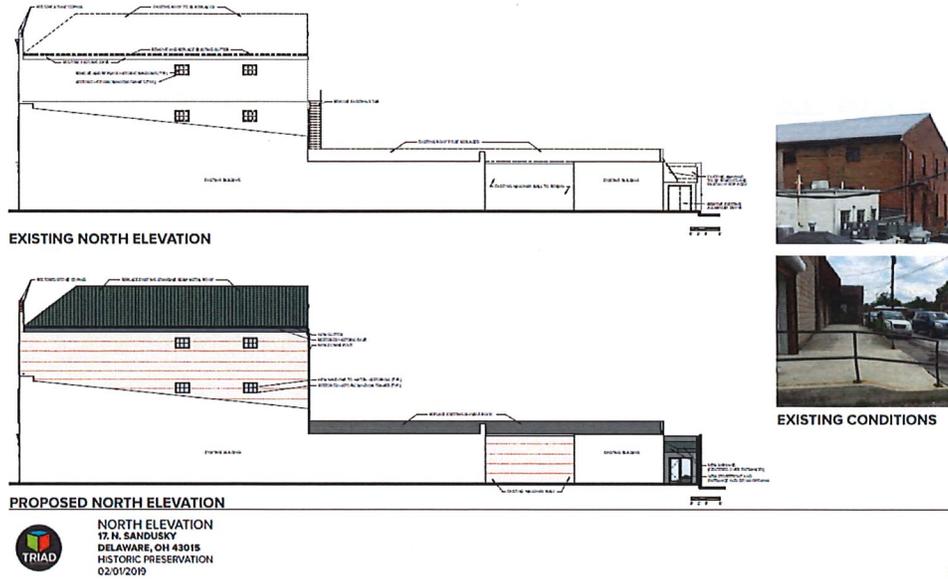
PROPOSED WEST ELEVATION



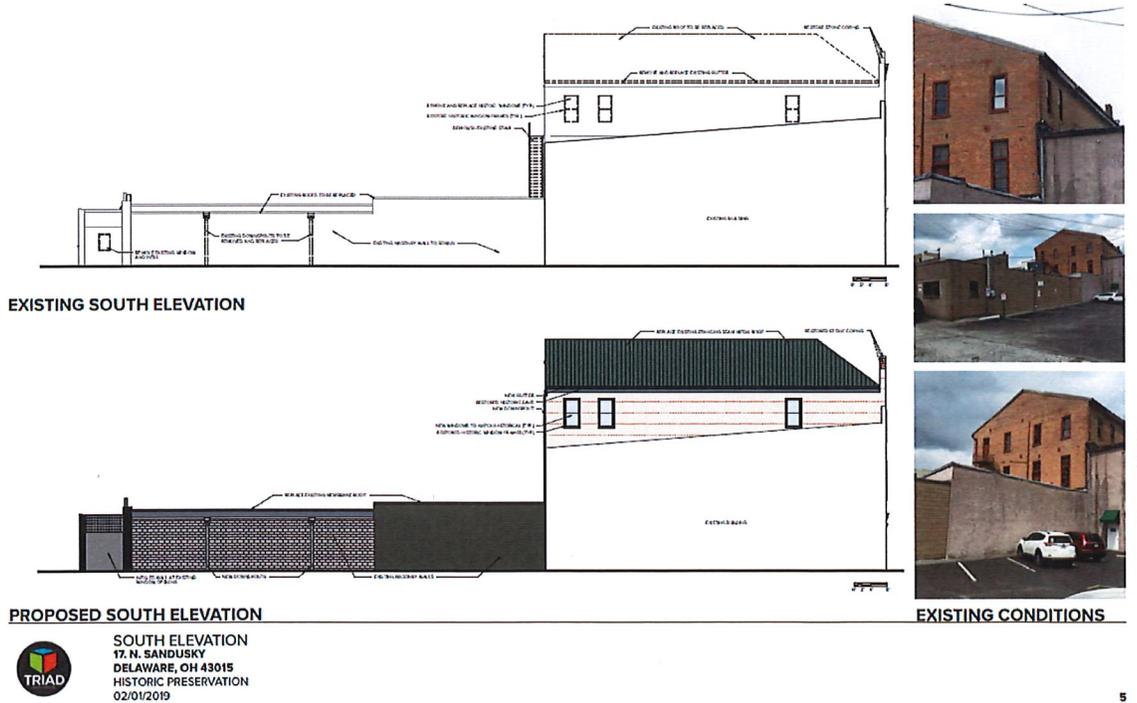
WEST ELEVATION
17. N. SANDUSKY
DELAWARE, OH 43015
HISTORIC PRESERVATION
02/01/2019

COURTESY TRIAD ARCHITECTS LTD. 2019

3) North (Side) Elevation and Addition: Existing masonry wall to remain. Clean and point masonry. Existing parged masonry wall to be re-painted. Replace existing windows with new wood aluminum-clad windows to match existing style. Replace existing shingle roof with new asphalt shingles in similar color. Remove existing aluminum entry doors at rear entrance and install new aluminum storefront with new fabric awnings.



4) South (Side) Elevation and Addition: Clean and point masonry. Replace existing windows with new wood aluminum-clad windows to match existing style. Replace existing rubber membrane roof with new roof in similar material. Replace gutters and downspouts. Remove existing window and infill wall for dumpster enclosure.



The proposed roof plan and first floor interior floor plan are included below:

STAFF ANALYSIS

City Staff appreciates the Applicant's interest in establishing new marketable business space and the major investment 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. The storefronts were occupied by locally endearing businesses that helped shaped the hometown feeling of the City's downtown. Pause should be taken to acknowledge these events and businesses 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, an early 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, the upper brick façade is currently painted. The Applicant wishes to undertake removing the paint to expose the brick. Staff offers that according to the Architectural Standards, previously painted brick may be re-painted if the Applicant chooses.
- On the rear elevation, on the rear one story additions, the existing rear commercial metal entrance doors are proposed to be replaced with a new efficient aluminum storefront entrance in the existing location in a color and finish that would blend with the overall historic character of the building. Staff offers the following from the Architectural Standards for HPC's consideration as to materials:

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.

- A number of entry doors are proposed to be replaced on the building. As per the Standards, the entrance door shall be glazed (with at least 50% glass in area and not more than 75%). The materials should be wood or wood aluminum-clad.
- Fabric awnings are proposed to be replaced. The typical fabric used in the Historic Downtown is Sunbrella fabric.

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

Upon further investigation, there is both structural evidence and photographic 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, as well as a north storefront entry door. The reinstatement of the north storefront right-hand entry door would be appropriate. The materials proposed are appropriate, as well.

Second, as mentioned at the Informal Review, 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. 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. The Applicant indicated this date would not negatively affect the project timeframe.

Overall, Staff is supportive of the project, as long as work is completed as proposed and that work complies with the Architectural Standards. Staff is agreeable to the Applicant's request to provide a final color palette at a later date for HPC Administrative Review.

STAFF RECOMMENDATION (HPC 2019-0196 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of a request by Sandusky Brothers LLC for a Certificate of Appropriateness for proposed building restoration at 17 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay, with the following Conditions that:

- 1) The project shall be completed per the plans presented. Any final details (such as paint color palette, lighting, etc.) or significant revisions to the approved plans shall need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any revisions.
- 2) The Applicant and Architect are to continue to coordinate with City Inspection Division regarding required building and zoning regulations and permitting processes.

