

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
6:30 P.M.

REGULAR MEETING

AUGUST 28, 2019

1. ROLL CALL
2. ELECTION OF OFFICERS
 - A. Chairperson
 - B. Vice-Chairperson
3. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on May 22, 2019 as recorded and transcribed.
4. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on July 24, 2019 as recorded and transcribed.
5. REGULAR BUSINESS
 - A. 2019-1868: A request by Dan Robson for a Certificate of Appropriateness for the proposed renovation of 115 East Winter 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
 - (2) Expansion of the Historic District Overlay on the East Side of Delaware
6. STAFF COMMENTS
7. COMMISSION MEMBER COMMENTS AND DISCUSSION
8. NEXT REGULAR MEETING: September 25, 2019
9. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
May 22, 2019**

ITEM 1. Roll Call

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

Members Present: Cara Hering, Sherry Riviera, Erinn Nicley, Vice-Chairman Joe Coleman, Councilman Kyle Rohrer, and Chairman Mark Hatten.

Members Absent: Stephanie Van Gundy

Staff Present: Lance Schultz; AICP, Planning and Zoning Administrator

Motion to Excuse: Mr. Nicley motioned to excuse Stephanie Van Gundy, seconded by Ms. Riviera. 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.

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 Mr. Nicley. Motion approved by a 5-0-1 vote (Nicley).

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on February 27, 2019 as recorded and transcribed.

Motion: Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on February 27, 2019, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 6-0 vote.

ITEM 3. 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.

Mr. Schultz discussed the location of the property and current zoning. He provided pictures throughout the building's history, which was a church in the 1800's, a Sohio Gas Station, a printing company in the 1990's and vacant in the 2000's. Pulp Smoothie was approved to renovate the lot but was never completed. The proposed plan is to demolish the existing

building and rebuild. Mr. Schultz shared elevations of the building. Staff approves and supports the use at the location.

APPLICANT:

Jill Rice
6 Darlington
Delaware, OH 43015

Jeff Rice
6 Darlington
Delaware, OH 43015

Karen Beasley
Beasley Architecture & Design
109 W. Columbus Ave.
Bellefontaine, OH 43311

Ms. Rice informed the Commission the plan is to have a boutique fitness studio. Ms. Rice has owned fitness studios previously. Also planned is a second story condominium for a residence. She shared that there will be a garage facing Franklin St. Ms. Beasley shared the proposed building materials of clapboard, board and batten, and brick.

Committee concerns/suggestions:

- Street facing garage door is against standards. Group discussed a way to have the garage door on the north side of the building.
- Deck/stairs on public façade for fire egress. The deck/stairs should be in the back like a normal fire escape.
- Suggested ingress to second floor from inside the garage and egress in the back of the building.
- Roofing – asphalt shingles are against the standards. Suggested a true standing seam metal roof.
- Canopies are not allowed – they would have to modify it to an awning.
- The west and east elevations should be brick and not block. Need to break up the mass on the west side of the building with ghost windows.

There was extensive discussion regarding the garage, roofing materials and siding. The committee stated they are happy to do another information review with the applicant.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

Discussion carried to next agenda due to absence of a committee member.

ITEM 4. STAFF COMMENTS

None.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Vice-Chairman Coleman stated that the committee needs to look at potentially expanding the boundaries in the historic district to the east along Lake St. There are many historic buildings there, such as the train depot. The committee needs to determine next steps towards assessing that area. Mr. Schultz stated that a consensus of the commission is needed and then staff will look into next steps on their end. This topic will be added to the next agenda for discussion among the commission.

ITEM 6. NEXT REGULAR MEETING: June 26, 2019

Kyle Rohrer and Cara Hering will not be in attendance.

ITEM 7. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Ms. Riveria. The Historic Preservation Commission meeting adjourned at 8:22 p.m.

Chairperson

Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
July 24, 2019**

ITEM 1. Roll Call

Vice-Chairman Coleman called the Historic Preservation Commission meeting to order at 6:35 p.m.

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

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

Staff Present: Dianne Guenther, Development Planner

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

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

Motion: Ms. Riviera motioned to table the election of officers until the next meeting, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on May 22, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on May 22, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion failed by a 3-0-1 vote (Van Gundy).

ITEM 4. REGULAR BUSINESS

- A. 2019-1575: A request by Jill Rice for a Certificate of Appropriateness 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.

Ms. Guenther reviewed the Applicant's request to the Commission. The Commission was provided background information on the property and the location and current zoning. This property is not included in the National Register Historic Northwest District. The current property has

been vacant for over seven years and purchased by the current owners in 2017. Ms. Guenther discussed the Applicant's previous informal reviews before the Commission regarding the demolition and reconstruction of the building. She reviewed the plan to demolish the existing building and construct a two-story building in its place. A driveway will be constructed at the north property line to accommodate the north-facing residential garage, per the Commission's suggestion. The first story will be a commercial unit and will house a boutique-style fitness studio owned by the Applicant. The second floor will be residential and have a large upscale two-bedroom apartment with a private elevator. She reviewed the proposed materials for each elevation.

The Commission held a conversation to discuss the materials on the front façade. Vice-Chairman Coleman proposed the option to have the side wings be Hardi-plank and the center insert be brick. Ms. Van Gundy voiced her support to this recommendation. Ms. Hering voiced her preference to have the materials used as submitted.

APPLICANT:

Jill Rice
6 Darlington
Delaware, OH 43015

Jeff Rice
6 Darlington
Delaware, OH 43015

Karen Beasley
Beasley Architecture & Design
109 W. Columbus Ave.
Bellefontaine, OH 43311

Motion: Ms. Riviera motioned to approve 2019-1575, as submitted with staff recommendations 1,2,3,4,5,6 and the addition of item 7, in which the applicant has the option to switch materials from Hardi-plank to brick on the east and south elevations with administrative approval or HPC meeting if needed and item 8, the brick to Hardi-plank transition shall be reduced to one brick width, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

A. DISCUSSIONS/PRESENTATIONS
(1) Fiberglass-Clad Windows –

The Commission recommended to table the discussion until a full commission is present.

Motion: Ms. Riviera motioned to table the discussion of fiberglass-clad windows, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

(2) Expansion of the Historic District Overlay on the East Side of Delaware

Vice-Chairman Coleman voiced his concern over the recent removal of the structure on Lake and Central. He discussed historic structures on the east side of town and the need to discuss expanded the district. The Commission discussed the need to have a full commission to participate in the discussion and recommendation.

Motion: Ms. Riviera motioned to table the discussion of expansion of the Historic District Overlay, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 5. STAFF COMMENTS

Ms. Guenther provided an update on sidewalk permits issued this year.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: August 28, 2019

ITEM 8. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 8:01 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT

Dan Robson
24 Little Street
Delaware, OH 43015

REQUEST

2019-1868: A request by Dan Robson for a Certificate of Appropriateness for the proposed renovation of 115 East Winter 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 115 East Winter Street on the northwest corner of the intersection of East Winter and Estelle Streets in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north and east lie within the Residential Sub-district, while the properties immediately to the west and south are also within the Transitional Sub-District 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, east, south, and west.

BACKGROUND

115 East Winter Street is a 1,483 square foot concrete block building constructed in 1963 and sitting on a unique 0.061 acre trapezoid-shaped parcel at the corner of East Winter and Estelle Streets on the City's East Side. Due to the proximity of the Winter Street Bridge, the building fronts on Estelle Street, a predominately residential street of circa 1900 homes.

115 East Winter Street



The site has been a laundromat for the past thirty years since at least 1990. The Applicant purchased the property in 2007 and continued the operation of the laundromat. The business eventually closed, and the building has been vacant for approximately five years (since 2014). Unfortunately, the building fell into disrepair from lack of maintenance, and its vacancy has been the target of vandalism, broken windows, graffiti, broken glass in the parking lot, etc. After lack of progress on the correction of cited code violations, the City of Delaware was forced to take the step to condemn the property in January 2018. The property has continued to deteriorate since then.

