

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

REGULAR MEETING

MAY 22, 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. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on February 27, 2019 as recorded and transcribed.
4. REGULAR BUSINESS
 - A. 2019-1019: A request by Jill Rice for an Informal Review for the proposed demolition and reconstruction of 50 West William Street which is zoned B-3 (Community Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.
 - B. DISCUSSIONS
 - (1) Fiberglass-Clad Windows
5. STAFF COMMENTS
6. COMMISSION MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: June 26, 2019
8. 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 two southern deteriorated metal vents installed in the window openings will be replaced 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 from the staff report, 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 15% 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

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
February 27, 2019**

ITEM 1. Roll Call

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

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

Members Absent: Cara Hering

Staff Present: Dianne Guenther, Development Planner and Lance Schultz, Zoning Administrator

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 23, 2019 as recorded and transcribed.

Mr. Coleman discussed a typo error on page two to change the word tow to two and to reflect an error on page 3 to reflect 15%.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 23, 2019, as recorded and transcribed, seconded by Ms. Van Gundy. Motion failed by a 3-0-3 (Nicley, Rohrer, and Hatten) vote.

ITEM 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.

Mr. Schultz reviewed the staff report. This building was placed on the U.S. National Park Service National Register of Historic Places in 1973 and is considered a Contributing Building in the City of Delaware Historic Northwest District. He discussed plans to upgrade the currently vacant building and re-occupy the facility for County offices. He discussed the need for routine exterior building maintenance and reconfiguration of the front lawn memorials. The proposed work included the existing sidewalk on the south and east side of

the courthouse which will be removed and reconfigured. Existing sidewalks along North Sandusky and East Central Avenue will not change. The monument plaza layout has been developed and approved by the County's Veterans Services Commission and will be reconfigured around the new east plaza. There will be replacement and upgraded mechanical and electrical equipment in a new utility enclosure on the west end of the building. This enclosure will have brick piers and stone caps with painted black wood fence panels between them. He discussed exterior maintenance work that also includes window painting and repair, masonry repointing and downspout repair. At the ground floor, for drainage and security improvements the two existing area wells with doors will be removed, filled and landscaped. Windows will be put back into the openings above grade to match the other pre-existing windows. A new well and door will be centrally created on the north side of the building. On the north side of the building the existing metal fire escape is proposed to be removed and the door will be replaced with a window that matches the adjacent windows.

APPLICANT:

Jon Melvin
Director of Facilities Management
101 North Sandusky Street
Delaware, Ohio

Mr. Melvin discussed the plan to revitalize the Veterans Memorials and plans for flag poles to honor each military service. Chairman Hatten requested that a complete material list be provided when available for administrative approval.

Councilman Rohrer informed the Commission that he would abstain from the discussion due to his employment with the County.

Motion: Mr. Nicley motioned to approve 2019-0148, as submitted and with staff recommendations, seconded by Ms. Riviera. Motion approved with a 5-0-1 (Rohrer) vote.

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.

Ms. Guenther reviewed the request by Sandusky Brothers LLC. She discussed that the subject building is considered a contributing structure in the Sandusky Street National Register Historic District. She reviewed with the Commission that the Applicant presented this project as an Informal Review at the August 22, 2018 Historic Preservation Meeting. The owner of the building is a partner in Triad Architects. The project will entail repair and restoration of the three exposed elevations, in addition to proposing new structural elements

to the building. The east elevation will have the removal of the non-historic cornice and remove the paint and restore the masonry and limestone lintels and sills. Window replacement of existing windows will be with new one-over-one wood aluminum clad windows matching the existing style. The project will reinstate the right-side entrance at the north storefront with a new accessible interior vestibule and entrance door to match existing materials. Ms. Guenther provided photographic evidence and informed the Commission that structural evidence was found of the right-side entrance of north storefront.

The applicant proposed to rebuild the historic eave and rake at main building roof to the rear elevation and replace gutters and downspouts. The rear metal fire escape is to be removed and existing windows replaced with new one-over-one wood aluminum clad windows. The entry door will be replaced to match historical style. Entry steps will be rebuilt and new fabric awnings installed.

The north side elevation masonry will remain, but be cleaned and repaired. Roof will be replaced with asphalt shingles.

The south side elevation improvements will replace windows with wood aluminum-clad windows to match existing style and the rubber roof with new roof with similar materials. An existing window will be removed and infill wall created for dumpster enclosure.

APPLICANT:

Zach Price
328 North Liberty Street
Delaware, Ohio

Mr. Price discussed his plan to remove the paint from the front brick if able. He voiced concerns about potential damage to the current masonry. He discussed the use of federal grants for funding and informed the Commission that the cornice material is plywood that was added to the building in the 1970's. He discussed the potential color scheme if unable to remove the paint from the masonry.

Motion: Vice-Chairman Coleman motioned to approve 2019-0196, with the staff recommendations and the following recommendations that the rear door meets the glazing standards of minimum 50% and maximum 75% glazing, the method of paint removal or treatment if removal is found unfeasible to be subject to administrative approval and that the rear entrance aluminum storefront finish be subject to administrative approval. This motion was seconded by Ms. Van Gundy. Motion approved with a 6-0 vote.

Chairman Hatten requested a break at 7:21 p.m. and reconvened the meeting at 7:25 p.m.

C. DISCUSSIONS

(1) Fiberglass-Clad Windows

Ms. Guenther discussed the memo that was provided to the Commission regarding the proposed changes to the Architectural Standards for Downtown Delaware relating to the inclusion of fiberglass-clad windows. She reviewed the request to review the standards for potential changes was from the direction of the Commission. Vice-Chairman Coleman discussed that the presentation from January helped to explain the differences between the windows. A discussion was held on other historic districts that are allowing the use of fiberglass windows. He recommended that any further discussion or recommendations wait until there is a full Commission present. Mr. Nicley discussed the results of the survey that the Commission took on the look of the windows. Mr. Coleman recommended using the list approved by Columbus as a starting point, but that samples should be provided to ensure quality materials. Ms. Riviera was supportive of the addition of the fiberglass windows in the standards. Mr. Nicley discussed that the windows would have an energy efficient quality. Chairman Hatten voiced a concern that fiberglass-clad windows are not currently in the national or state standards.

Motion: Vice-Chairman Coleman motioned to leave the discussion for Fiberglass-Clad Windows on the agenda until such time there is full Commission membership participating to vote on whether to have the City staff adopt language changes or not, seconded by Mr. Nicley. Motion approved by a 6-0 vote.

(2) Sidewalk Vestibules Design Standards

Ms. Guenther reviewed the memo that was provided to the Commission in September of 2018 to determine standards for vestibules. She discussed that concrete guidelines can be difficult to set due to the uniqueness of each building. Chairman Hatten discussed the challenge of setting up standards relating to vestibules that are subjective. Vice-Chairman Coleman recommended that current vestibules are grandfathered in but that vestibules are not allowed in the Historic District. He voiced the difficulty in determining who should be allowed to have one and who should not. Mr. Nicley discussed the need to either allow the vestibules to all or to not allow them at all. He voiced concerns on setting regulations on who is allowed and who is not and how it can be interpreted by the public.

Motion: Mr. Coleman motioned to ask staff to write up changes to standards that would grandfather in current vestibules, but would prohibit future vestibules to be allowed in the standards, seconded by Ms. Van Gundy. The Commission held a discussion regarding the motion and if a motion is necessary when the vestibules are not currently

written in the standards to be allowed. Mr. Coleman withdrew this motion.

The Commission was in agreement to remove the discussion of sidewalk vestibules from future agendas and was in agreement that vestibules are not allowed in the standards. They agreed to have a future discussion if a vestibule is requested by an applicant in the future.

ITEM 4. STAFF COMMENTS

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley informed the Commission that he will be unavailable to attend the March meeting.

ITEM 6. NEXT REGULAR MEETING: March 27, 2019

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Vice-Chairman Coleman. The Historic Preservation Commission meeting adjourned at 8:20 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT

Jill Rice
6 Darlington Road
Delaware, OH 43015

REQUEST

2019-1019: A request by Jill Rice for an Informal Review for the proposed demolition and reconstruction of 50 West William Street which is zoned B-3 (Community Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project site is located at 50 West William Street, on the west side of North Franklin Street between West William and West Winter Streets, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north lie within the Residential Sub-district, while the properties immediately to the east and south are also within the Transitional Sub-District of the Downtown Historic District Overlay. The properties to the west are outside of the Downtown Historic District Overlay. The zoning of the property is B-3 (Community Business District), as are the properties to the immediate north, west, and south. Properties to the east are zoned B-2 (Central Business District). 50 West William Street is not included in the National Register Historic Northwest District.

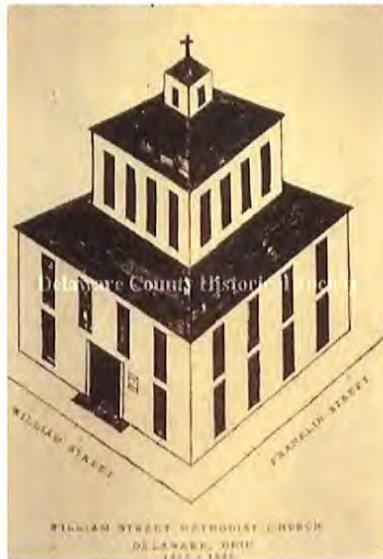
BACKGROUND

50 West William Street sits on a 50 foot by 100 foot rectangular parcel on the northwest corner of the intersection of West William and North Franklin Streets. The property has been vacant for over seven years.

50 West William Street – November 2017



The existing building on site is not the original structure built on this parcel, which is indicated on the initial 1808 plat map of the Town of Delaware. According to Delaware County Historical Society records, the first William Street Methodist Church in Delaware was organized in 1818 at the home of Moses Byxbe, founder of the City of Delaware. Construction began in 1821 on this lot at the corner of William and Franklin Streets owned by Byxbe and the new church was dedicated in 1824. The church stood on the corner opposite the present day church (which is the fourth William Street Methodist Church built in 1972). The first church building and lot were sold to the City School Board in 1845 and used for school purposes until 1855, when the Board sold it to the City. The second floor was used for Council Chambers and a jail. The ground floor was used as a market house. The first floor became an Engine House in 1870 and served as the City Hall until 1880. It was torn down in 1884.