COMMISSION NOTES:

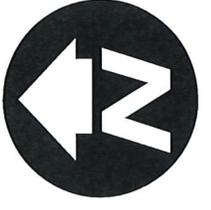
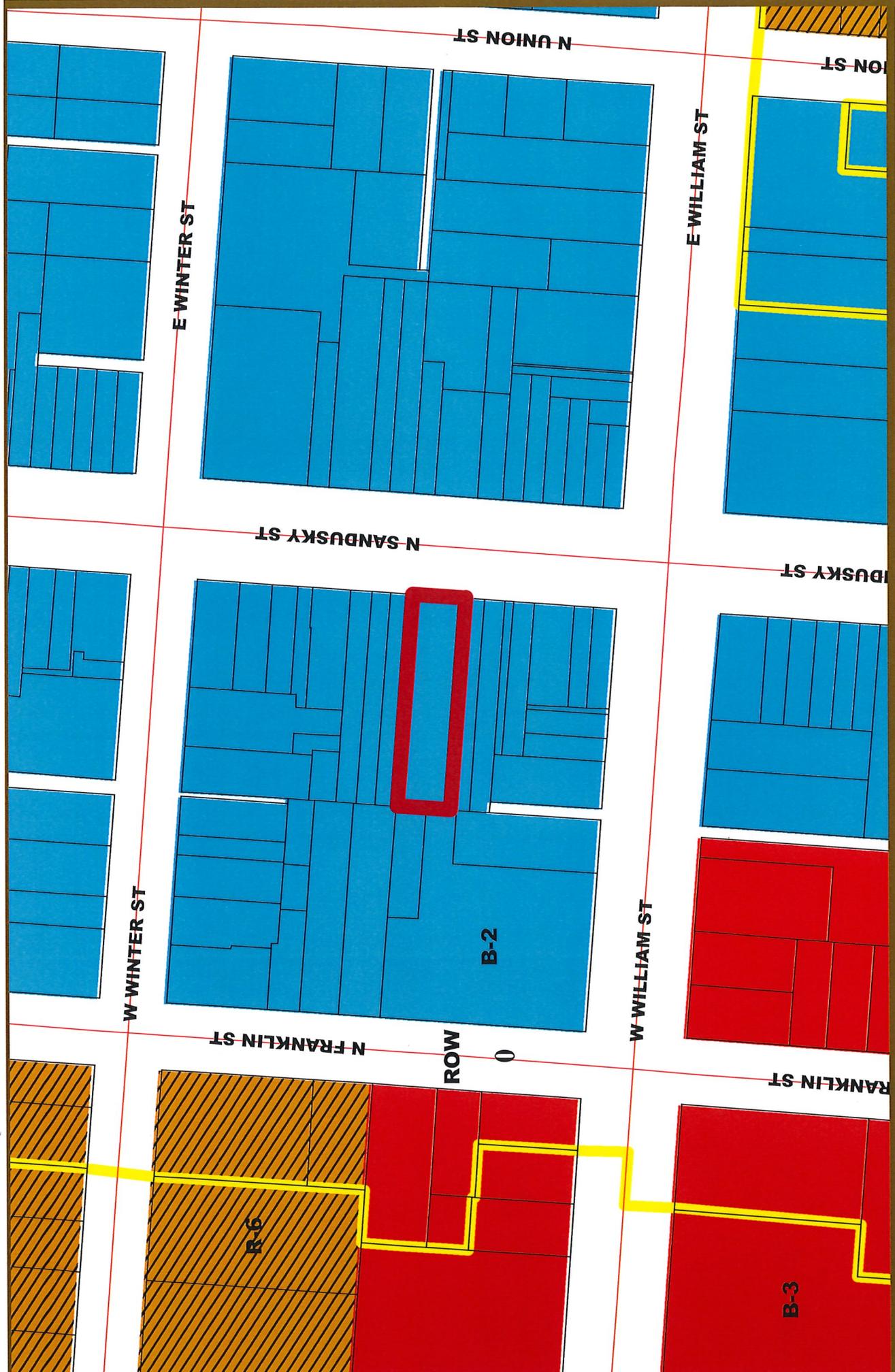
MOTION: _____ 1st _____ 2nd *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



2019-0196
 Certificate of Appropriateness
 17 North Sandusky Street - Restoration
 Location Map