115 East Winter Street

2000



51943123009000
4/26/00 1.811.680.0.231.275.2

2004



51943123009000 04/01/2004

2009



51943123009000 10/22/2009

2019

Front (Southeast) Elevation



Side (North) Elevation

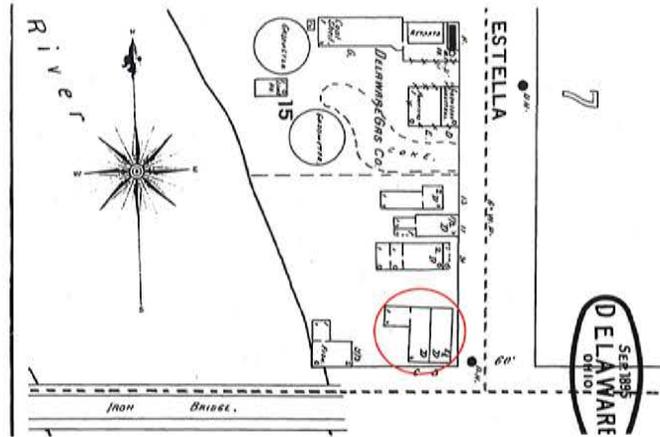


According to the Sanborn Maps on file for the City of Delaware, the existing building is not the original structure built on this parcel. From 1885 through 1911, this corner lot was occupied by a two-story residential twinplex. The 1923, 1928, and 1950 map editions illustrates a filling station was constructed on this site, more than likely to service vehicles using the Winter Street bridge; the residential structures were apparently demolished. The 1922 City Directory indicates the Sinclair Oil Station was situated on the site between the River and Estelle Street. That building was also apparently demolished, and the existing building was constructed in 1963, according to the Delaware County Auditor's Office.

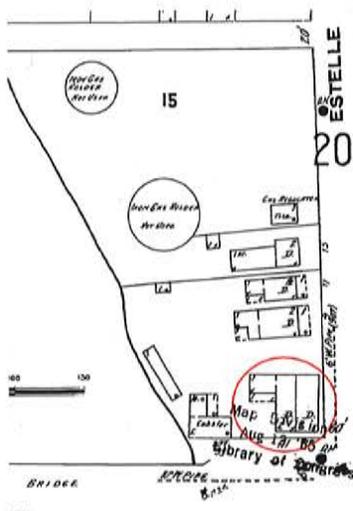
Sanborn Map 1885



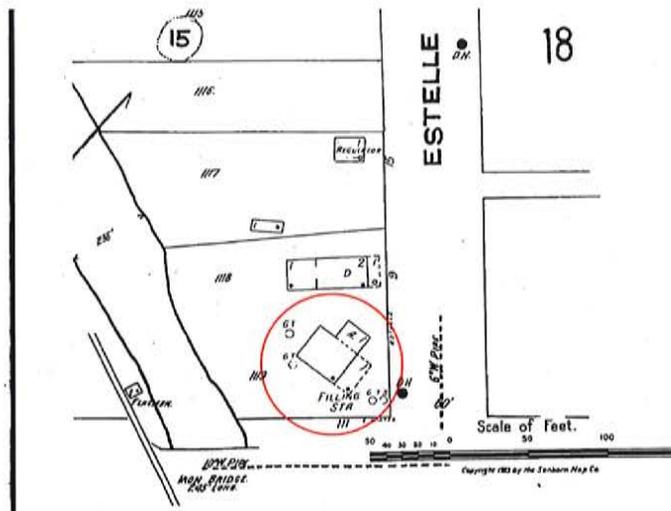
Sanborn Map 1895



Sanborn Map 1911



Sanborn Map 1923, 1928, and 1950



Since its vacancy, and due to lack of maintenance and the condition of the building, the City of Delaware issued a violation notice to the Applicant in November 2016. (Referenced and included in this report.) Regrettably, the lack of progress necessitated the City of Delaware to declare the building unsafe in November 2017 (Referenced and included in this report) and subsequently condemned the building in January 2018, slating it for demolition. Upon this action, the Applicant arranged a repair plan and timeline with the City in April 2018. Again, lack of forward movement necessitated the City to issue a notice to proceed with demolition in May 2019. After additional discussions with the City, the Applicant retained an architect to assist with the redevelopment of the building from its current use as a laundromat to a business office. The Applicant was advised by City Staff that since the property is currently condemned, a plan to address all violations to remove the demolition orders, along with a proposed timeframe for timely completion, is to be presented.

115 East Winter Street
Examples of Exterior and Interior Conditions



PROPOSAL

The Applicant's first step is to renovate the commercial building's exterior to a secure and weathertight condition, which will also improve its overall appearance. This will entail roof replacement, window and door replacement, and exterior walls encapsulation.

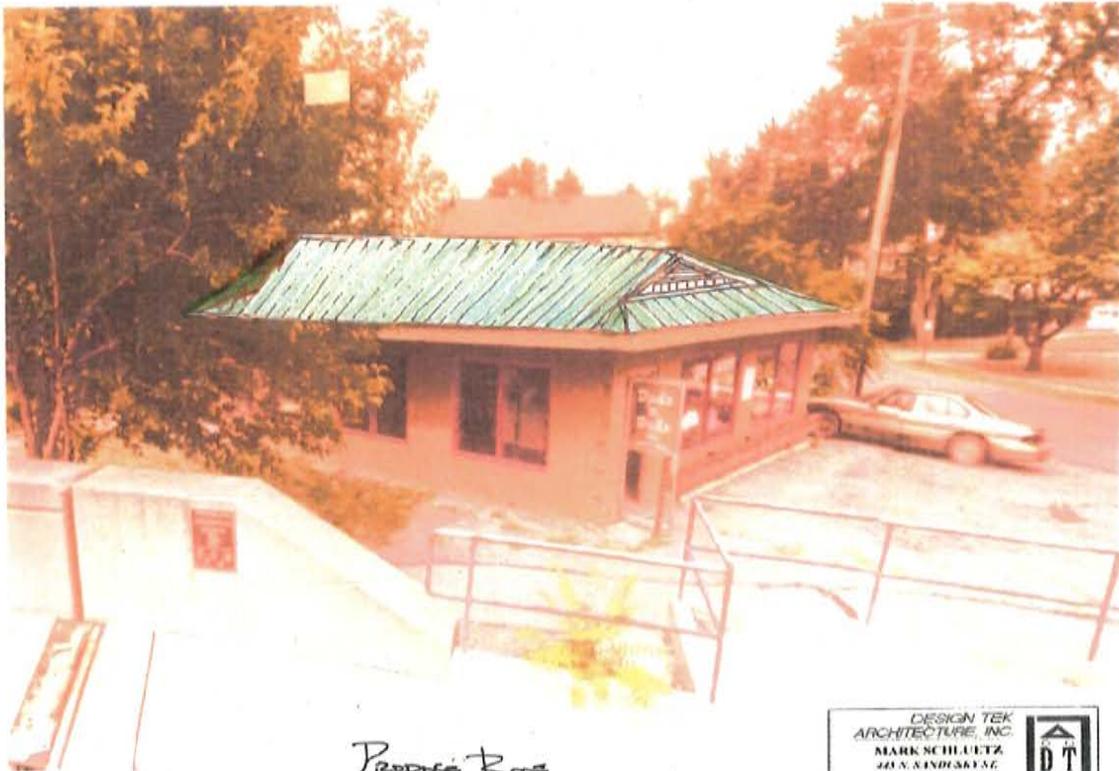
1) Roof: The entire supporting roof system has rotted and failed from the leaking deteriorating flat roof to the point that the interior ceiling has collapsed. The existing roof, framing, joists, beams, and posts will be removed. The Applicant is proposing a gabled roof system, with a new wood framing and truss system, which is more conducive to Ohio weather. A new metal standing seam roof will be installed. The proposed color is a light pastel green.

