

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

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

REGULAR MEETING

SEPTEMBER 25, 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 July 24, 2019 as recorded and transcribed.
4. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on August 28, 2019 as recorded and transcribed.
5. REGULAR BUSINESS
 - A. 2018-2725: A request by Stacy and Dan Stultz for an Informal Review for a proposed facade renovation at 53 North Sandusky Street, which is, zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - B. DISCUSSIONS
 - (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: October 23, 2019
9. ADJOURNMENT

**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

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
August 28, 2019**

ITEM 1. Roll Call

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

Members Present: Cara Hering, Erinn Nicley, Sherry Riviera, and Chairman Mark Hatten

Members Absent: Stephanie Van Gundy, Councilman Kyle Rohrer, and Vice-Chairman Joe Coleman

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

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

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

The Commission requested that the election of officers occur at the next meeting due to the absent members.

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 Mr. Nicely. Motion approved by a 4-0 vote.

ITEM 4. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on July 24, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on July 24, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion failed with a 2-0-2 (Hatten, Nicely) vote.

ITEM 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.

Ms. Guenther provided information on the zoning and location of the property. The property 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 building is currently a 1,483 square foot concrete block building that was constructed in 1963 and has been a laundromat since 1990. Mr. Robson purchased the property in 2007 and continued to operate the laundromat. The business eventually closed and has been vacant since 2014. The building has had many incidents of vandalism and broken doors and windows. Due to the lack of progress on the correction of cited code violations, the City of Delaware took steps to condemn the property in January 2018. Ms. Guenther reviewed the history of code violations on the property and provided recent photographs of the buildings current interior and exterior.

Ms. Guenther reviewed the proposal to renovate the commercial building exterior. The Applicant is proposing a gabled roof system with a new wood frame and truss system as the current flat roof has rotted and failed. The front door is proposed to a 50% glass steel insulated door. The Applicant is requesting a flush insulated steel door with a peep hole for the side and rear entries for security reasons. The current windows are wood-framed full plate glass. For security reasons the Applicant is requesting to install two vinyl windows. The building is currently predominately concrete block, and the Applicant is looking to apply a cement stucco coating.

APPLICANT:

Dan Robson
24 Little Street
Delaware, Ohio

Mark Schluetz
Design TeK Architecture, Inc
445 North Sandusky Street
Delaware, Ohio

Mr. Robson discussed his request for variances to the windows and doors and explained that there is often homeless people residing along the river on the back of the property. He discussed that the building has a history of being broken into, especially during inclement weather. He feels that the vinyl windows will be easier to replace and will be in stock more readily

when the vandalism occurs. He discussed the need for some fencing along the property line.

The Commission discussed the approved type of roofing materials that are allowed in the standards. Chairman Hatten voiced no concerns over the proposed structure of the roofing, but that the proposed materials are not permitted in the current standards.

The Commission discussed the steel and flush door request. Chairman Hatten voiced his support over the doors that are not visible to the public. The Commission did request the Applicant come back with a new front door design with no window mullions.

The Commission discussed the vinyl window request. Mr. Schluetz discussed that the building is not historic and that the standards state to not mimic historic features. He discussed the preference for vinyl windows for ease of replacement. The Commission voiced they were not supportive of the vinyl windows and provided information on acceptable materials. Ms. Guenther did inform that Commission that staff was not supportive of the Variance request.

The applicant was instructed to speak with the Planning Director regarding a timeline extension if needed.

Mr. Nicley requested to add to staff recommendations to state:

- A. Staff Recommendation 1: replacement window materials shall not be vinyl and roof materials should meet standards to residential sub-district.
- B. Staff Recommendation 2: These details shall include, not limited to; roof color, and materials, stucco color, color and final dimensions of windows and front entrance door style and color.

The Commission was in agreement to the amendments to staff recommendations.

Motion: Mr. Nicely motioned to approved 2019-1868, along with all staff recommendations as amended, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

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

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

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

ITEM 6. STAFF COMMENTS

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

ITEM 7. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Hatten discussed a recent request for administrative approval for a second-floor business that will be sharing a sign with an adjoining business on the second floor. He discussed the current Standards for projecting signs on a second floor and is approving the request. Ms. Guenther confirmed the request and approval is for 5 East Winter St. The Commission was in agreement to look at the requirement for second floor signage.