The Delaware County Auditor's Office indicates the existing uniquely-shaped 1,200 square foot building was constructed in 1926 and presumably as a Sohio Gas Station. The gas pumps appear to front West William Street.

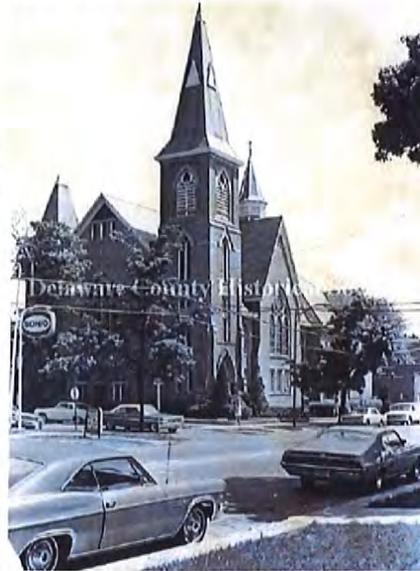
Parcel & Building Shape



**Sohio Gas Station – Circa 1940s
(Third William Street Methodist Church Built 1887-1888;
Destroyed by Fire in 1971)**



Sohio Gas Station – 1950 and circa 1960s



Sohio Gas Station – Franklin Street Elevation – Circa 1970s



By the early 1990s, the property was owned by David Hutson, who operated his Mid Ohio Printing company from 50 West William Street. The façade had been substantially modified. By 2013, the business vacated and the property put up for sale.

1999



2004



2009



2013

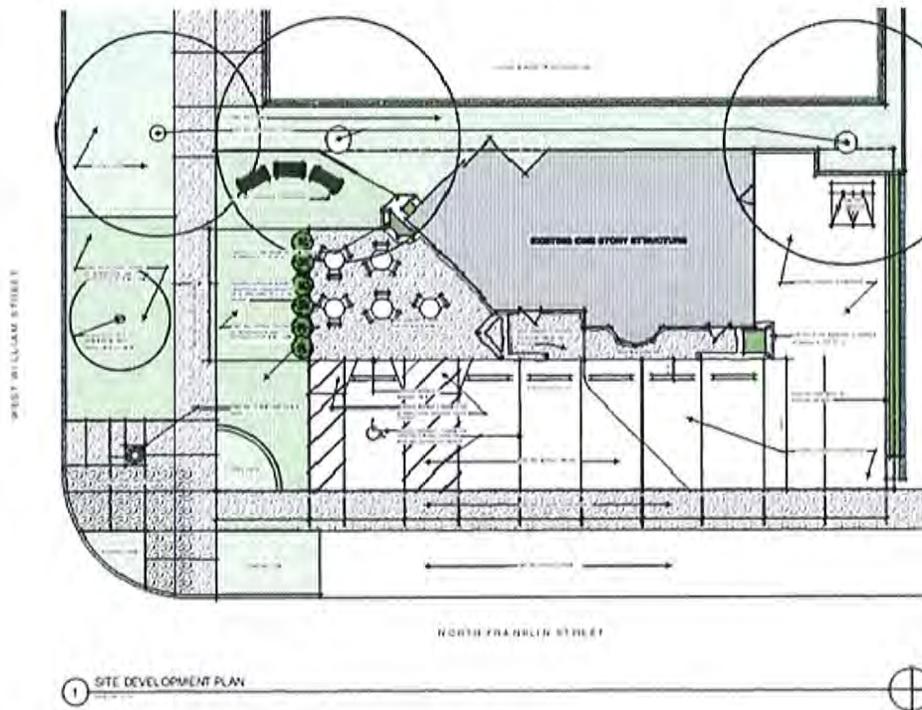


In 2013, the property was purchased by the owner/manager of the Pulp Smoothie & Juice Bar (WLM, LLC). The proposed renovation plan was presented to HPC in August 2013 (HPC 2013-1528). HPC approved changes to the façade, new signage, and a site plan.

Proposed Elevation (2013)



Proposed Site Plan (2013)



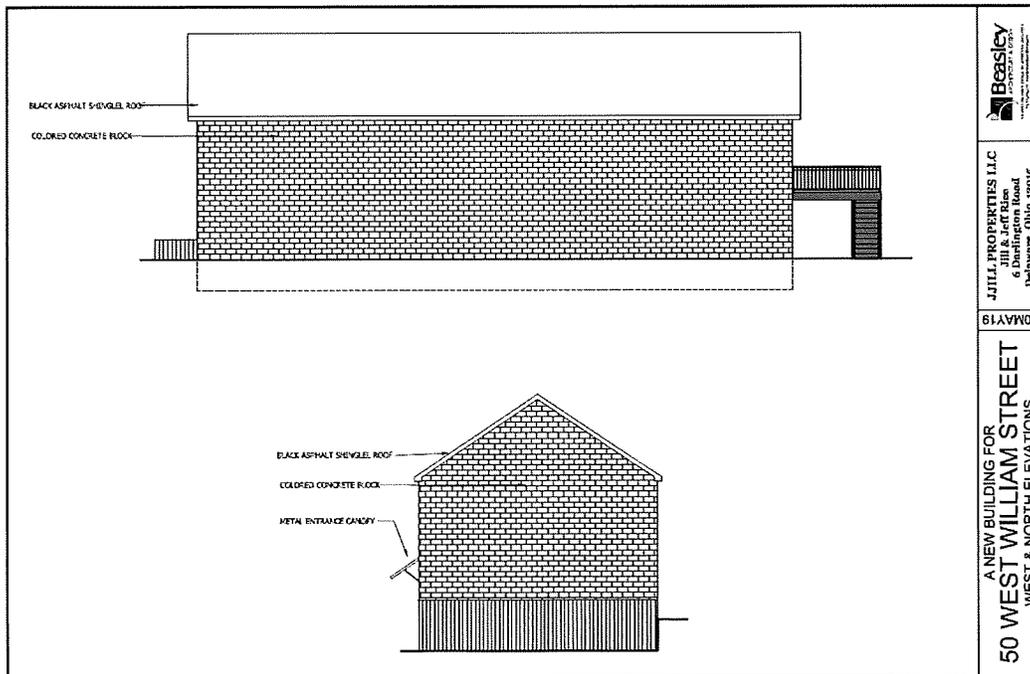
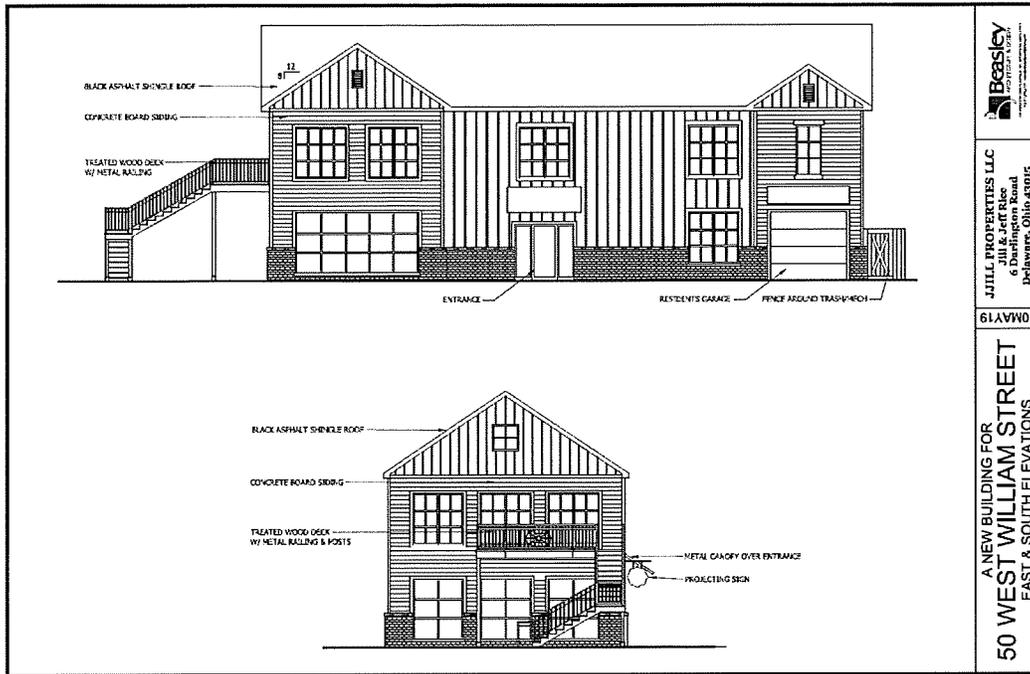
Unfortunately, the project did not come to fruition due to financial difficulties. Construction was started, but was abruptly terminated, leaving the building in its current condition since that time. Pulp Smoothie relocated to the Delaware Shopping Center, 173 South Sandusky Street in 2016. David Hutson re-assumed ownership and put the property back on the market. The Applicant appeared before HPC to request an informal review of a proposed demolition and reconstruction on this site for a 2-story structure in November of 2017. The Commission expressed support for the demolition and expressed that the planned appearance of the new structure and building materials/style was their primary concern, emphasizing that the Applicant review the Design Guidelines. The Applicant subsequently purchased the property in 2018. They have developed more detailed plans with the help of a professional architect and are now appearing for another Informal Review to solicit HPC comment and guidance on the proposed demolition of the existing building and, primarily, the proposed construction of a new mixed-use building on the site. They would look to bring forward a formal application in June 2019 to move the project forward.

PROPOSAL

The Applicant has been in contact with Staff since September 2017 indicating interest in the purchase of 50 West William Street and inquiring about the various development processes needed to renovate and use the site as a viable commercial space. The Applicant has since purchased the property in May 2018 and the project had been put on hold while a lengthy Phase I and Phase II Environmental Assessment was completed, due to the property being a former gas station. Fortunately, the property received a 'No Further Action' determination. In addition to this, the Applicant hired a licensed contractor to inspect and remove asbestos from the building.