2) Entry Doors: There are currently three typical full-glass aluminum commercial entry doors on the building: one on the front (southeast) elevation, one the (south) side, and one on the rear (west) side. The front door will be a 50% glass steel insulated door. For security, the Applicant is requesting a flush insulated steel door with peep hole only for the side and rear entries.

3) Windows: Currently, wood-framed full plate glass windows exist on the front (southeast) elevation and the (south) side elevation. For security and maintenance issues, the Applicant is requesting to install two smaller vinyl casement windows in each window opening. The rotted wood frames and full glass panes will be removed. New pressure-treated wood frames will be installed in each window perimeter. Two casement windows will be installed in each opening.

4) Exterior Walls – Stucco Application: The building is predominately concrete block. The Applicant proposes to apply a Portland cement stucco coating. The exterior walls will have a uniform substrate installed to support the stucco. The proposed color is tan.

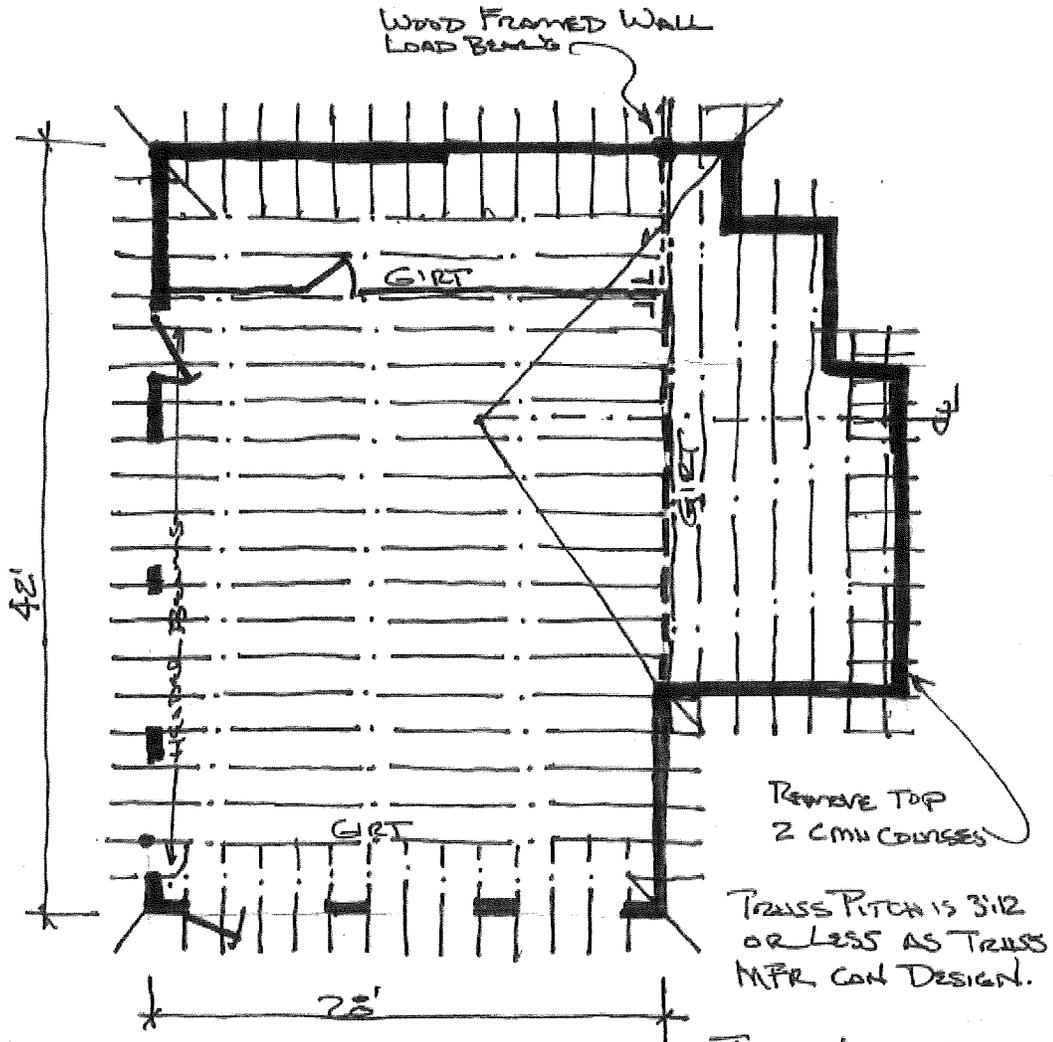
Roof Design



Proposed Roof
115 E. Winter St.

DESIGN TEK
ARCHITECTURE, INC.
MARK SCHLUTZ
343 N. AVENUE 343 ST.
DELEWARE, OHIO 43015
CELL: 614.791.2108
WWW.DESIGNTEKARCHITECTURE.COM



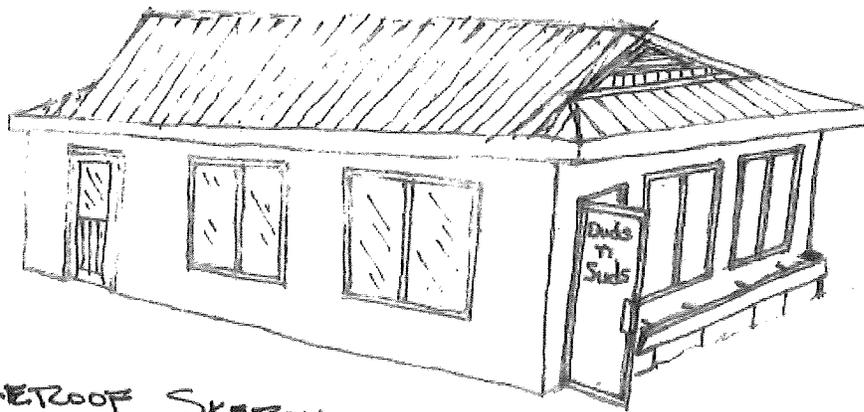


Propose Truss Layout
115 E. Winter St.

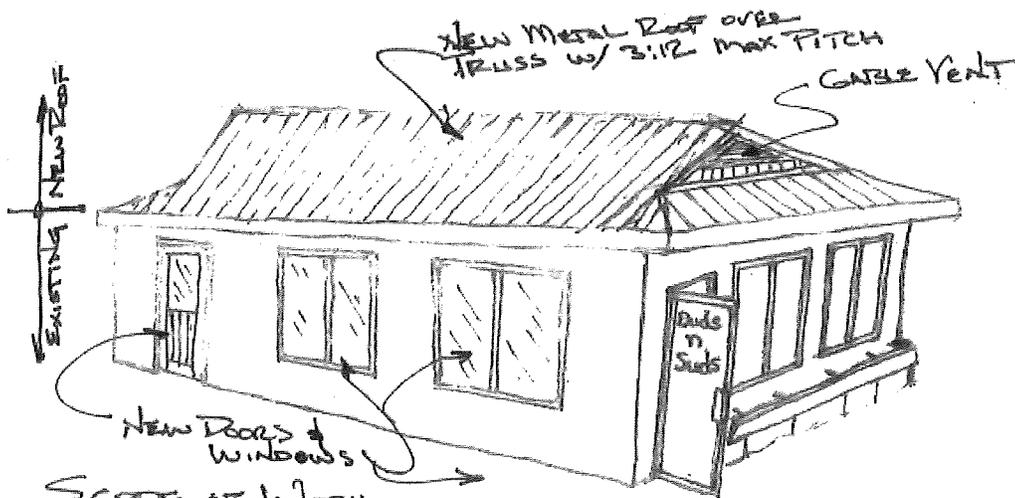
DESIGN TEK
ARCHITECTURE, INC.
MARK SCHLUETZ
445 N. SANDUSKY ST.
DELAWARE, OHIO, 43015
CELL: 614.679.2508
FAX: 614.679.2508



Window and Door Design



RETROOF SKETCH
115 E. WINTER ST.