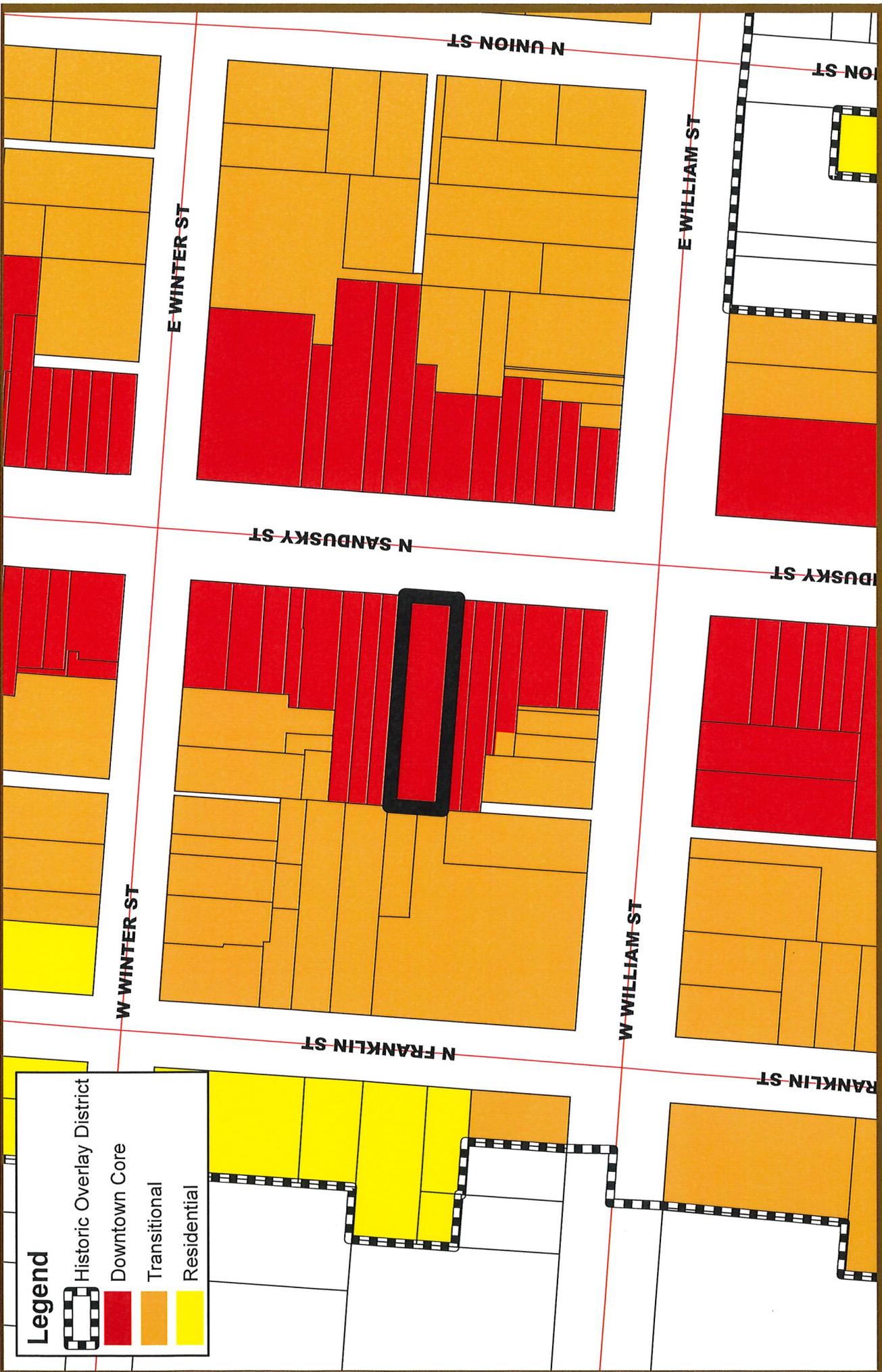




2019-0196
 Certificate of Appropriateness
 17 North Sandusky Street - Restoration
 Zoning Map

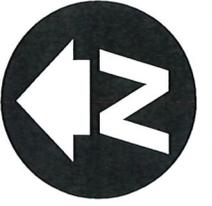


2019-0196
Certificate of Appropriateness
17 North Sandusky Street - Restoration
Historic District Map



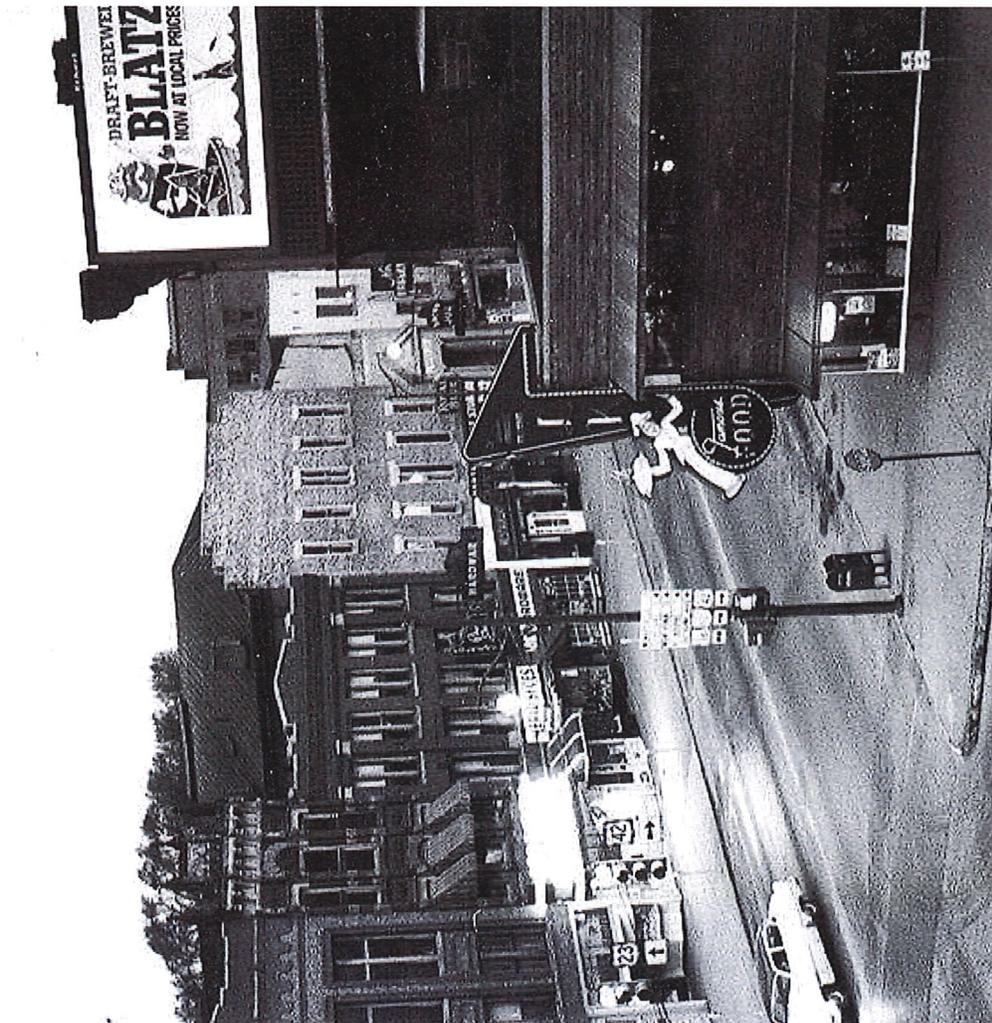
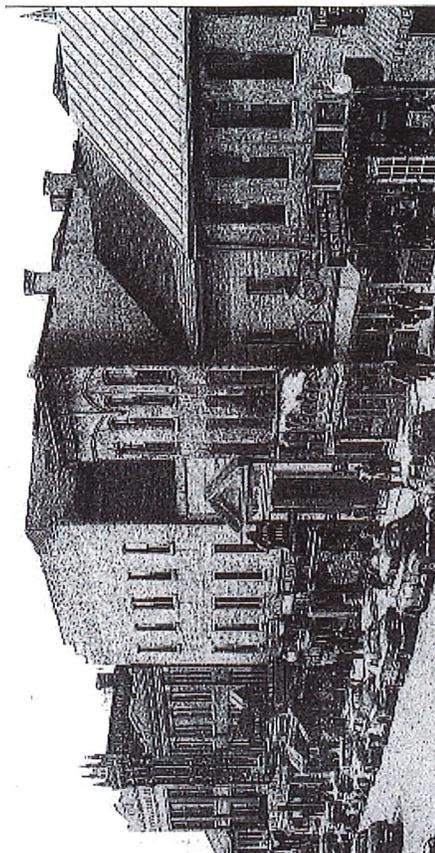
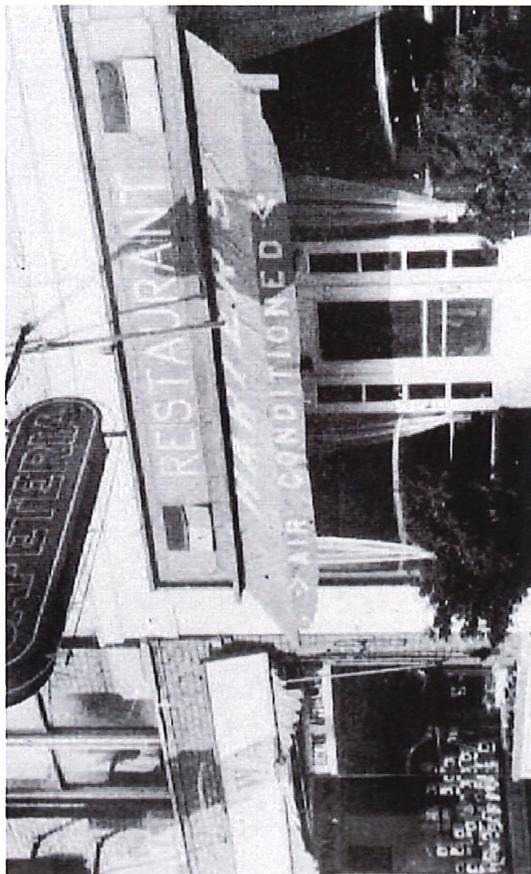
Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