The Applicant, with her husband, have owned and operated small, private boutique fitness studios in Fairlawn and Hudson, Ohio for ten years prior to relocating to the Columbus area to be near family and taking up residence in Delaware. The Applicant is trained and licensed as an exercise physiologist. More than a personal trainer, exercise physiologists assess a client's existing limitations and develop personalized fitness and exercise programs to improve strength, flexibility, and endurance to recover from chronic diseases, injuries, and disabilities and for overall health. In addition to patient referrals, she would also offer personal training and small group classes,

Proposed Elevations (2019)



The Applicant had previously discussed this property with the Historic Preservation Commission, on November 2017, where the Commission voiced their support for the demolition of the property. The applicant has provided details on how the proposed two-story building will meet the Commission's standards for appearance, style, and building materials. The new building would essentially be located where the existing structure sits, but slightly closer to West William Street and in a more usable rectangular design. The proposed two-story rectangular structure would be a total of approximately 4,000 square feet. The first story would house the boutique fitness studio. The second story would have a large upscale apartment with a private elevator and garage parking below. The Applicant is committed to using local architects and contractors and abiding by all zoning and building requirements. In terms of final design, materials, and colors, the Architectural Standards for new construction in the Transitional Sub-district of the Historic District will be followed – the proposed two-store structure will be a mix of brick and cement-fiber board siding. Since the fitness classes will range in size from six to twelve clients at a time, and the upscale apartment will be one unit, the existing parking area will not be compromised. The existing parking configuration should be adequate for the needs of the building. The City Engineering Department indicated at a recent preliminary review that the parking configuration could remain as constructed. The Applicant also understands that the project, if approved to move forward by HPC, would require additional review and approval by the HPC for final building and site design (including proposed materials and colors), followed by Planning Commission and City Council approval. Finally, to accommodate the mixed-use proposal and better fit within the overall context of its location, the site will require re-zoning to the B-2 Central Business District from the B-3 Community Business District. The Applicant is aware of this and would pursue re-zoning and development plan reviews after proceeding through the HPC review process, as is the City's normal and customary procedure.

The Applicant welcomes the comments and suggestions from the Historic Preservation Commission on the proposed course of action in order to move forward on the design and layout of the proposed building.

STAFF ANALYSIS

City Staff appreciates the Applicant's interest in purchasing property and establishing a new business in Historic Downtown Delaware, and the Applicant's forethought to performing due diligence and requesting a preliminary determination on the proposed project. Staff conferred with the potential buyer on a number of occasions prior to the submittal of this application for Informal Review. The sudden lack of funding of the previous business owner and intended occupant has left the building and the site in an unsightly, unfinished deteriorated state. The exterior building walls are literally broken out and boarded up. A roof leak has caused deterioration on the interior. As illustrated in the photographs below, virtually every floor and wall on the interior is compromised: wall and ceiling coverings removed, walls removed, trenches sawn into concrete floors for plumbing, etc.



The site is located on the western boundary of the Downtown Historic District in the Transitional Sub-district, a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. Staff offers that if the existing building is demolished, a new mixed use building of residential on the second floor and commercial/services on the first floor appears to be appropriate. A two-story building would be an appropriate scale for this site. Two story buildings lie directly to the north and the three-story former Willis School to the west. A large church lies to the east. The occupancy of the building by a fitness boutique would appear to be an appropriate usage of the site while maintaining the quiet enjoyment of the nearby residential neighborhoods. This building is not original to the site. Staff finds that the structure no longer contains nor appears to contain any apparent historical significance or historic elements of a 1930s service station, and modern materials had been applied over any features which may have been on the building. Thus, its removal would not appear to be detrimental to the historic district. The Applicant understands all renovations will be constructed of

materials and a color palette compatible with the existing building and the Architectural Standards. The Applicant will need to continue to work with City Staff to achieve compliance with applicable building and zoning codes in regard to the parking area and the zoning designation and building use.

Section 1190.07(a) of the City Codified Ordinances, does allow demolition of a substandard structure in the Historic District. It reads as follows:

Section 1190.07. - Demolition.

- (a) *In cases where an applicant applies for a certificate to demolish a structure within a designated historic district or to demolish a historic landmark, the Historic Preservation Commission shall grant demolition and issue a certificate when one or both of the following conditions prevail:*
 - (1) *The structure contains no features of architectural and historic significance.*
 - (2) *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternatives to demolition, or that deterioration has progressed to the point where it is not economically feasible to restore the structure.*

An architect sensitive to historic preservation has already been retained, thus ensuring that all proposed work will meet the Standards, as well as pertinent building codes and regulations. Staff offers that the building, when occupied and intact, was purposely excluded from inclusion in the National Register Historic Northwest District due to its design and age and now can be considered an intrusion on the historic fabric of the nearby neighborhood and Central Business District due to its condition.

The City of Delaware does not take lightly demolition of buildings within the Historic District; however, Staff would support the demolition and reconstruction approach in this particular situation. The Applicant is motivated to remove a now dilapidated vacant building from a prominent corner on one of the City’s major thoroughfares through the downtown and engage in a substantial investment to provide a building that will complement and blend into the City’s Historic District and the neighboring National Register Historic District as well as more appropriately address the two distinct road frontages that the site sits upon.

STAFF RECOMMENDATION (HPC 2019-1019 – INFORMAL REVIEW)

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed demolition and subsequent reconstruction of 50 West William Street.

COMMISSION NOTES:

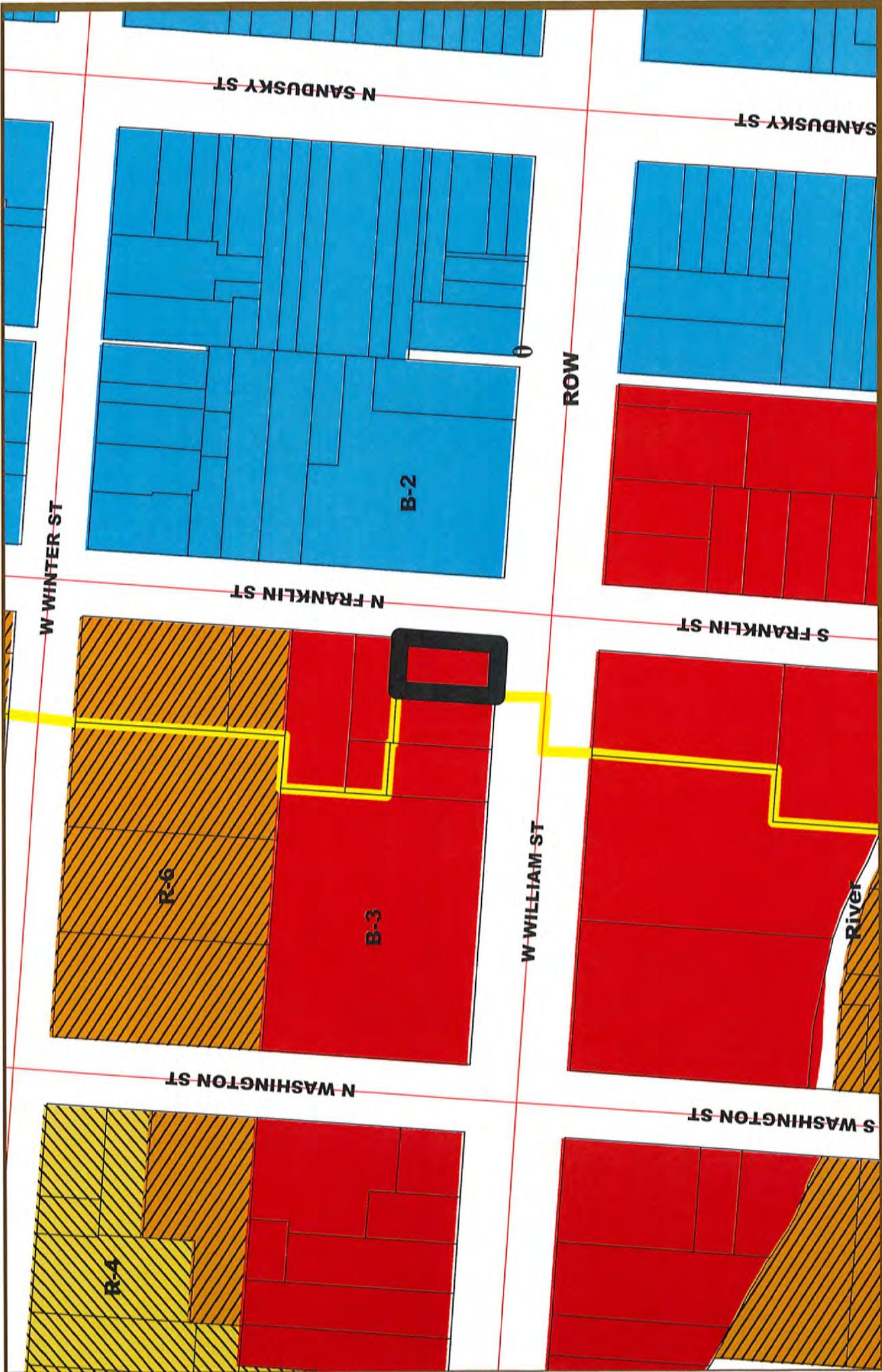


2019-1019
 Informal Review
 Jill Rice - 50 West William Street
 Location Map



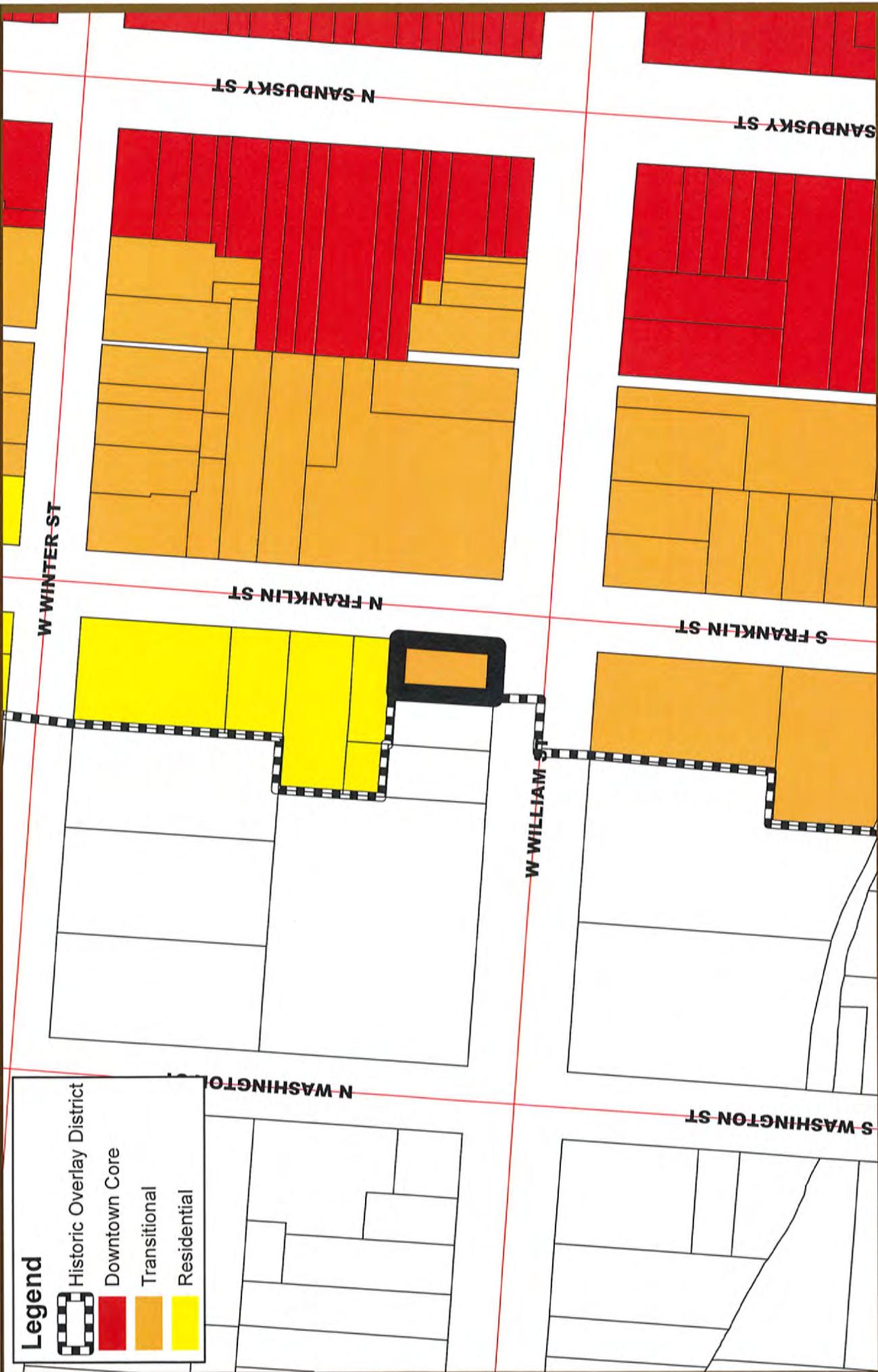


2019-1019
Informal Review
Jill Rice - 50 West William Street
Zoning Map





2019-1019
Informal Review
Jill Rice - 50 West William Street
Historic District Map



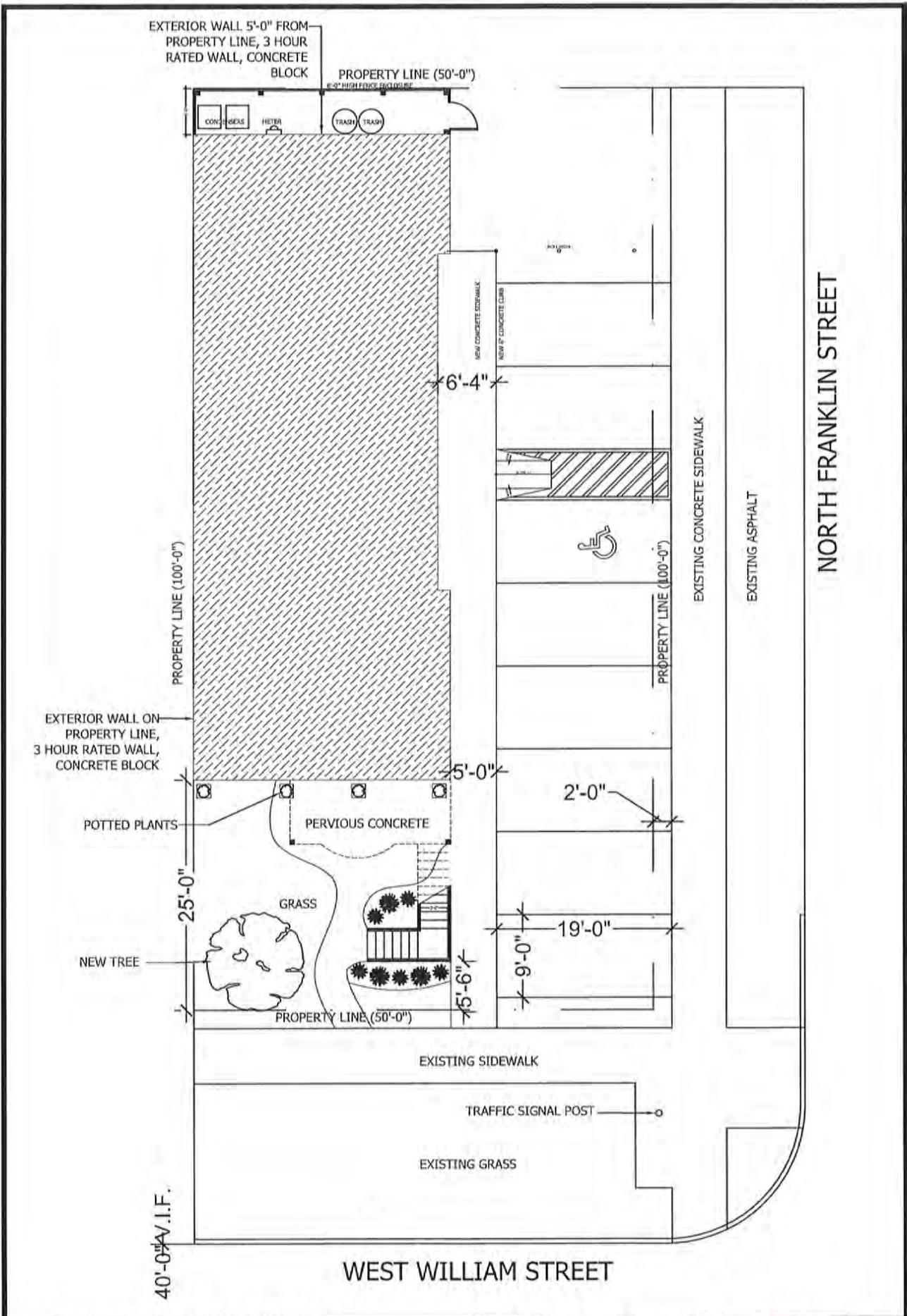
Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



2019-1019
Informal Review
Jill Rice - 50 West William Street
Aerial (2016) Map





A NEW BUILDING FOR
50 WEST WILLIAM STREET
 SITE PLAN

10 MAY 19

JJILL PROPERTIES LLC
 Jill & Jeff Rice
 6 Darlington Road
 Delaware, Ohio 43015





SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

karen@sciotolandsurveying.com

SITE SURVEY FOR

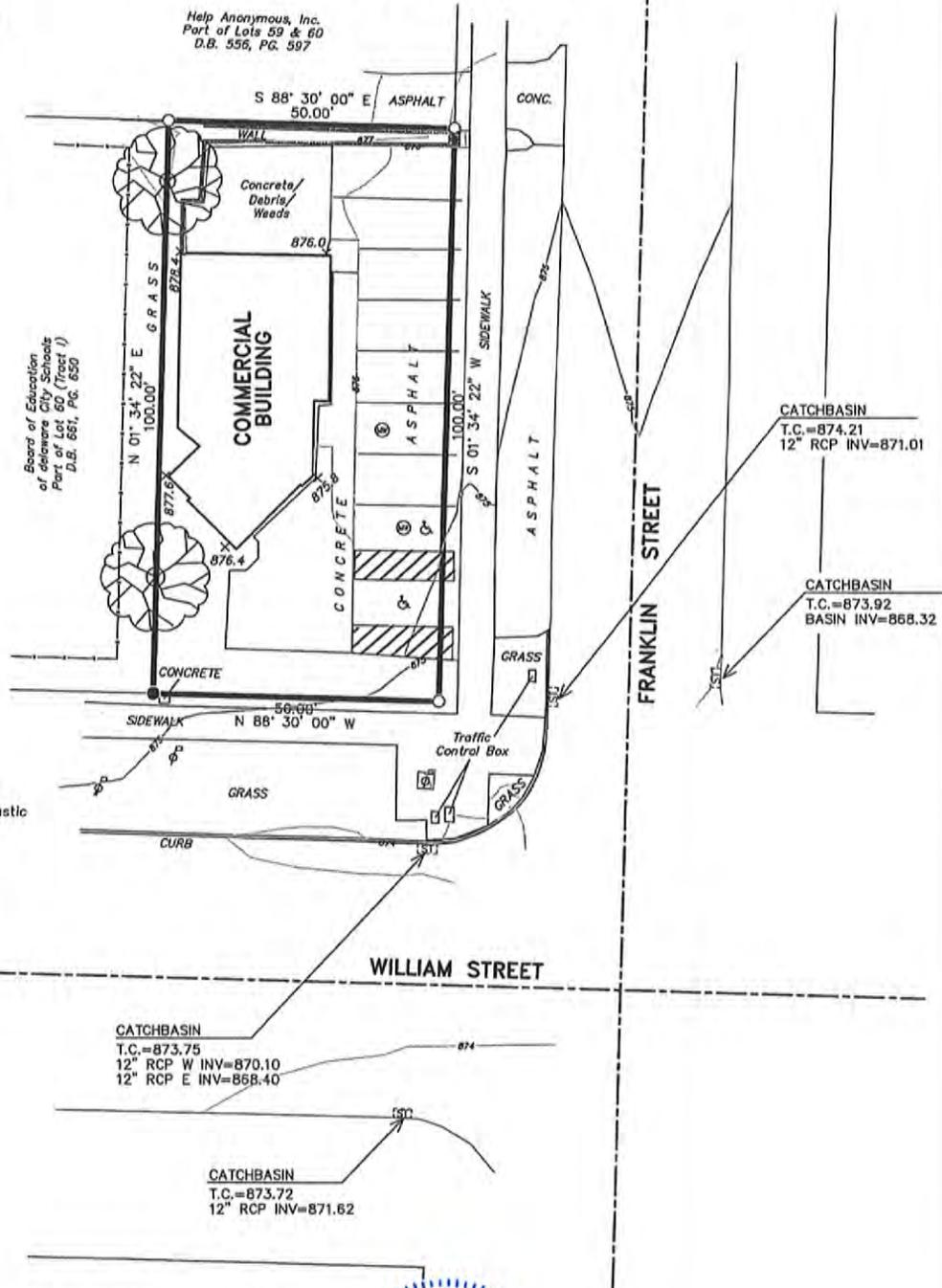
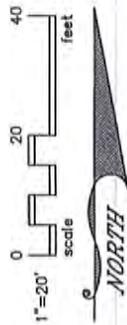
J JILL PROPERTIES LLC

PART OF LOT 60, TOWN OF DELAWARE, P.B. 2, PG. 22
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

O.R.V. 1569, PAGE 654

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS AREA BEGUN, UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

Help Anonymous, Inc.
Part of Lots 59 & 60
D.B. 555, PG. 597



LEGEND

- 5/8" Iron Bar Found (SLSS)
- 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"
- ⊕ Monitoring Well

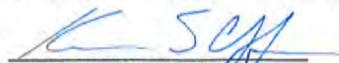
RECORDS USED

Deeds as shown.