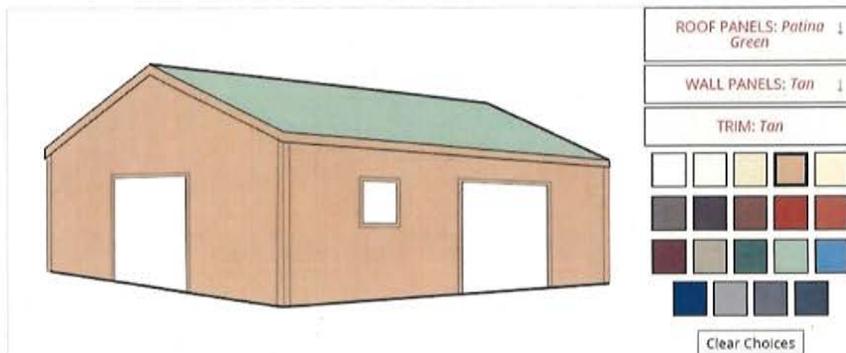
SCOPE OF WORK

THIS IS A CONCEPT SKETCH
ROOF PITCH & BEAM HEIGHT MAY VARY

DESIGN TEK
ARCHITECTURE, INC.
MARK SCHLURTZ
445 N. SANDSKY ST.
DELAWARE, OHIO, 43015
CELL: 614/679-2508
WWW.DTARCH.COM



Color Concepts for Roof and Exterior Walls



Casement Window Design Concept



Flush and 50% Glass Steel Entry Doors Design Concept



STAFF ANALYSIS

This property is currently under condemnation and demolition orders by the City of Delaware. City Staff would be supportive of the Chief Building Official's determination of demolition of the building, given its severe deterioration, length of vacancy, and the general health, safety, and welfare issues involved. Section 1190.07(a) of the City Codified Ordinances, does allow demolition of a substandard structure in the Historic District. It reads as follows:

Section 1190.07. - Demolition.

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

Staff offers that the first condition described above prevails in this case, though this chapter is superseded by the condemnation procedures under health, safety, and welfare (police power) doctrine.

Over the course of the past three years, the Applicant now seems to understand the renovations needed to bring the building to code compliance to comply with the code violation notice and remove the demolition order, as well as the advantages of re-purposing the building into office space. Given the zoning classification (B-3), and the unique shape and size of the parcel (0.061 acre or 2,657 square feet), this would appear to be a somewhat

difficult site for reconstruction. A new building may be able to be constructed within the same footprint. Residential uses are not permitted in this zoning classification. The existing commercial building would appear to be the highest and best use for this location. The City of Delaware is, once again, willing to give the Applicant another opportunity to correct the building and code deficiencies. However, the Applicant needs to maintain the personal and financial commitment to follow through to completion all work items cited by the City of Delaware to bring this property to current code compliance and to remove the demolition order. Both the exterior and the interior must be addressed. The City is out of patience with this situation. The Applicant must complete all work within a reasonable timeframe so that the City can ensure completion of such.

The appearance before the Historic Preservation Commission at this meeting is for design review only and for only the exterior. The Applicant, with guidance from a licensed architect, is presenting design concepts only at this stage. Once the design is reviewed and approved at the discretion of the Historic Preservation Commission, the Applicant indicated he will then seek financing for this exterior work.

The exterior is only a portion of the project. The City is reiterating that the Applicant and architect are to prepare exterior and interior plans to redevelop the property to remove the condemnation order and seek financing for the entire project (not just the exterior). To continue to show forward movement on the property, the City is requiring the Applicant provide a status report, and provide documentation from a lending institution, regarding project financing approval within the next 30 days (by September 30, 2019).

With successful financing in place, the Applicant will need to instruct the architect to prepare the required detailed construction drawings and apply for a commercial permit through the City Planning and Community Development Department, for the exterior and interior, by October 31, 2019 to continue to show progress on addressing the demolition order. The drawings and permit application requires review and approval by the Chief Building Official. Once the commercial permit is approved and issued, the Applicant is required to retain licensed commercial contractors for electrical and HVAC work and qualified contractors for structural work. The City of Delaware is expecting all redevelopment work to be completed and all inspections by the City to be completed by March 1, 2020

Should the Applicant fail to provide documentation from a lending institution for financing the redevelopment project in its entirety by September 30, 2019, the City of Delaware will proceed with demolition. Should project financing be secured, the City of Delaware is expecting all redevelopment work to be completed and all inspections by the City to be completed by March 1, 2020 or the City of Delaware will proceed with demolition.

For the exterior work, certain items technically would need a Variance to the Architectural Standards in the Transitional Sub-district of the Downtown Historic District. The Applicant and Applicant's architect believe that strict application of the Architectural Standards and Guidelines for the Historic District would not be practical for this particular building in this particular location. As indicated by City Staff, the building is a simply constructed, one-story concrete block commercial building built in 1963. Staff agrees it contains no significant historical or architectural features. Therefore, a request for a Variance to the Architectural Standards may be feasible for certain items, should HPC choose to grant them. The Applicant is requesting a Variance for:

1) Roof Design from Flat Roof to Gable Roof. Being located on a primarily residential street with structures with gable roofs, a gable roof blends well with the surrounding neighborhood streetscape. In addition, a gable roof is more conducive to Ohio weather in allowing the expeditious drainage of rainwater and handling snow loads. Metal roofing is an allowable material in the Architectural Standards. (Staff is supportive of this Variance request.)

2) Steel and Flush Entry Doors. The Standards state that the entrance door shall be glazed (with at least 50% and not more than 75% glass in area). The building entrance that is utilized by the public faces Estelle Street; it is proposed to be 50% glass which complies with the Standards, but it is proposed to be a steel commercial door. The side and rear entrances are proposed to be service entry doors, and for security purposes, are proposed to be

flush steel commercial doors. Typically, replacement doors are to be wood and/or wood with aluminum cladding. Further, the aluminum cladding shall not be a mill finish and/or natural aluminum color. The steel entry doors better reflect the "historic character" of the 1963 building, and since wood with aluminum cladding is an approved material, a steel commercial entry door will have the same appearance. Flush commercial entry doors are present in the Historic District, especially at entrances not accessible by the public. (Staff is supportive of this Variance request.)

3) Vinyl Windows. The existing windows are plate glass windows in deteriorating wood frames. Due to the high incidence of vandalism at the site, the Applicant is proposing smaller sized vinyl casement replacement windows as a deterrent to vandalism. In addition, should vandalism occur, the replacement cost for a smaller glass window will also be less. Staff advised the Applicant and the architect that vinyl windows are not appropriate in the Historic District, and the Standards indicate that replacement window materials shall be wood and/or wood with aluminum cladding. In addition, an aluminum storefront window system with smaller window units in a color to match the roof and walls can be installed. The security and vandalism is, in Staff's opinion, mostly related to the vacancy of the structure, rather than the materials from which it is constructed. (Staff is not supportive of this Variance request regarding materials.)

4) Exterior Walls – Stucco Application. The Applicant proposes a stucco application on all exterior wall elevations for a cleaner appearance. For buildings in the Transitional Sub-district, Staff offers that the Standards do permit that building walls not visible from a public way shall be finished in brick or cementitious or synthetic stucco. Given the building elevation material is currently predominately painted concrete block, the stucco application on all elevations would be cost-effective and could improve the appearance of the building. (Staff is supportive of this Variance request.)