2019-0196
Certificate of Appropriateness
17 North Sandusky Street - Restoration
Aerial (2016) Map

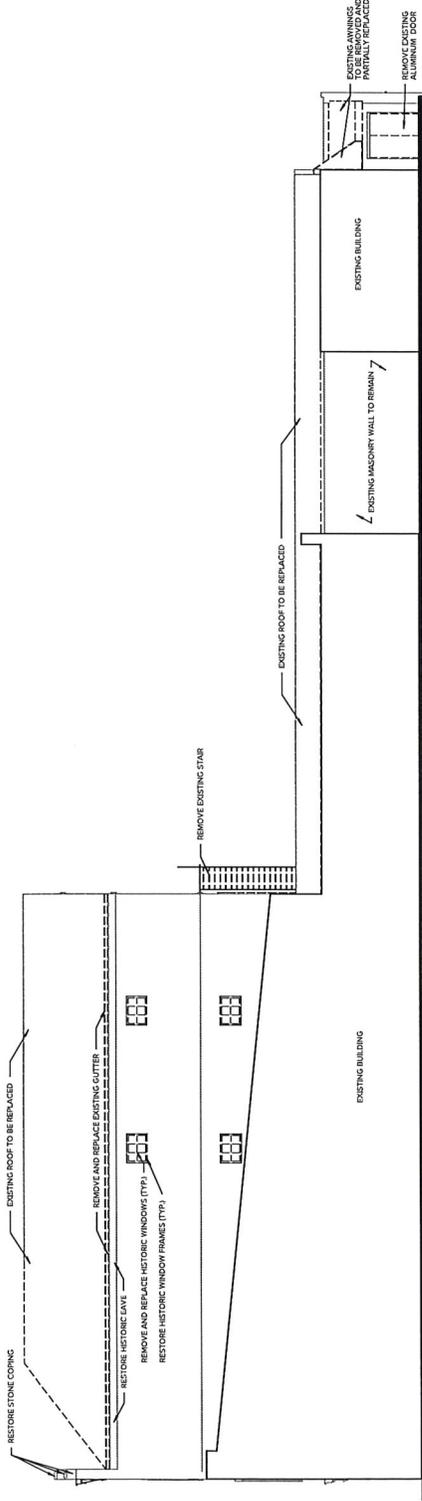




17 N. SANDUSKY RESTORATION AND HISTORIC PRESERVATION



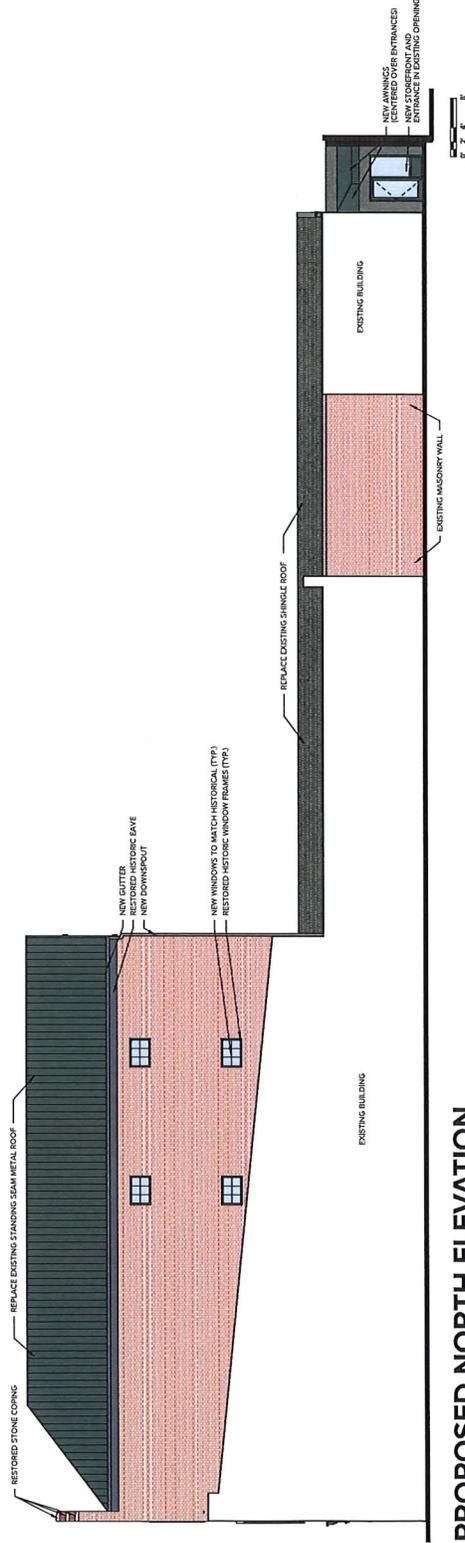
17 N. SANDUSKY
 DELAWARE, OH 43015
 HISTORIC PRESERVATION
 02/01/2019



EXISTING NORTH ELEVATION



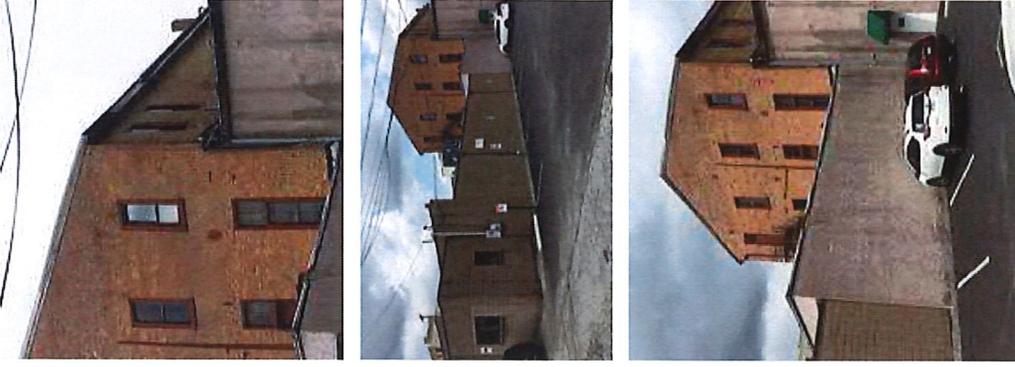
EXISTING CONDITIONS



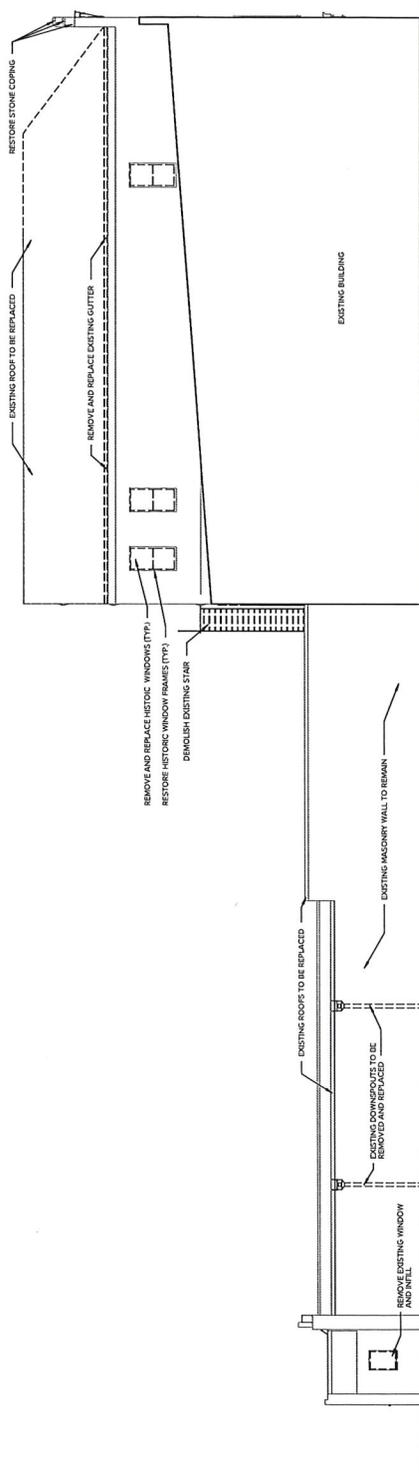
PROPOSED NORTH ELEVATION

NORTH ELEVATION
17. N. SANDUSKY
DELAWARE, OH 43015
HISTORIC PRESERVATION
02/01/2019

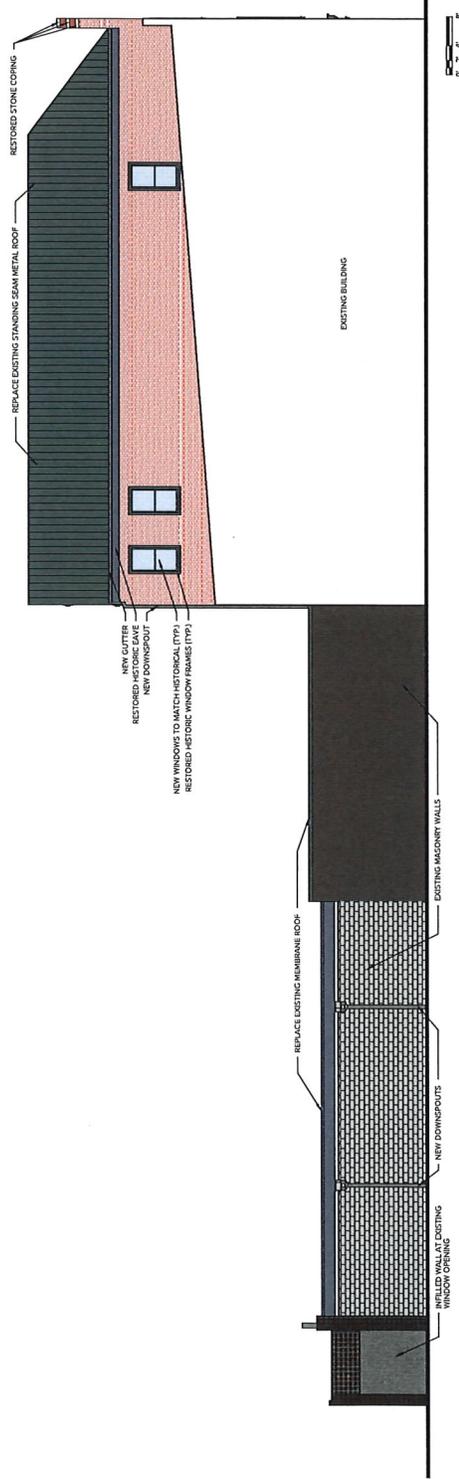




EXISTING CONDITIONS



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

SOUTH ELEVATION
17. N. SANDUSKY
DELAWARE, OH 43015
HISTORIC PRESERVATION
02/01/2019

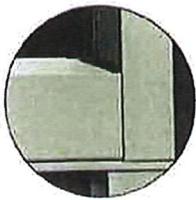




PELLA[®] ARCHITECT SERIES[®] RESERVE™