BASIS OF BEARINGS

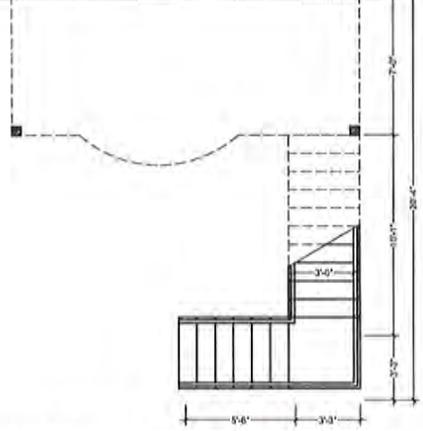
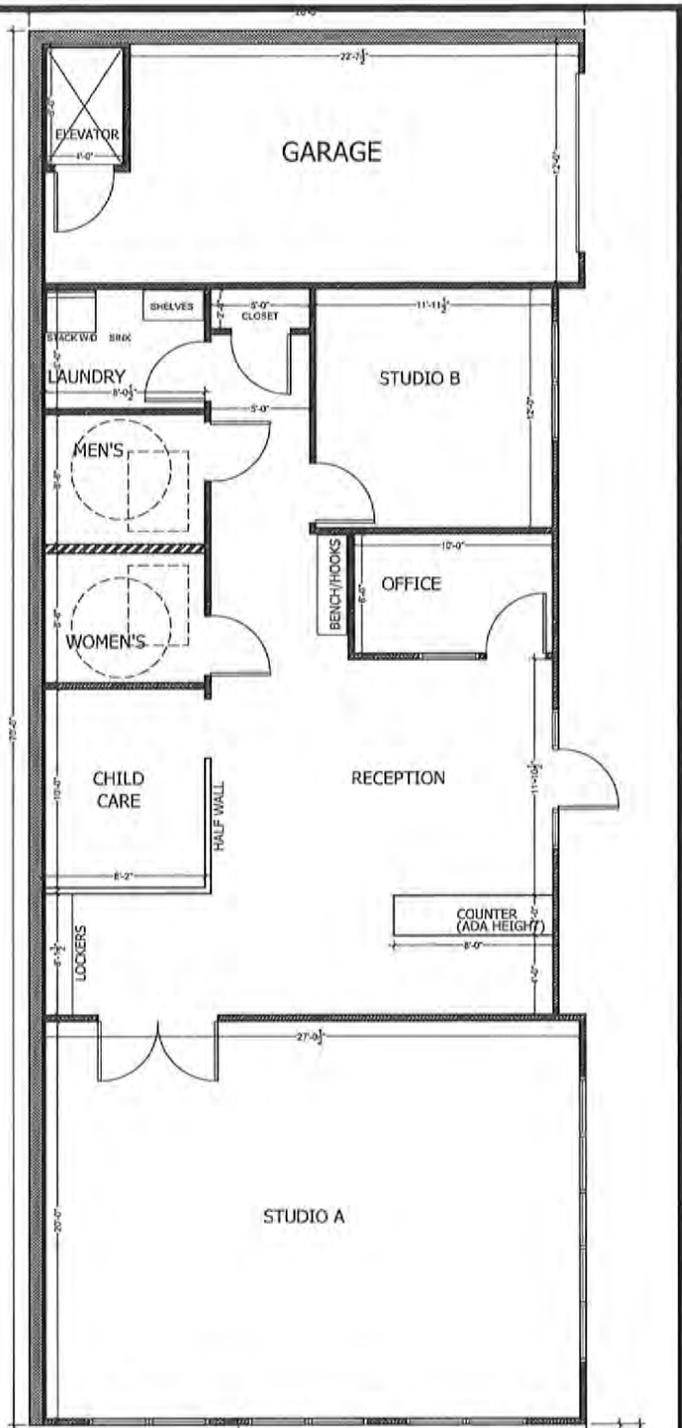
Assumed

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


KAREN S COFFMAN, SURVEYOR
Registration No. 7845

JULY 5, 2018
Date





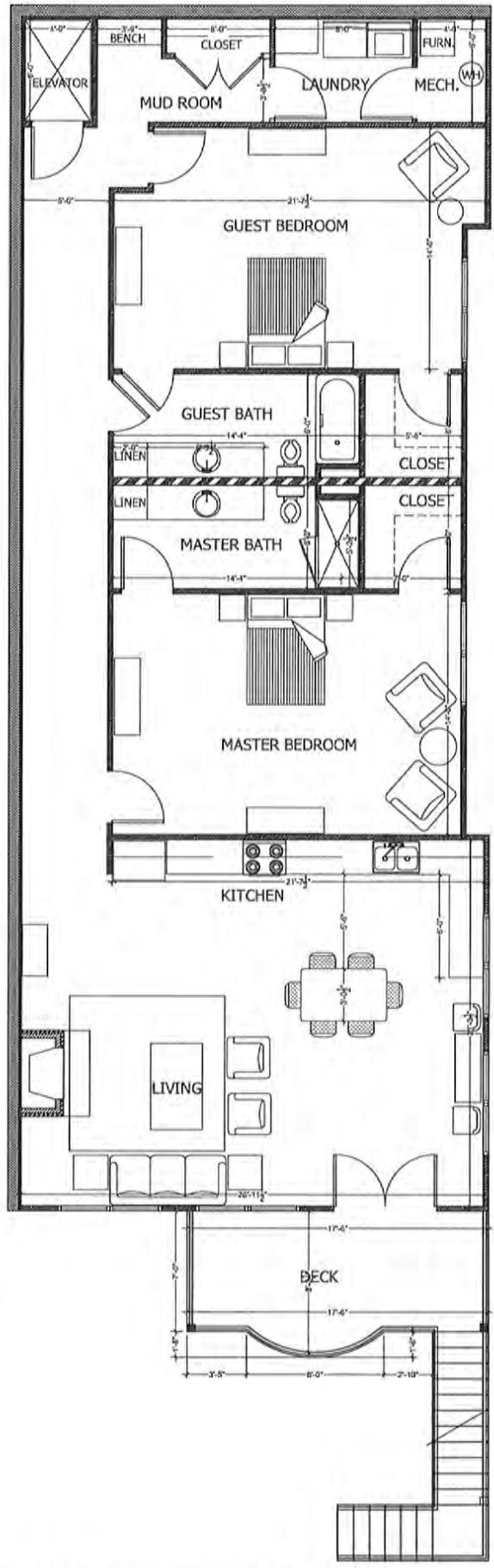
2017 OBC CODE INFORMATION	
USE GROUP:	B(BUSINESS); R-2 (RESIDENTIAL) PER OBC SECTION 304 & 310.4
USE GROUP DESCRIPTION:	FITNESS CENTER ON FIRST FLOOR AND RESIDENTIAL ON SECOND FLOOR
BUILDING AREA:	1,960 S.F., 2 STORY, 31'-1" IN HEIGHT
ALLOWABLE AREA & HEIGHT:	9,000 S.F., 2 STORIES, 40'-0" IN HEIGHT PER OBC SECTION 504.3, 504.4, 506.2
SEPERATION BETWEEN FIRE AREAS:	2 HOUR PER OBC TABLE 707.3.10
CONSTRUCTION TYPE:	VB - NOT SPRINKLERED PER OBC SECTION 601
CONSTRUCTION DESCRIPTION:	CONCRETE BLOCK FOUNDATION, CONCRETE FLOOR SLAB ON GRADE, WOOD FRAMED WALLS, PRE-ENGINEERED ROOF TRUSSES
OCCUPANT LOAD:	39 PERSONS TOTAL PER OBC TABLE 1004.1.2 SEE FLOOR PLAN FOR OCCUPANCY PER ROOM
NUMBER OF EXITS:	1 EXIT REQUIRED PER OBC TABLE 1006.2.1 PER OBC TABLE 1006.2.1
MAXIMUM COMMON PATH OF EGRESS:	75'-0" PER OBC TABLE 1006.2.1
EXIT ACCESS TRAVEL DISTANCE:	200'-0" PER OBC TABLE 1017.2
FIRE EXTINGUISHERS:	LOCATED ON FLOOR PLAN PER OBC SECTION 906.
CORRIDOR FIRE -RESISTANCE RATING:	PER OBC TABLE 1020.1
PLUMBING FIXTURES:	REQUIRED B-USE GROUP = 1 WC PER 50, 1 LAV PER 80. PROVIDED: 1 MALE WC & LAV, 1 FEMALE WC & LAV, 1 SERVICE SINK, BOTTLED WATER MACHINE PER 410.1 OBC. REQUIRED R-2 USE GROUP = 1 WC, LAV & TUB PER DWELLING PROVIDED: 2 WC, 2 LAV, 2 TAB, KITCHEN SINK, WASHER CONNECTION