The Applicant is interested in additional comments from the Historic Preservation Commission on the proposed course of action in order to move forward on the exterior improvements to help achieve compliance with the City of Delaware code violation and demolition order.

STAFF RECOMMENDATION (HPC 2019-1868 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by Dan Robson for a Certificate of Appropriateness for the proposed renovation of 115 East Winter Street which is zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay, with the following Conditions that:

- 1) Should HPC grant approval of the exterior building renovation as presented, it is granting Variances to the Historic District Guidelines, with the Condition that replacement window materials shall not be vinyl. Any significant revisions to the approved building plan and site layout would need, at a minimum, administrative approval by the HPC or another appearance before the HPC by the Applicant, depending on the magnitude of any future revisions.
- 2) The Applicant shall adhere to Historic District Architectural Standards for any final details of new construction of this building and site not yet addressed. Such items are to be incorporated into final construction drawings and discussed with and administratively approved by Staff and HPC Chairman prior to construction.
- 3) Proposed signage shall be separately submitted for administrative approval by the Historic Preservation Commission.
- 4) The Applicant and Architect are to continue to coordinate with City Inspection Division regarding required building and zoning regulations and permitting processes, including periodic status reports to the City of Delaware regarding progress on the project.
- 5) Should the Applicant fail to provide documentation from a lending institution for financing the redevelopment project in its entirety by September 30, 2019, the City of Delaware will proceed with demolition. Should project financing be secured, the commercial permit application and required construction drawings for the redevelopment project in its entirety must be submitted to the City Planning and Community Development Department by October 31, 2019, and the City of Delaware is expecting all

CASE NUMBER: 2019-1868_115 East Winter Street Renovation

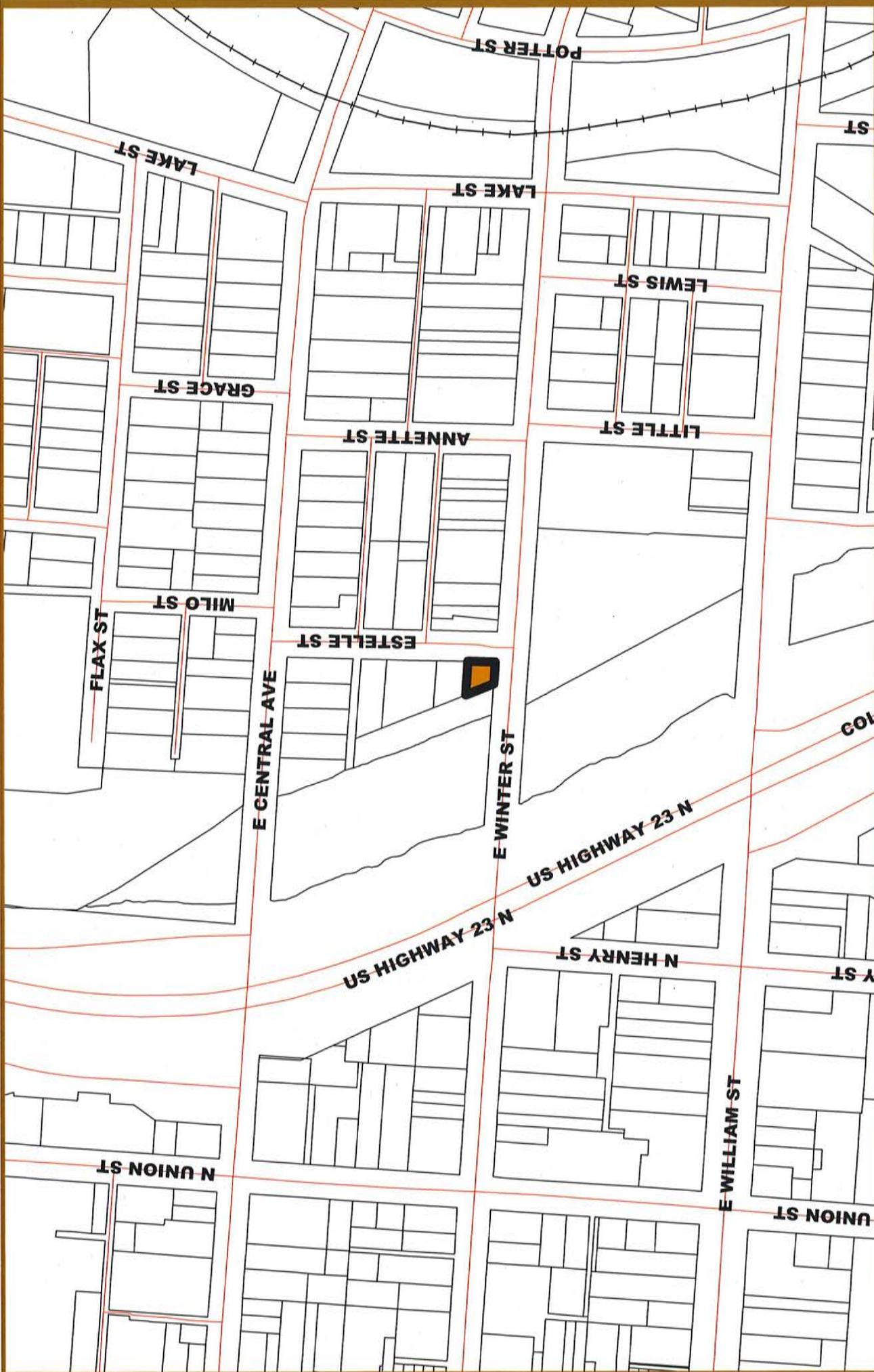
MEETING DATE: August 28, 2019

PAGE: 12 of 12

redevelopment work to be completed and all inspections by the City to be completed by March 1, 2020, or the City of Delaware will proceed with demolition.

COMMISSION NOTES:

FILE: PLANNING/HPC CASES/2019 CASES/2019-1868/2019-1868_115 E WM RENO COA STF RPT.DOC
ORIGINAL: 08/23/2019 REVISED:



2019-1868
Certificate of Appropriateness
115 East Winter Street Renovation
Location Map