WOOD WINDOWS AND PATIO DOORS

AUTHENTICITY IS IN THE DETAILS

From traditional butt joinery and Putty Glaze grilles to through-stile construction, Pella has harnessed the traditional window-making aesthetic – employing the innovation of today's modern conveniences without compromising on integral historical details.

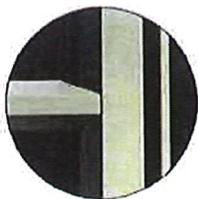


THROUGH-STILE CONSTRUCTION

Stiles run through the rails in Pella's design, creating historically authentic butt joinery.

EQUAL SIGHTLINES

The sash is proportional on all sides of the window to replicate historical design.



PUTTY GLAZE PROFILE

Putty Glaze profile grilles and matching sashes recreate the handiwork of a putty knife.

SASH LUG

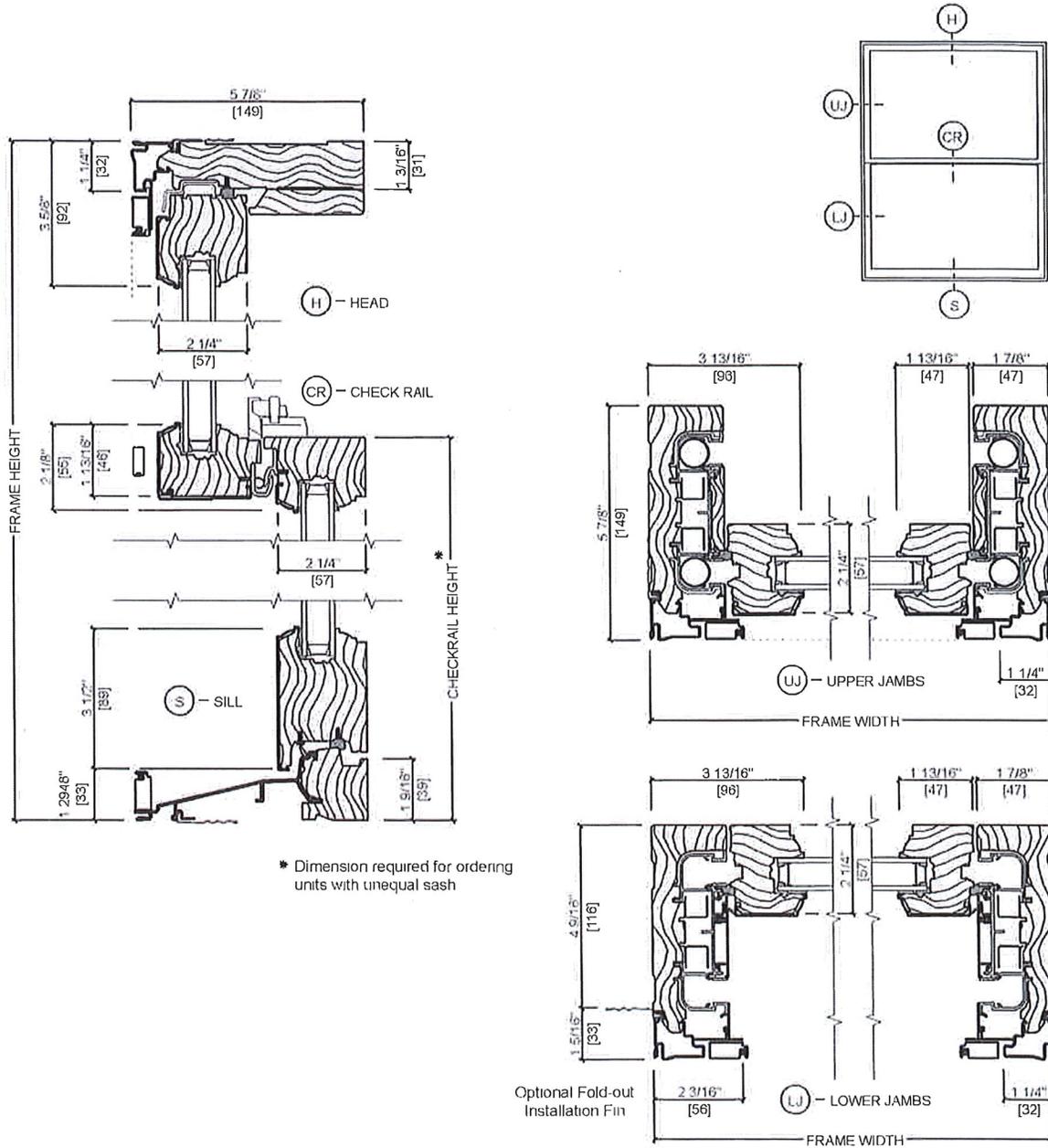
Designed to add style to your project while maintaining the modern sash-tilting functionality.