**A NEW BUILDING FOR
50 WEST WILLIAM STREET
FIRST FLOOR PLAN**

10MAY19

JJILL PROPERTIES LLC
Jill & Jeff Rice
6 Darlington Road
Delaware, Ohio 43015



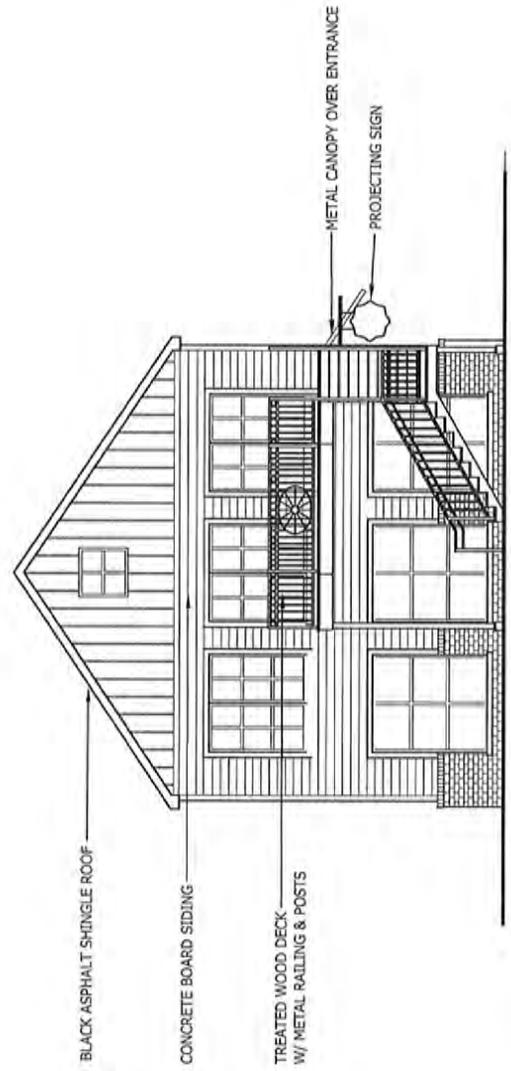
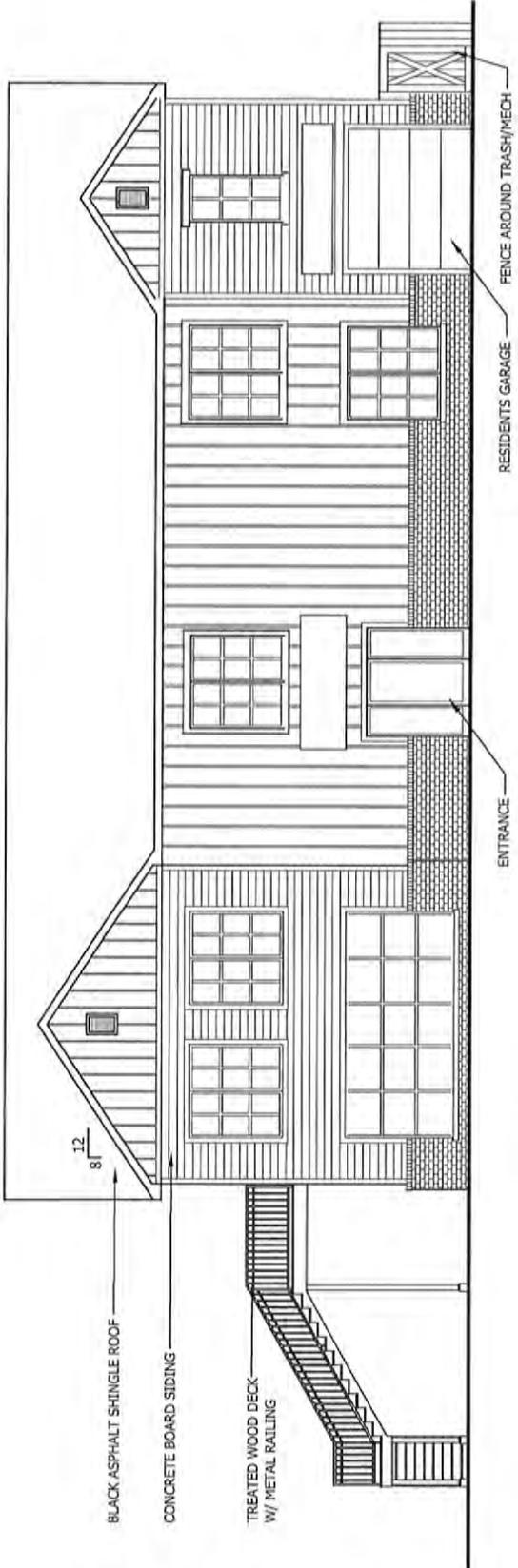


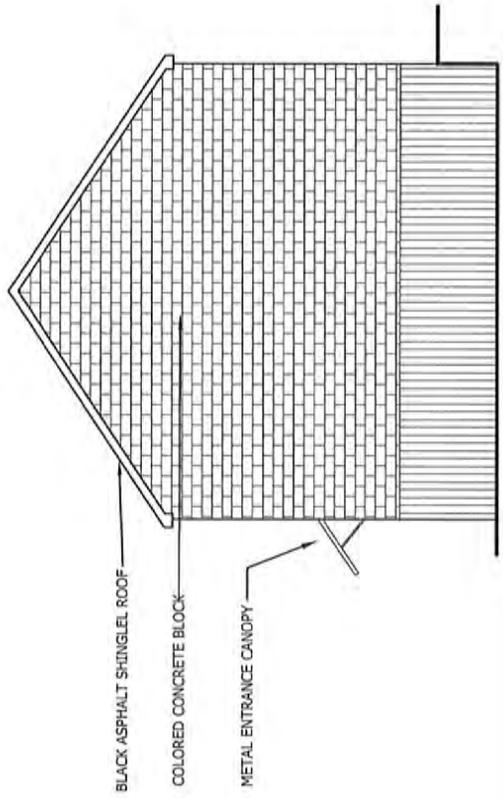
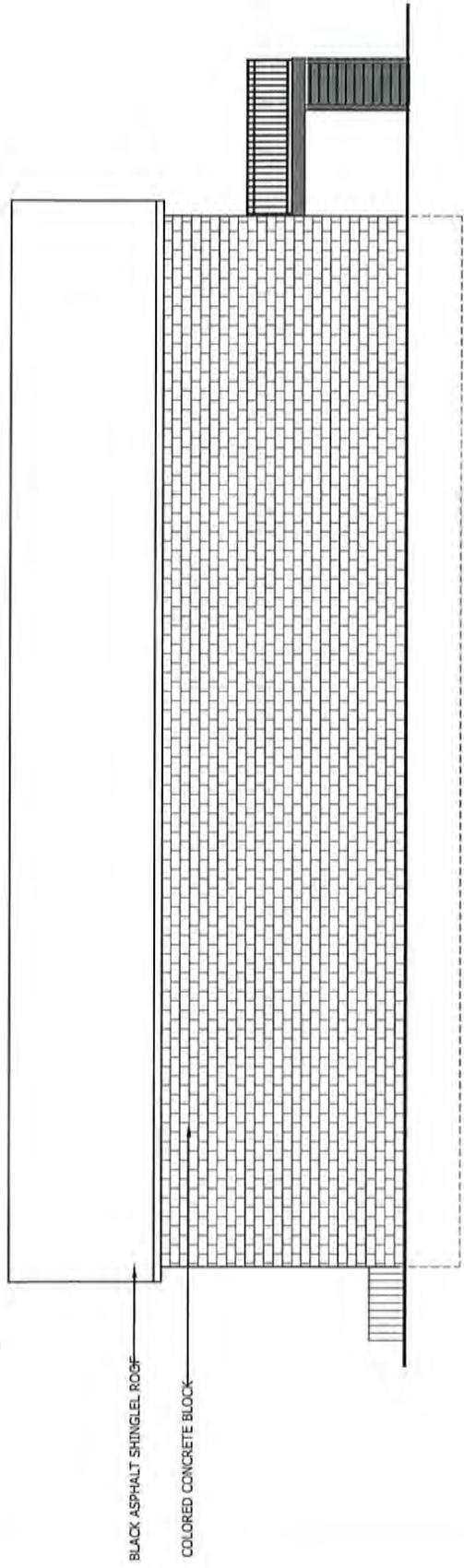
A NEW BUILDING FOR
50 WEST WILLIAM STREET
 SECOND FLOOR PLAN

10MAY19

JJILL PROPERTIES LLC
 Jill & Jeff Rice
 6 Darlington Road
 Delaware, Ohio 43015









CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 50 West William Street Delaware Ohio 43015

Business name _____

Applicant Name/Contact Person Jill Rice Phone 614.915.9258

Address 6 Darlington Road Delaware Ohio 43015

Email jillricede@gmail.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 Jeff and Jill Rice Phone 614.915.9258

Address 6 Darlington Road Delaware OH 43015

Email jillricedel@gmail.com

Project Type

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

Work Description (please type or print legibly)

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

See Attached.

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.

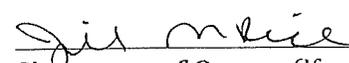
Public Notification: Staff will notify property owners within 150' of the site as required.

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 5.10.2019
Date



 Signature of Owner (if not the Applicant) 5.10.2019
Date

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

50 West William Street – Current Status:

We, Jill and Jeff Rice, had been in contract on 50 West William Street since September 12th 2017, and closed on the property on May 3, 2018.

The delay in closing was largely due to the property having formerly been a gas station, and the associated risks of owning such properties. After extensive Phase I, Phase II and remediation, the property was deemed, 'No Further Action' from an environmentally-certified company. In addition to this, there was an asbestos inspection and removal by licensed contractor.

As was stated in our submission to HPC and City of Delaware, in November 2017, the property has been vacant for many years and is in very bad condition.

There is no HVAC, no plumbing, major water damage to the southwest corner of the building, broken windows, temporary supports holding up the entire south part of the building with angle iron and ratchet straps, and interior sewer lines have been jack-hammered out of the floor. It is our understanding that 50 West William St contains no features of architectural or historic significance.

The property has been reviewed by different architects and contractors; all have deemed the property to be not usable in its current condition and cost prohibitive to rehab or remodel, and therefore must be demolished.

50 West William Street – Proposed Plan:

Our request is to build a two-story building, with the same site configuration, including historic parking on the property. The building would essentially be where the existing structure is located, but in a more usable configuration.

The proposed two-story rectangular-shaped structure that will be a mix of brick and cement-fiber board siding, and will be approximately 4,000 sq. feet.

The first story will house a boutique-style fitness studio.

The second story will house a large upscale apartment with private elevator and garage parking.

Additionally, we live in the NW neighborhood, within walking distance to this property and are active in the Delaware community with our 4 kids.