ITEM 8. NEXT REGULAR MEETING: September 25, 2019

ITEM 9. ADJOURNMENT

Motion: Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 7:52 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT

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

REQUEST

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

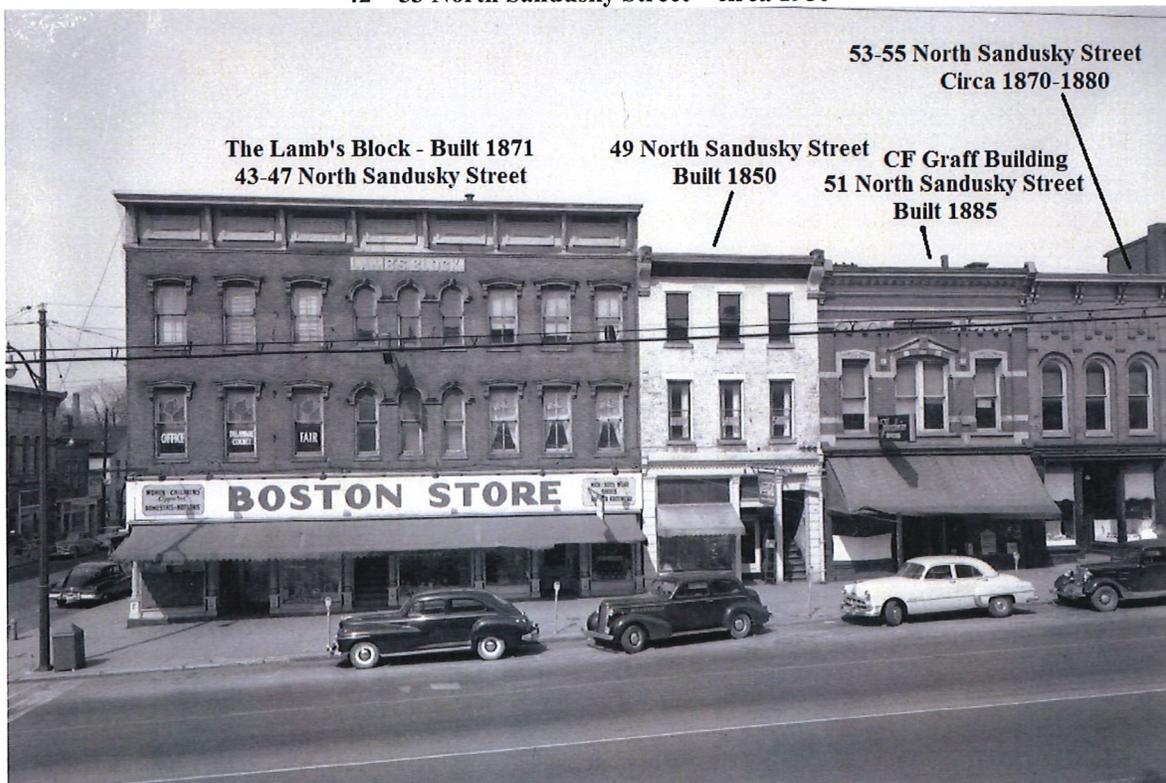
LOCATION & DESCRIPTION

The project site is located at 53 North Sandusky Street, on the west side of North Sandusky Street between Winter Street and Central Avenue, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and east of this parcel lie within the Downtown Core, while the properties immediately to the west lie within the Transitional Sub-District of the Downtown Historic District Overlay. The zoning of the property is B-2 (Central Business District), as are the surrounding properties to the north, south, and east. The properties to its west are zoned B-3 (Community Business District).