MONUMENTAL HUNG

UNIT SECTIONS
Aluminum-Clad Exterior
Double-Hung



Scale 3" = 1' 0"

All dimensions are approximate.



**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:
2019-0196

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 17 North Sandusky Street

Business name Sandusky Brothers, LLC

Applicant Name/Contact Person Zach Price Phone 614.354.9591

Address 463 N High St., Ste. 2B 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 Phone _____

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.

Roofs: Replace roofs with similar materials and colors. Replace downspouts and gutters.

Repair missing eaves. Restore stone coping on east parapet.

East Façade: Remove paint from existing brick, clean, and point. Remove non-historic false cornice and trim board. Replace windows. Provide new accessible vestibule and entrance door at north side to match existing materials and trim profiles.

West Façade: Provide new aluminum storefront in existing walls. Provide new fabric awnings. Replace windows. Clean and point existing brick and masonry units. Remove existing fire escape.

North and South Facades: Clean and point masonry. Replace windows. Infill window opening at existing non-historic addition.

Request for staff approval of final material colors to be submitted at a later date.

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

2/1/19

Date

Signature of Owner (if not the Applicant) Date

RECEIVED
Application Fee \$50.00 Fees Received \$ 50.00 Received by dlg Date 2-4-19
FEB 04 2019
 Page 3 of 3
 DELAWARE
 PLANNING & COMMUNITY DEV.



MEMORANDUM

To: Historic Preservation Commission Members

From: David Efland, Planning and Community Development Director 
Dianne Guenther, Development Planner 

Date: February 27, 2019

RE: Proposed Change to Architectural Standards for Downtown Delaware:
Inclusion of Fiberglass-Clad Windows As An Acceptable Window Treatment

Goal

On January 23, 2019, four members of the Historic Preservation Commission (HPC) were given a presentation regarding fiberglass-clad windows by representatives of Marvin Windows manufacturing company. In previous discussions by the Commission, it was felt that this type of window, a relatively newer product, may provide a more affordable and energy efficient alternative for building and business owners as compared to the all wood or wood with aluminum-clad window options currently included in the Architectural Standards for Downtown Delaware. The Marvin Window representatives indicated up to a 15% total cost savings over the other options.

The Commission requested City Staff to advise the Commission of the process to revise the Architectural Standards to include fiberglass-clad windows, possible ramifications, and a listing of window manufacturers and window models that would be ideal candidates for use in the Historic District Overlay. The window listing from the City of Columbus was suggested to use as a model.

Authority

To that end, the Commission is considering revising the Architectural Standards to provide additional clarification and guidance for building design as related to window treatments in all Districts of the Historic District Overlay. Zoning Code Chapter 1190 - Historic District Overlay states in Section 1190.04 that the Historic Preservation Commission (HPC) shall have powers and duties which include: "standards and guidelines that may include exterior architectural and design consideration...."

Process

The modifications will be made to the Standards themselves, as referenced in Zoning Code Chapter 1190 - Historic District Overlay, and not to the language itself of the Zoning Code Chapter. Therefore, a slightly expedited adoption process may be undertaken. First, the language of the appropriate text revisions, and the listing of suggested window manufacturers and models, needs to be written, reviewed, finalized and approved by the Commission via majority vote. Second, upon Commission approval, City Staff would prepare an Ordinance for passage by City Council authorizing the incorporation of the revisions to the Architectural Standards as approved by the Historic Preservation Commission. The passage of an Ordinance typically requires a first reading, a second reading with a public hearing, and a third reading and typically passage by City Council. Only City Council can move to waive the required three readings and public hearing at any time during the process. Lastly, the Architectural Standards will

be revised effective the date of the passage of the Ordinance. In the instance where the actual language of Chapter 1190 of the Zoning Code is changed, the language of the text revisions would need to be reviewed by the City Planning Commission prior to City Council review.

Impacts

The Architectural Standards for the Downtown Historic District currently provide only two window replacement options: all wood or wood with aluminum-clad windows. (Repairing and rebuilding the subject window in the same design and materials is also an option, of course.)

The limited options may become problematic due to cost impacts. If cost prohibitive, a building or business owner may elect not to undertake the project and the window treatments in place would continue to deteriorate. Providing an additional window replacement option in the guidelines in the Architectural Standards will help to maintain and perhaps spur appropriate development in the Downtown Historic District.

As long as the building or business owner undertakes window treatments in the same design and allowable materials, and in a color that complements the historic fabric of the building and District, the revised Standards will not present a development impediment for applicants. The majority of window treatment projects are typically administratively approved by the HPC Chairman and the Planning and Community Development Director prior to installation. The clarification of the window treatment options will provide building and business owners better direction on the type of development that is appropriate and expected for the downtown historic district, thus better facilitating a timely finished project. In Staff experience, building and business owners have typically selected to use Trimline Windows Legends Aluminum-Clad Series, Marvin Windows Aluminum-Clad Series, and Pella Windows Aluminum-Clad Series.

The City of Delaware is a CLG (Certified Local Government) community, which means the City has partnered with and has been certified by the National Park Service and the State Historic Preservation Office (the Ohio History Connection in Columbus) to make a local commitment to preserve, protect, and increase awareness of historic preservation and our unique cultural heritage found in the built environment in our community. That said, Staff offers that the Commission may think in terms of both authenticity and aesthetics of window treatments in historic preservation efforts of the city's building historic stock. However, the Commission could potentially remain as strict in regards to window treatments, or continue seeking ways to make window treatments more affordable for building and business owners to achieve the desired aesthetics. In addition to aesthetics, energy efficiency is also a major reason for changing windows leading to a better indoor environment for tenants, shoppers, visitors, and the like. Staff commends the Commission for taking their role seriously and suggests continuing to ask for supporting details of window treatment materials to ensure that products will not detract from the historic fabric of the Historic District Overlay. If per chance, there is an indication that the new products introduced into the District are not holding up in performance or appearance as anticipated, the Commission can certainly reverse itself regarding this particular product.