We have owned and operated private, boutique fitness studios in Fairlawn and Hudson, OH, for 10 years, prior to relocating to the Columbus area to be near family

We see an opportunity to use our experience and bring this type of service/business to downtown Delaware.

We also intend to use local architects, contractors, employees and will abide by zoning/building requirements.

We will not compromise area parking, as our fitness classes will range in size from 6 – 12 clients at a time.



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 50 WEST WILLIAM STREET

PREVIOUSLY
SUBMITTED

Business name _____

Applicant Name/Contact Person Jill Rice Phone 614-915-9258

Address 60 DARLINGTON ROAD DELAWARE OH 43015

Email jillricedel@gmail.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 DAVE HUTSON Phone 740-363-2471

Address 4525 BEARD ROAD, SUNBURY, OH 43074

Email midohioprinting@gmail.com

Project Type

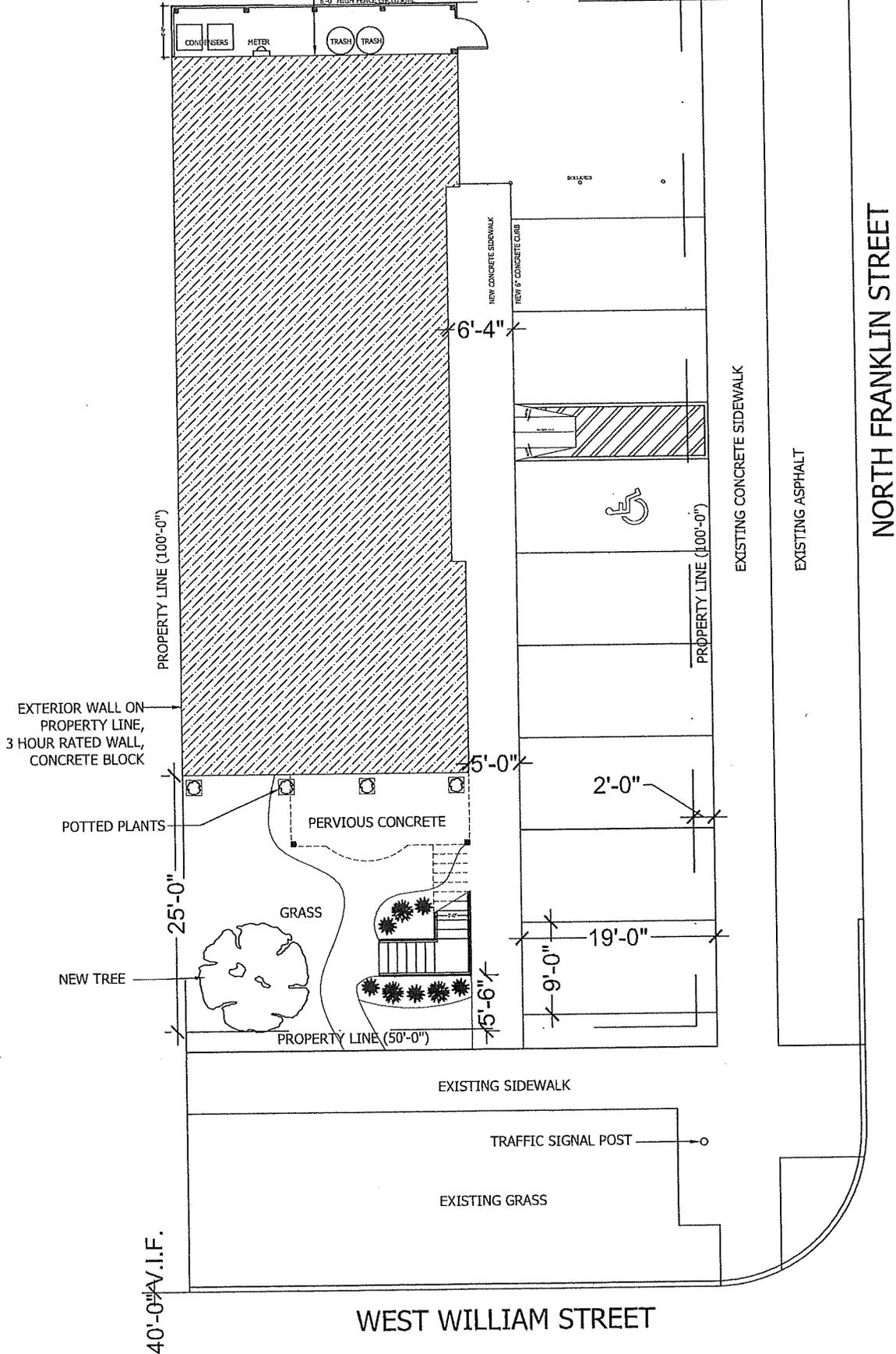
- Signs, Graphics or Awnings
 - Demolition Permit(s)
 - New Construction
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 - Other
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Work Description (please type or print legibly)

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see attached.

EXTERIOR WALL 5'-0" FROM PROPERTY LINE, 3 HOUR RATED WALL, CONCRETE BLOCK
 PROPERTY LINE (50'-0")
 6'-0" HIGH FENCE ENCLOSURE