BACKGROUND

The subject property is the south storefront of a contributing building in the National Register Sandusky Street Historic District. The building, known as 53 North Sandusky Street and 55 North Sandusky Street, was divided into separate parcels in the recent past. It is an example of circa 1870-1880 era Italianate commercial architecture, the most popular architectural style along Sandusky Street. The two-story commercial structure with round arched windows, which are slightly recessed, and the arcaded brickwork (a series of arched brick) above the windows and below the bracketed cornice. One window located above the stair to the second floor has a 6-over-6 sash, while the remaining windows have one-over-one sash. Both storefronts were altered and no longer retain their original elements.

42 – 53 North Sandusky Street – circa 1950



The south storefront, 53 North Sandusky Street, retains the ownership of the stairwell. The 1930 City Business Directory shows 53 North Sandusky occupied by Yehley Jewelry Store, while Champion Grocery Store occupied the north storefront at 55 North Sandusky Street. In 1950, B Yehley and Son Jewelers occupied the south storefront and Klein's Department Store occupied the north storefront.

53 and 55 North Sandusky Street – circa 1950



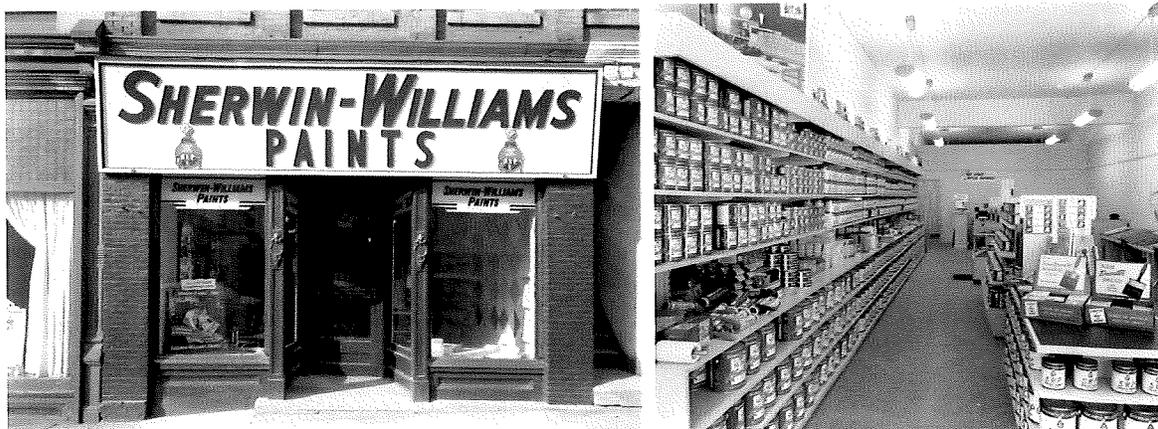
(51)

(53)

(55)

By 1952, the Sherwin-Williams Paint Company occupied 53 North Sandusky, which placed a sign panel directly over the top of the flanking full plate glass storefront windows.

53 North Sandusky Street - 1952



North Sandusky Streetscape - 1952



Presumably, in the 1960s, the Sherwin-Williams Paint Company installed the 'modern' aluminum storefront that exists today. Regrettably, it appears all components of the original storefront of 53 North Sandusky Street were completely removed with its installation.

53 North Sandusky Street - circa 1960s



By 1978, Flegor Interiors occupied the storefront, followed by The Outer Layer, a clothing store, from 1999 through approximately 2004.

53 North Sandusky Street – 1978 and 1999



(53)



(53)

A Little Simplicity, a home goods retail store, most recently owned and occupied 53 North Sandusky Street from 2014 through 2016 and subsequently sold the building in 2017 to the Applicants. After being vacant for approximately two years, the Applicants worked diligently to rehabilitate the first floor to establish their new business, an events venue called "Gather" in late 2018. In addition, another retail shop called Tiny House Vintage and Art began its occupancy of the second floor (also in late 2018).

53 North Sandusky Street – 2019



(53)

PROPOSAL

The Applicants are excited to establish their new business in Historic Downtown Delaware. They wish to improve the appearance of the existing aluminum storefront cost-effectively at this point in time and seek input from the Historic Preservation Commission.