As of this writing, fiberglass-clad wood windows are not considered eligible for funding by the City's Downtown Façade Improvement Program. This program is funded by federal Community Development Block Grant funds through the Ohio Development Services Agency. Each proposed project must be reviewed by the State Historic Preservation Office (the Ohio History Connection in Columbus) to

determine if the proposed work will have an adverse effect on historic properties. To date, this product has not been approved the State. Thus, in cases of state or federal grants and requirements, the contemplated window materials would not currently be available.

Revisions

Should the Commission so desire, the proposed revisions would include the following sections of the Architectural Standards in regard to window treatments. Suggested language for the revision is bolded below:

Page 3

PART 1: STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

Historic Window and Door Treatments

When existing historic windows cannot be repaired, replacement windows shall maintain the profile and size of the historic window, including sash and trim. Windows shall not be replaced with single fixed light installations. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Replacement windows shall be of wood, **and/or** wood with aluminum cladding, **and/or wood with fiberglass cladding.** (A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.) Existing windows shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation.

Page 5

PART 2: STANDARDS FOR NEW CONSTRUCTION

STANDARDS FOR THE DOWNTOWN CORE SUBDISTRICT

Upper Floors

When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double hung or have a horizontal division in the middle and shall be of wood, **and/or** wood with aluminum cladding, **and/or wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. (A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)

Page 6

STANDARDS FOR THE TRANSITIONAL SUBDISTRICT

Upper Floors

The upper floors of buildings taller than one-story in the Transitional subdistrict shall have separate, vertically proportioned windows with at least a 2 to 1 height to width proportion. Existing windows are important to the look of a building, and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double-hung or have a horizontal division in the middle and shall be of wood, **and/or** wood with aluminum cladding, **and/or wood with fiberglass cladding**. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Their placement shall coordinate with the storefront divisions. **(A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)**

Page 8

STANDARDS FOR THE RESIDENTIAL SUBDISTRICT

Windows

Street-facing windows shall be double-hung and shall maintain vertical proportions with at least a 3 to 2 height to width ratio. If divided sash are used, divisions shall appear from the exterior as true muntins. When replacing windows, the profile and size of the original sash and trim shall be maintained.

Required Materials

Main building: Standard modular brick and/or painted horizontal wood siding.

Trim (e.g., fascia, soffit, frieze, casement, etc.): Stone and/or painted wood.

Porch columns, railings, etc.: Painted wood.

Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.

Windows: Wood, wood with aluminum cladding, and/or wood with fiberglass cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. **(A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)**

Fiberglass-Clad Wood Window Presentation by Marvin Windows

On January 23, 2019, four members of the Historic Preservation Commission (HPC) were given a presentation regarding fiberglass-clad wood windows by representatives of Marvin Windows manufacturing company. Members not present are encouraged to view the presentation via the on-line video of the HPC meeting of that date at www.delawareohio.net. Some take-away points:

- Fiberglass is not vinyl
- There are different grades of fiberglass
- Better longevity and energy efficiency and maintains integrity of building better than vinyl or aluminum-clad windows
- The cost of aluminum-clad windows is increasing
- Vinyl windows are thermoplastic and are molded into shape
- Extruded aluminum vs. rolled aluminum: product is clipped to an all wood window
- Fiberglass is 800% stronger than vinyl
- Downside: some fiberglass-clad windows are not architecturally correct; sometimes details cannot be captured with fiberglass production. An alternative material would be recommended for such window styles as arched-topped windows.
- Aluminum-clad wood windows are 100% wood windows covered by aluminum on the exterior. Color is applied to the surface of the aluminum product.
- Fiberglass-clad wood windows are 75% fiberglass on the exterior and only 25% wood on the interior. Cohesive color is infused into the fiberglass during manufacturing for durability.
- Marvin Window Integrity series has a 20 year warranty on glass, 10 year warranty on components, and a 100 year warranty on installation
- Does the longevity of fiberglass exceed aluminum? Unknown, due to relativeness newness of product

City of Columbus Historic Preservation Office Approved Window List

A copy of the City of Columbus Historic Preservation Office Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List mentioned at the January 23, 2019 HPC meeting is attached for Commission reference. Please note that one of the window manufacturer models that has successfully been used in the City of Delaware Historic District for a number of years is not included on this list (i.e., Trimline Windows Legends Aluminum-Clad Series).

Staff offers that should the Commission desire to guide building and business owners with a list of approved window manufacturers and models that the option is left open for the addition of comparable quality windows of the Applicant's choosing. Prior to approval, the window specifications could be reviewed by Staff and the HPC Chairman for concurrence for use.

PART 1: STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

New additions to historic buildings shall comply with both the Secretary of the Interior's Standards for Rehabilitation and with the Standards for New Construction. Any alteration or addition to a non-historic building shall be treated as new construction and shall comply with the Standards for New Construction (Part 2).

For purposes of applying these Standards, a historic building is defined as any building or building feature that has gained historical significance in the community. In establishing historical significance, the Commission may consider a number of factors, including but not limited to the age of the building, the architectural contribution of the building, whether events of historical or cultural significance have occurred at the building, and whether a noted individual or group is associated with the building.

The Secretary of the Interior's Standards for Rehabilitation, as currently published and hereafter revised, shall be applied in rehabilitating historic buildings within the Historic District.

The Secretary of the Interior's Standards for Rehabilitation (37 CFR 67)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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.

Historic Window and Door Treatments

When existing historic windows cannot be repaired, replacement windows shall maintain the profile and size of the historic window, including sash and trim. Windows shall not be replaced with single fixed light installations. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Replacement windows shall be of wood and/or wood with aluminum cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Existing windows shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation.

Columns and other vertical divisions within the street-front bays shall extend to the sidewalk and be superimposed over the base. Columns shall maintain slender proportions no wider than a 1:12 width to height ratio and shall contrast with the base.

Store entrances may be recessed 3-6 feet into the building face so that a door may open outwards without obstructing the sidewalk. The recessed opening shall extend from the ground to the bottom of the header. The door shall be glazed (with at least 50% glass in area and not more than 75%) and the sides of the recess at the entrance shall also be transparent above the base. A transparent or opaque glass transom shall extend from the top of the door to the bottom of the header.

Upper Floors

The Downtown Core upper floors shall be faced with standard modular brick or cut stone facing with stone or cast stone details, such as lintels, sills, and capitals. Upper floors shall have vertically-proportioned window openings whose width is no more than half their height. Existing windows are important to the look of a building and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened or reinstalled as a part of any façade renovation or rehabilitation.

When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double hung or have a horizontal division in the middle and shall be of wood and/or wood with aluminum cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color.

Window spacing shall be consistent with the divisions that occur within the storefront.

In the case of a multi-lot width property, the upper floors shall express the 20 to 25-foot typical lot divisions in the form of bays by using different window types, pilasters, other changes in wall articulation, or any combination of these across lot divisions.

The street-facing roofline shall be horizontal and carry a strong cornice element that is at least 1/15th of the total building height. Alternatively, the vertical dimension of the cornice of an adjacent building may be approximated.