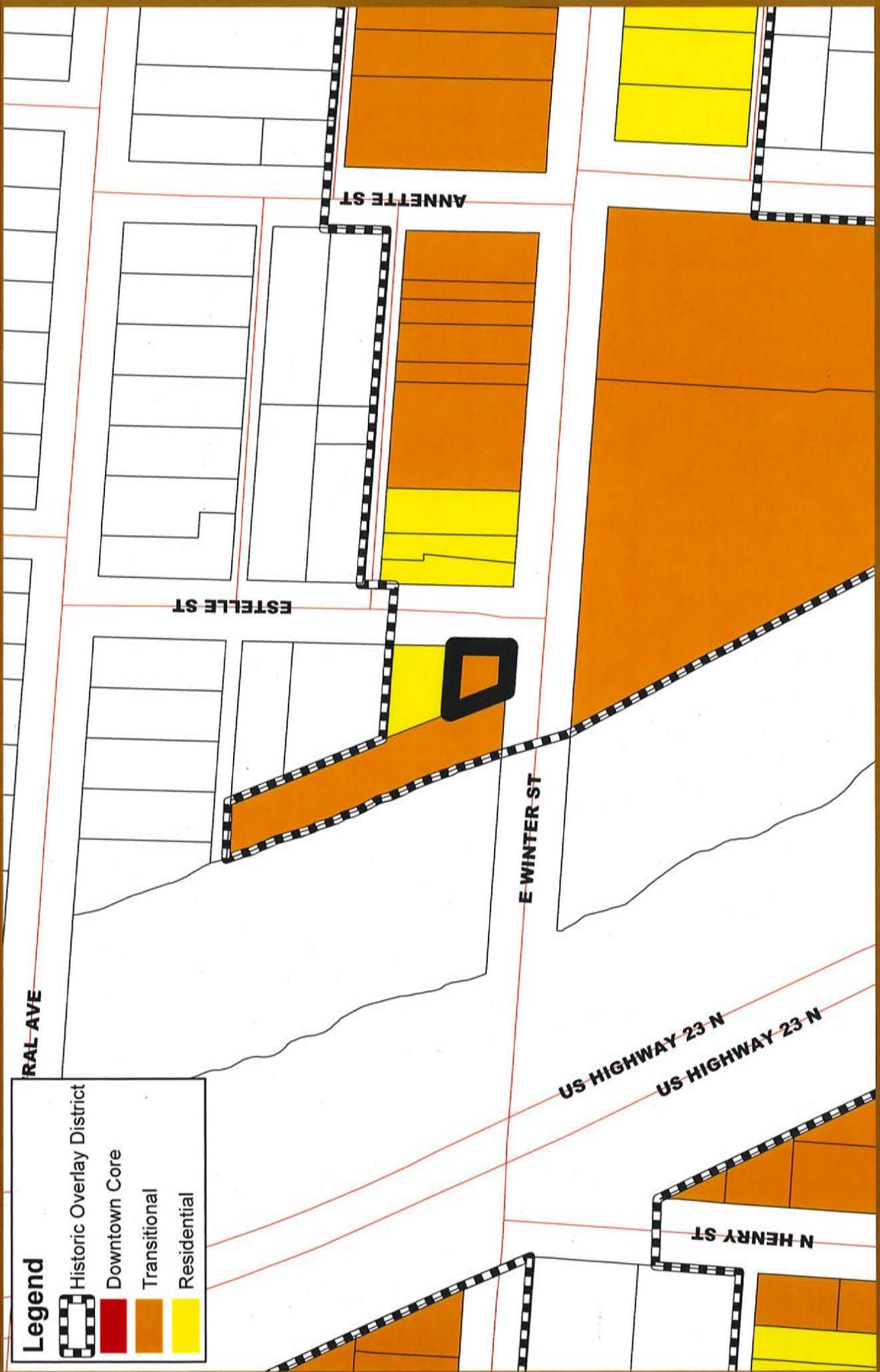


2019-1868
 Certificate of Appropriateness
 115 East Winter Street Renovation
 Zoning Map





2019-1868
Certificate of Appropriateness
115 East Winter Street Renovation
Historic District Map



Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



ESTELLE ST

E WINTER ST



2019-1868
Certificate of Appropriateness
115 East Winter Street Renovation
Aerial (2016) Map





DESIGN TEK

J. MARK SCHLUETZ, RA
445 N. Sandusky Street
E-mail: mark43015@yahoo.com

ARCHITECTURE

principal
Delaware, Ohio 43015
Cell: 614/679-2598

Robinson Laundry

August 8, 2019

CONTACT: Dan Robinson 614/296-7007
RPM Group, LLC.
115 E. Winter St. Delaware, Ohio 43015

The goal is to renovate the building by adding a new roof, supporting structure, removing all equipment, replace electrical service with new 200 amp service and replace all doors and windows.

The intended use is to change the use of the building from laundry to business office

The phases are estimated as follows:

- 1) ROOF: **METAL STANDING SEAM - GREEN (LIGHT/PATINA)**
 - Demo: Remove existing roof, framing, joists, beams and posts
 - Bond Beam: grout all CMU top cells solid and install wind uplift anchors, install LVL 1 1/4x 1-3/4 each side of CMU bond beam and over wood framing with 8' maximum span.
- 2) Doors:
 - Remove full glass doors and aluminum frames
 - Replace side and back doors with insulated steel doors with peeps hole only
 - Replace front door with half glass steel insulated door
- 3) Windows:
 - Remove full glass and rotted wood frames. Replace each section of glass with two vinyl casement windows.
 - Install pressure treated wood frame at the perimeter of each window.
 - Replace each section of glass with two vinyl casement windows. 5 opening 10 windows.
- 4) Exterior wall:
 - Stucco (Portland Cement) exterior wall.
 - Install 1 1/2" P.T. furring on walls and install 1 1/2" Polyiso between

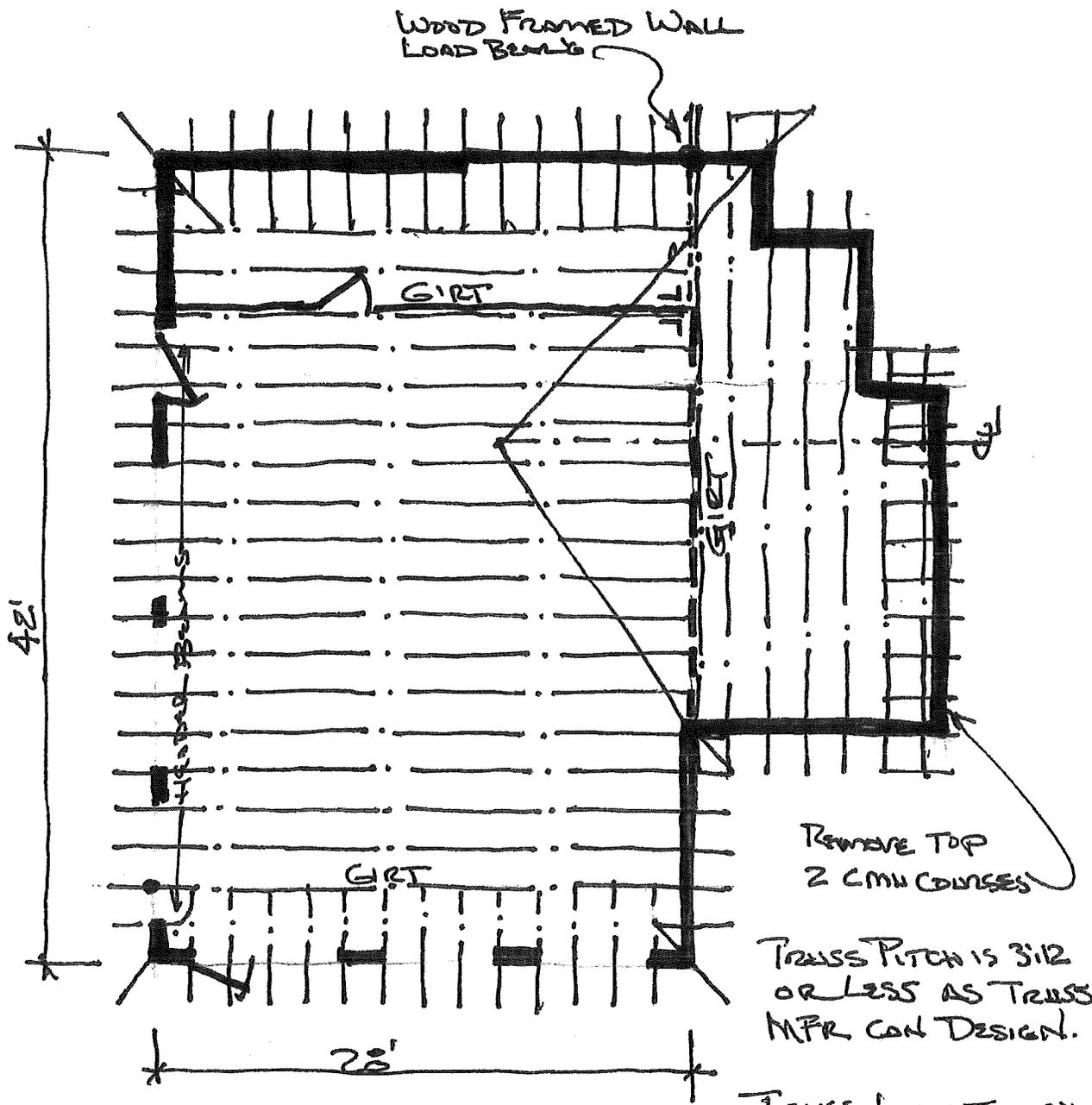
ESTIMATED Cost \$40,000

Design Tek Architecture
Mark Schluetz 614.679.2598




DESIGN TEK
ARCHITECTURE, INC.
MARK SCHLUETZ
445 N. SANDUSKY ST.
DELAWARE, OHIO, 43015
CELL: 614/679-2598
FAX: 614/679-2598

Propose Roof
115 E. WINTER ST.