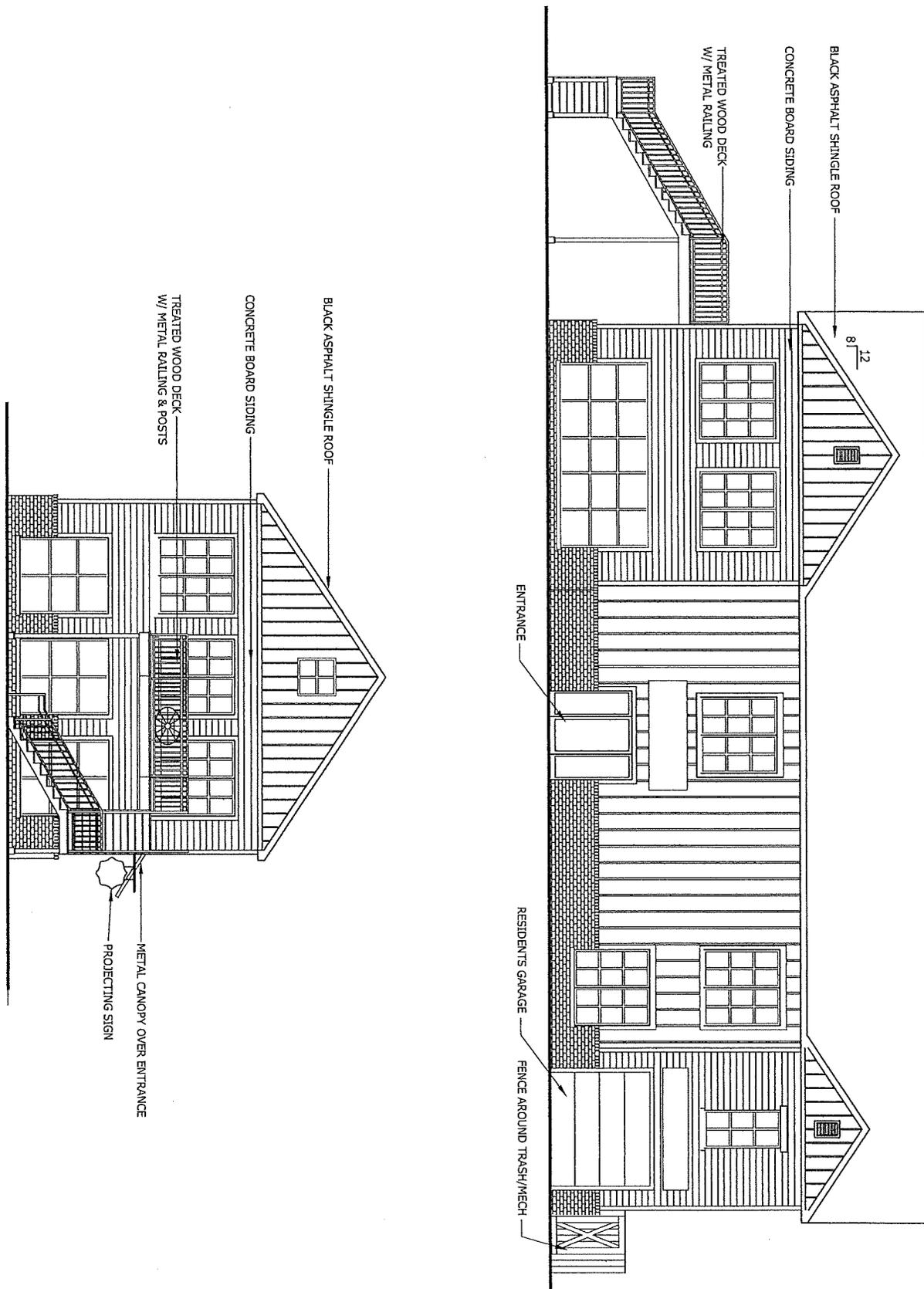


A NEW BUILDING FOR
50 WEST WILLIAM STREET
 SITE PLAN

10 MAY 19

JJILL PROPERTIES LLC
 Jill & Jeff Rice
 6 Darlington Road
 Delaware, Ohio 43015



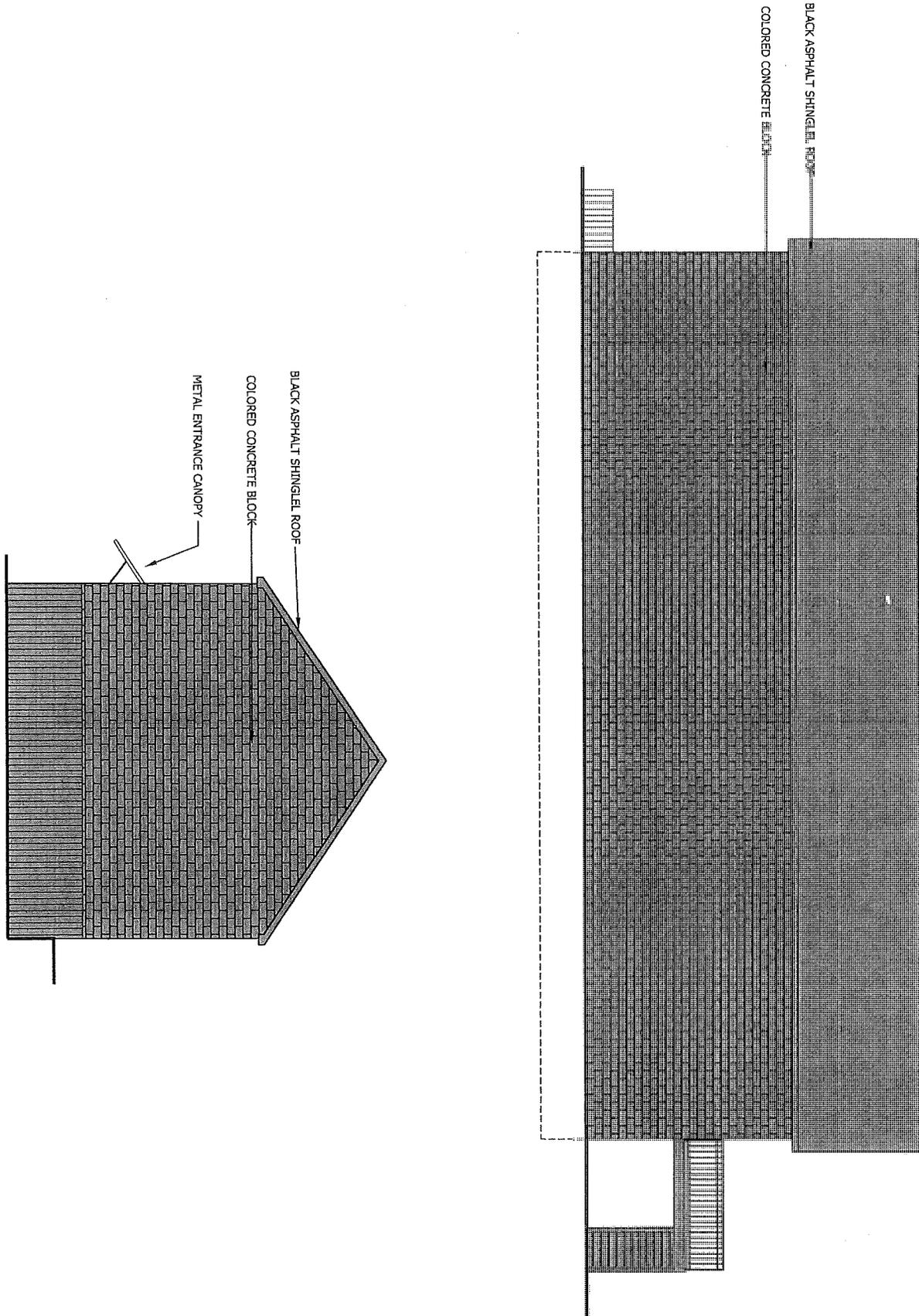


A NEW BUILDING FOR
50 WEST WILLIAM STREET
 EAST & SOUTH ELEVATIONS

10MAY19

JJILL PROPERTIES LLC
 Jill & Jeff Rice
 6 Darlington Road
 Delaware, Ohio 43015

Beasley
 ARCHITECTURE & DESIGN
109 WEST COLLINGS AVENUE, BOLLINGTOWN, OH 43011
 PH 614.299.2312 www.beasleyarch.com

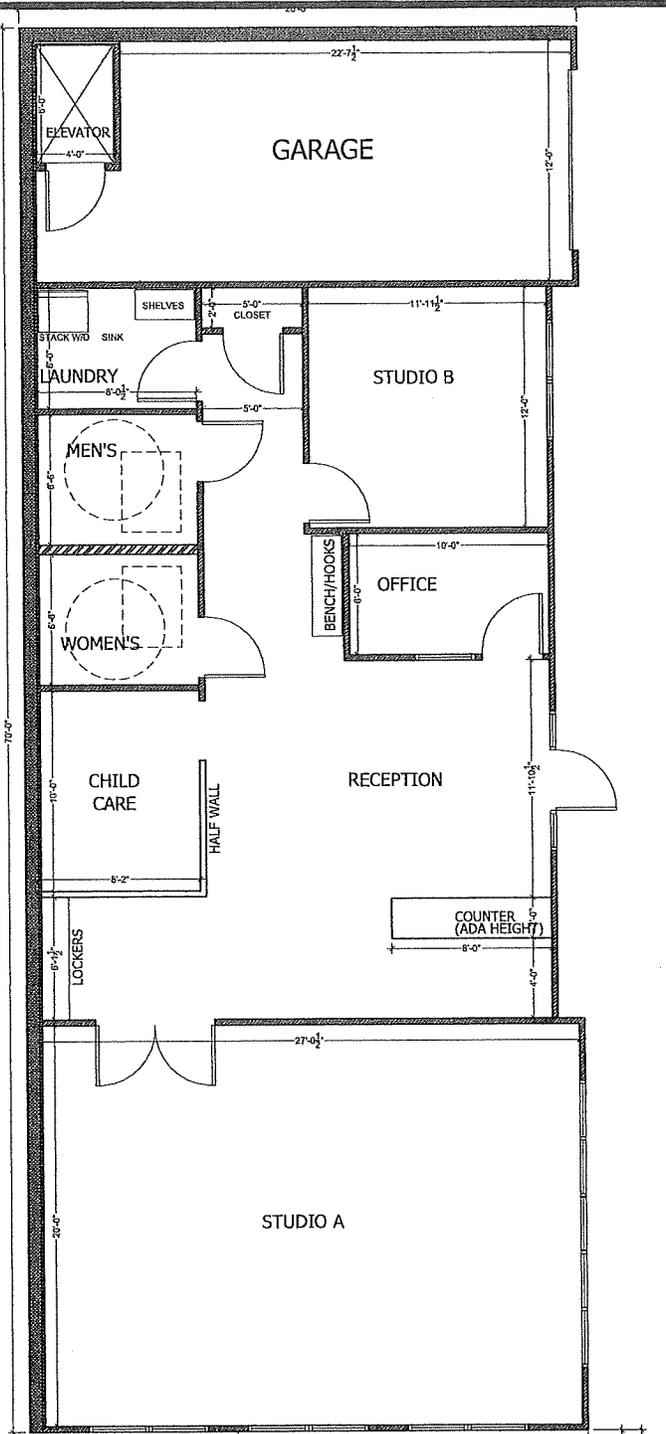


A NEW BUILDING FOR
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 WEST & NORTH ELEVATIONS

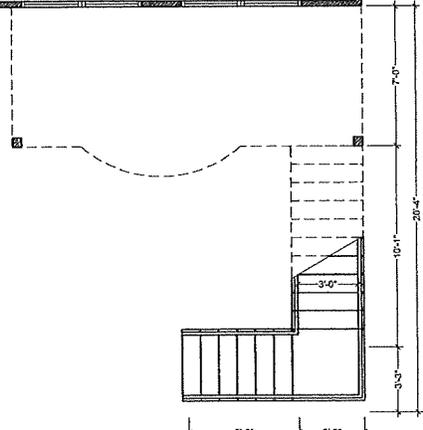
10MAY19

JJILL PROPERTIES LLC
 Jill & Jeff Rice
 6 Darlington Road
 Delaware, Ohio 43015

 **Beasley**
 ARCHITECTURE & DESIGN
159 WEST COLLEGE AVENUE, MOUNTAIN, OHIO 43103
 TEL: 614.233.1113 info@beasleyad.com



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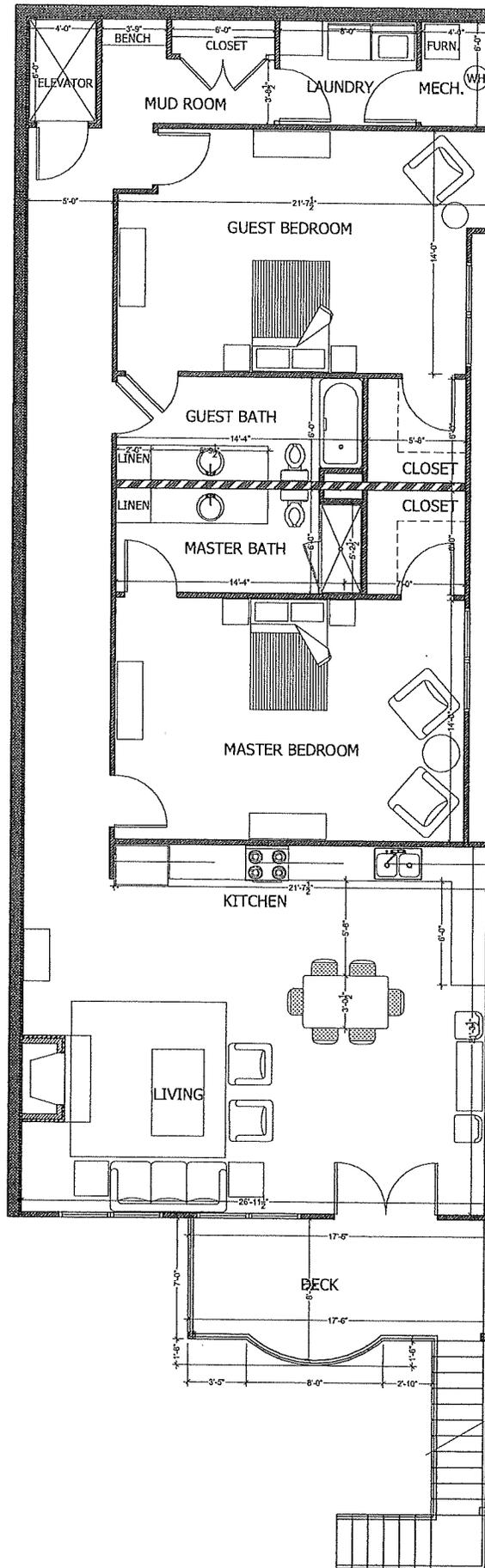


A NEW BUILDING FOR
50 WEST WILLIAM STREET
 FIRST FLOOR PLAN

10MAY19

JJILL PROPERTIES LLC
 Jill & Jeff Rice
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 Delaware, Ohio 43015





A NEW BUILDING FOR
50 WEST WILLIAM STREET
 SECOND FLOOR PLAN

10MAY19

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Beasley
 ARCHITECTURE & DESIGN
124 WEST COLLEGE AVE. COLUMBUS, OHIO 43211
 PH: 614.221.1111 WWW.BEASLEYARCHITECTURE.COM