Structures in the Interior of Blocks

In the Downtown Core, structures constructed in the interior of city street blocks shall be no more than three stories or 40 feet in height. Walls of such structures that are visible from a public way shall be finished in brick that may be combined with pre-cast concrete or stone masonry details.

These walls shall have horizontal tops and be capped by a cornice. These walls shall also carry windows, openings or relief such as recesses to create the appearance of windows. These shall be proportioned so as to be taller than wide. Building walls not visible from a public way may be finished in brick or cementitious or synthetic stucco.

STANDARDS FOR THE TRANSITIONAL SUBDISTRICT

The Standards for this subdistrict are intended to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding neighborhoods. This subdistrict consists primarily of commercial buildings of one or two stories. Some of the buildings form a uniform streetwall as in the Downtown Core subdistrict, while others appear as separate buildings.

In some areas of this subdistrict, one-and two-story buildings are characterized by a continuous wall surface that carries down to street level around the storefront. Others look more like Downtown Core buildings. The result is a streetscape that shows more building variation than the Downtown Core.

Figures 3, 4, and 5 in the Appendix illustrate typical historic commercial buildings in the Transitional subdistrict.

Site Plan

Transitional subdistrict buildings shall be built to the back of the sidewalk and cover the entire lot width, maintaining a continuous streetwall. Parking may be on the street or on-site at the rear of the building but not on the side of the building. The main entrance shall be at the front. Rear entrances, where they exist, shall be designed as true entrances, not as back doors.

Overall Building Form

All new construction in the subdistrict shall be compatible with the design character of the surrounding historic streetscape. Buildings shall be either a Transitional building, as described herein, or a Downtown Core building, as described in the Standards for the Downtown Core subdistrict.

Transitional buildings shall be one or two stories with a continuous wall surface that carries down to street level around the storefront. The façade's primary building material shall be brick. At least ninety percent (90%) of the width of the ground-floor streetwall shall be fully glazed storefront. All upper stories shall have street-facing windows.

Buildings may cover more than one lot, in which case the facade shall be treated visually to express bays of a single lot width.

Storefront

The storefront shall consist of a solid base, transparent glass, and a header, which may be transparent or opaque. The base shall be 12 to 24 inches high and the material used shall contrast with the primary building material of the façade.

The entrance door shall be glazed (with at least 50% glass in area and not more than 75%) but does not need to be recessed. If it is recessed, the sides of the recess shall also be glazed. In both cases, the transom between the top of the door and the header shall also be made of transparent or opaque glass.

Upper Floors

The upper floors of buildings taller than one-story in the Transitional subdistrict shall have separate, vertically proportioned windows with at least a 2 to 1 height to width proportion. Existing windows are important to the look of a building, and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double-hung or have a horizontal division in the middle and shall be of wood and/or wood with aluminum cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Their placement shall coordinate with the storefront divisions.

The upper wall on the single-story type may include sign bands that do not extend over the storefront divisions.

STANDARDS FOR THE RESIDENTIAL SUBDISTRICT

Buildings in these areas, regardless of their use, are residential in character. Within the subdistrict, there is considerable variation in siting, streetscape, and the style of the buildings, depending on the immediate neighborhood. One of the defining characteristics of this subdistrict is that most of the buildings were built originally as free-standing, separate residences, with front, side, and back yards.

Figures 6 and 7 in the Appendix illustrate typical historical buildings in the Residential subdistrict.

Overall Building Form

The typical building form shall be a simple, one and a half or two-story box, with few projections. Projections may be the full height of the building, roof dormers, or simply be a front porch (open or screened). The roof may be hipped or gabled. Roof pitches shall be 6 in 12 or steeper. Street-facing windows shall be separate and shall align vertically between the two floor levels. Street-facing garages are prohibited.

Site Plan

The Standards for the Residential subdistrict reflect the variation in existing siting within the subdistrict. See Figure 8 in the Appendix.

Franklin Street, E. Winter Street, and Central Avenue

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 15 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall be on the street face, connected to the sidewalk by a paved walkway.

Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

William Street and S. Union Street

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 35 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall face the street, connected to the sidewalk by a paved walkway.

Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

Windows

Street-facing windows shall be double-hung and shall maintain vertical proportions with at least a 3 to 2 height to width ratio. If divided sash are used, divisions shall appear from the exterior as true muntins. When replacing windows, the profile and size of the original sash and trim shall be maintained.

Required Materials

Main building: Standard modular brick and/or painted horizontal wood siding.

Trim (e.g., fascia, soffit, frieze, casement, etc.): Stone and/or painted wood.

Porch columns, railings, etc.: Painted wood.

Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.

Historic Preservation Office
Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List

Below is a list of all composite, fiberglass, and aluminum-clad wood windows that have been reviewed by the Brewery District, German Village, Historic Resources, Italian Village, and Victorian Village Commissions. These composite, fiberglass, and aluminum-clad wood windows may be administratively approved by Historic Preservation Office staff. The appropriateness of any particular window model or sash muntin pattern will be determined by H.P.O. staff, based on any photographic or existing evidence of the original windows and/or its compatibility with the style and age of the building. Any composite, fiberglass, or aluminum-clad wood window that is not on this list requires the submission of a window sample and review by the appropriate commission at a regular monthly hearing. All window replacement projects require a Certificate of Appropriateness from the Historic Preservation Office and a Permit with the Building and Zoning Services Department (614-645-6090) before work begins.

MANUFACTURER	SERIES	Material
Fiber Frame	2100 Series (Awning)	Fiberglass Exterior & Interior
Pella	Impervia	Fiberglass Composite Exterior & Interior
Marvin	Integrity Wood Ultrex	Fiberglass Exterior/Wood Interior
Marvin	Infinity	Fiberglass Exterior & Interior
Universal	700 Series	Aluminum Exterior & Interior
JeldWen	Siteline	Aluminum-Clad Wood Exterior/Wood Interior
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
Kolbe	Ultra Series "Sterling"	Aluminum-Clad Wood Exterior/Wood Interior
Trimline	Eclipse EC300	Aluminum-Clad Wood Exterior/Wood Interior
Lincoln	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Loewen	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
Weathershield	Premium Series 8109	Aluminum-Clad Wood Exterior/Wood Interior

NOTES:

- All glass is to be clear, with no decorative patterns or texture, unless otherwise approved by the Commissions.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.
- Style of exterior bricknould, casings, and subsills to be submitted to HPO staff for review and approval.
- All work to be completed in accordance with C.C. 3116.11 Standards for Alteration.

For assistance, or additional information, please go to the Historic Preservation Office website at www.columbus.gov/planning/historicpreservation, and click on the appropriate Commission for all H. P. O. contact information.

WINDOWS FOR CITY HALL ANNEX

HISTORIC PRESERVATION MEMBERS PREFERENCE

Commission Member	Window A	Window B	Both	Comments
Joe Coleman				
Mark Hatten				
Cara Hering			✓	
Erinn Nicley			✓	They look nearly identical w/ joints, details. Concerned w/ quality of mullions.
Sherry Riviera			✓	look equally good -
Kyle Rohrer				
Stephanie VanGundy			✓	

Survey: Aluminum-Clad vs. Fiberglass-Clad Windows