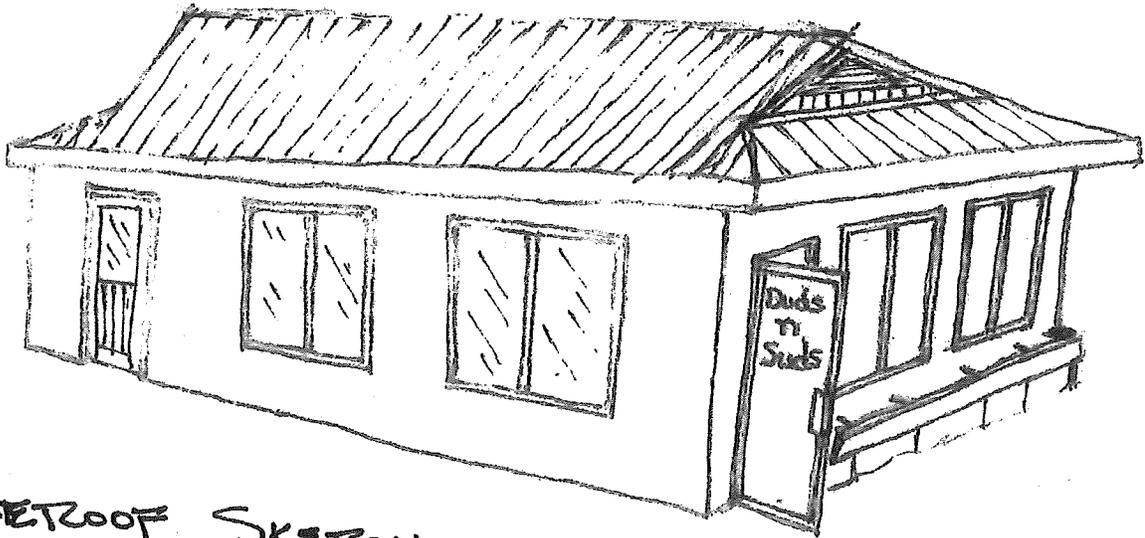
Propose Truss Layout
 115 E. Winter St.

REMOVE TOP
 2 CMU COURSES

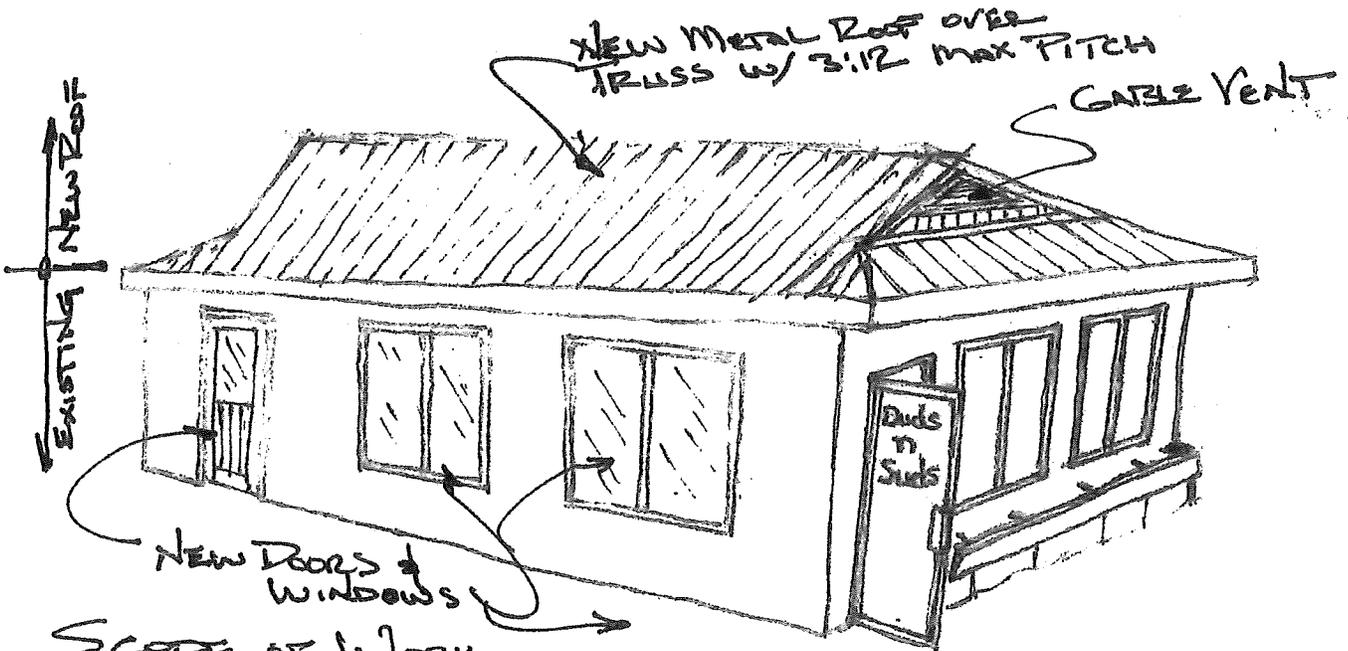
TRUSS PITCH IS 3/12
 OR LESS AS TRUSS
 MFR CAN DESIGN.

TRUSS LAYOUT MAY
 VARY WITH LOAD
 BEARING.

DESIGN TEK
 ARCHITECTURE, INC.
 MARK SCHLUETZ
 445 N. SANDUSKY ST.
 DELAWARE, OHIO, 43015
 CELL: 614/679-2598
 FAX: 614/679-2598



RETROOF SKETCH
115 E. WINTER ST.



SCOPE OF WORK

THIS IS A CONCEPT SKETCH
ROOF PITCH & BENCH HEIGHT MAY VARY

DESIGN TEK
ARCHITECTURE, INC.
MARK SCHLUETZ
443 N. SANDUSKY ST.
DELAWARE, OHIO 43015
CELL: 614/679-2598
www.dtk.com



COPY

Thursday, November 06, 2017

RPM Group LLC
Daniel R. Robson
101 S Rich St.
Mt. Gilead, OH 43338

RE: Property located at 115 E. Winter ST., Violations of 1303.01 of the 2000 adopted International Property Maintenance Code

Dear Agent/Owner,

The property at 115 E. Winter St. has fallen into disrepair.

The wood exterior of the building, block walls and fascia boards are rotting due to the lack of maintenance and protective coatings and/or failure to divert water away from the building. The OSB/plywood subsiding on the rear of the building is not approved as a siding material and not installed to keep water out. There is also a large opening in the OSB/plywood subsiding. The interior ceiling has fallen due to roof leaks and the wood support beam appears to be sagging, and may be due to deterioration from rot.

The following must be repaired to stabilize the building, Replace/repair the roof, repair and install gutters and downspouts, direct the water away from the building a minimum of 6-feet. Replace rotted wood siding and fascia, install new, primer and paint all exposed wood and nonferrous metals that are exposed to the elements, including those on the roof. Replace all damaged structural studs, repair all electrical wiring on the exterior of the building, properly support, fill all holes in the exterior walls soffits of the building. Building permits will be required for electrical and structural repairs.

303.1 General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Remove and replace all rotted wood, masonry etc., primer and paint.

303.2 Protective treatment

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as

those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Paint all exposed wood and metal on exterior to prevent deterioration.

303.6 Exterior walls

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Properly repair with approved materials all holes in exterior of building. Repair all deteriorated wood fascia and soffits, replace siding and make the exterior water tight..

303.7 Roofs and drainage

the roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Repair and or replace roof membrane, replace all deteriorated roof decking material wet d insulation.

605.1 Installation

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Repair damaged exterior electrical wiring conduits and electrical boxes.

106.3 Prosecution of violation

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

PM 108.1: General; when a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

The structure is unlawful If the structure is not in compliance within 30-days, it will be considered an unlawful structure, and condemned pursuant to this code, unless other arrangements are made with this office.

108.4 Placarding

Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

PM-110.1 General

The code official shall order the owner of any premises upon which is located any structure, which in the Code Official's judgment is so old, dilapidated and has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and as such it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option.

PM- 110.3 Failure to comply

If the owner of a premises fails to comply with a demolition order within the time prescribed, the Code Official shall cause the structure to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

111.1 Application for appeal

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within **20 days after the day the decision, notice or order was served or by November, 28, 2017**. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

All of the above violations must be completed or the structure razed within 30 days or by **December 3, 2017**. The City reserves the right to move forward with demolition of the structures on the premises, and reserves all salvage rights after December 3, 2017, if no other arrangement are made prior to that date. The code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to

require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Should you have any questions we may be reached at 740 203-1600.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jerry Warner", is written over the typed name.

Jerry Warner, Chief Building Official



COPY

November 30, 2016

RPM Group LLC
24 Little ST.
Delaware, OH 43015

RE: Property located at 115 E. Winter ST., Violations of 1303.01 of the 2000 adopted International Property Maintenance Code

Dear Sirs,

We have received complaints regarding property maintenance conditions at this location, 115 E. Winter ST. After a recent inspection, it was determined that this property has several property maintenance violations.

The exterior of the building's subsiding block walls and fascia boards are rotting due to the lack of a protective coating and/or failure to divert water away from the building adequately. The OSB/plywood subsiding on the rear of the building is not approved as a siding material per the Ohio Building Code, therefore not an approved permanent exterior siding. There is also a large opening in the OSB/plywood subsiding. Please repair or replace the exterior subsiding, install an approved siding material, repair damaged fascia, block and paint or provide a weather protective covering over all bare wood to protect it from decay. The interior ceiling is failing suggesting deteriorated roofing. Replace/repair the roof and install gutters and downspouts. Building permits may be required for some of the repairs. Please contact the building department to discuss permitting requirements at 740 203-1650.

303.1 General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

303.2 Protective treatment

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

303.6 Exterior walls

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

303.15 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

303.7 Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

106.3 Prosecution of violation

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

PM 108.1: General; when a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

If the structure is not in compliance within 30-days, it will be considered an unlawful structure, and condemned pursuant to this code, unless other arrangements are made with this office.

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Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

PM-110.1 General

The code official shall order the owner of any premises upon which is located any

structure, which in the Code Official's judgment is so old, dilapidated and has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and as such it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option.

PM- 110.3 Failure to comply

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111.1 Application for appeal

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within **20 days after the day the decision, notice or order was served**. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

All of the above violations must be completed or the structure razed within 30 days or by December 30, 2016. The City reserves the right to move forward with demolition of the structures on the premises, and reserves all salvage rights after December 30, 2016, if not other arrangement is made prior to that date. The code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Should you have any questions we may be reached at 740 203-1600.

Sincerely,

Susie Martin
City of Delaware Code Enforcement Officer
Planning and Community Development
740 203-1630
smartin@delawareohio.net

cc Jerry Warner, Chief Building Official



CITY HALL — 1 SOUTH SANDUSKY STREET — DELAWARE, OHIO 43015

CLICK www.delawareohio.net



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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

2019-1868

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 115 E. Winter ST

Business name Duds N Suds

Applicant Name/Contact Person DAN Robson

Phone 614 296 7007

Address 24 Little ST

Email DAN Robson 2011 @ 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 DAN Robson

Phone 614 296 7007

Address 24 Little ST Delaware OH 43015

Email DAN Robson 2011 @ 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.

Replace Roof, Doors, windows, Electric

ARCHITECT MARK SCHLUETZ MARK43015@YAHOO.COM

RECEIVED

AUG 09 2019

CITY OF DELAWARE
PLANNING & COMMUNITY DEV.

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

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

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

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

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

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

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

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

 8/9/19
Signature of Applicant Date

See Above
Signature of Owner (if not the Applicant) Date

Application Fee \$50.00 Fees Received \$ 50⁰⁰ Received by  Date 8/9/19



MEMORANDUM

DISCUSSION: FIBERGLASS-CLAD WINDOWS

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.

**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 brickmould, 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.



MEMORANDUM

DISCUSSION: HISTORIC DISTRICT EXPANSION ON EAST SIDE OF DELAWARE

To: Historic Preservation Commission Members

From: David Efland, Planning and Community Development Director

Date: July 24, 2019

RE: Inquiry for Proposed Change to Historic District Boundaries:
Expansion of Existing Historic District Designations on East Side of Delaware

At the May 22, 2019 HPC Meeting, Vice Chairman Joseph Coleman initiated an inquiry to Staff regarding the process for the Historic Preservation Commission to assess the boundaries of the Historic District in the East Side of Delaware. Mr. Coleman indicated the Commission needs to determine next steps toward assessing the area and the historic buildings, such as along Lake Street and the former Train Depot building (CSX Railroad Station).

Staff appreciates the interest in expanding the historic district boundaries to designate other buildings on the East Side not currently in the Historic District. Certain parcels along Lake Street between East William Street and East Central Avenue are already in the Transitional Sub-district of the Historic District Overlay. This does include the former CSX Railroad Station at 60 East Central Avenue.

As you may also know, an Ohio History Inventory of the East Side was conducted in cooperation with the Ohio Historic Preservation Office in Columbus approximately ten years ago. At that time, a series of public meetings was held regarding the desire to be included in a designated historic district complete with architectural standards and design review. Each property owner would need to be agreeable to be included in the District. The results were a resounding negative response. However, the inventory and oral histories were outstanding, documented the history, and are archived.

The mechanics of the building assessment are included in Zoning Code Chapter 1190 Historic District Overlay – specifically, Section 1190.05—Identification, review, and designation. There are multiple steps and volumes of information that need to be collected for the undertaking. Changing the district boundaries constitutes a zoning code change – which also requires the Planning Commission and City Council review, concurrence, and adoption.

Should the Historic Preservation Commission be desirous to pursue the Historic District's further expansion in the East Side, Staff would suggest first arranging a joint Work Session including the HPC, the Planning Commission, and City Council. The session would discuss the motivations and goals of such an action and determine if such as an action would achieve an overall benefit, especially given the transportation expansion currently underway and planned for this area of the City. Additionally, the Planning and Community Development Department will need to identify staff and other resources to be able to appropriately program this activity if it can be accommodated.

Memorandum to Historic Preservation Commission Members
July 24, 2019
Page 2

As you are aware, the City of Delaware Planning and Community Development Department is currently engaging in updating the City of Delaware Comprehensive Plan. The Plan is likely to include strategies for development and revitalization in designated areas and neighborhood centers throughout the city, which will more than likely include the East Side of Delaware. Considering expanding the Historic District in this neighborhood could possibly be listed in that area's strategy.

Attachment: Historic District Overlay Map

Downtown Historic Overlay

Sub-District Designations



Historic Overlay District

Sub-Districts



Downtown Core



Transitional



Residential

February 17, 2015