Storefront – Facing North



Storefront – Facing South



Storefront – Upper Sign Panel



Interior Side of Upper Sign Panel

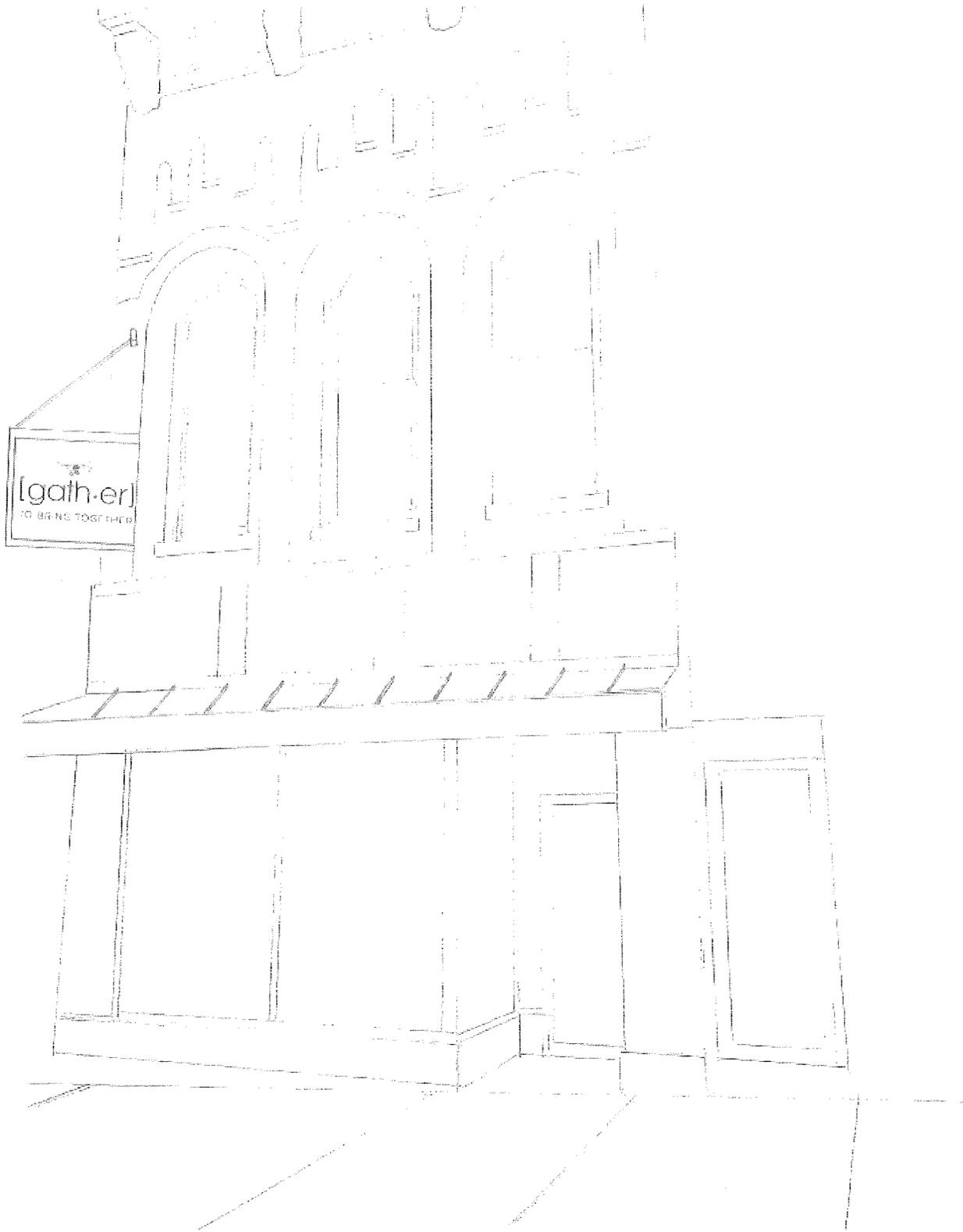


As illustrated in Preference #1 sketch (below), ideally, the Applicants would like to:

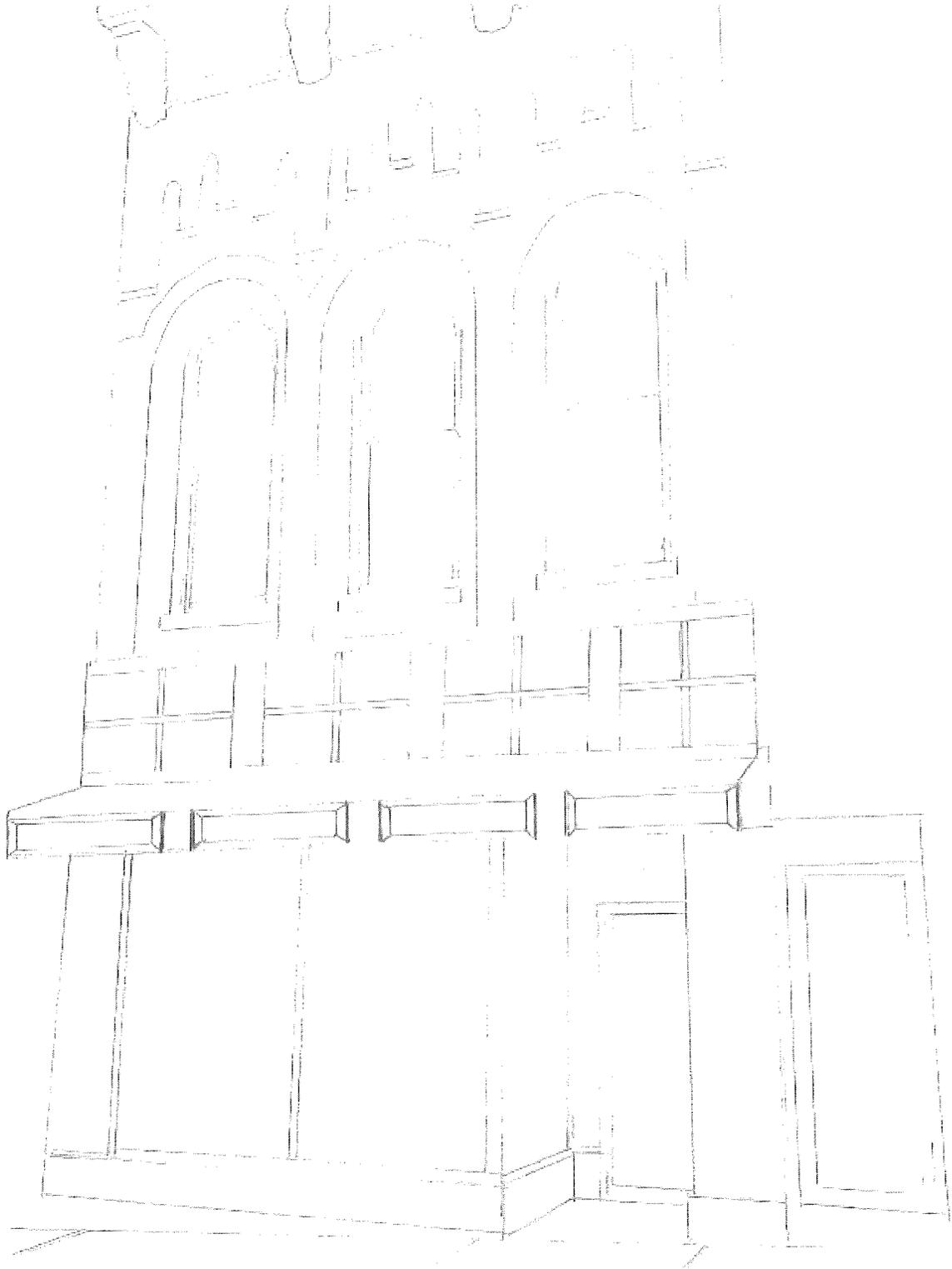
- 1) Install wood transom-style windows with wood trim above storefront canopy, and paint wood surfaces.
- 2) Replace awning roof (possibly with a standing seam metal roof). Cover and trim out the existing aluminum canopy fascia with wood, and paint. Scrape and paint underlying canopy ceiling.
- 3) Remove aluminum column panels to expose underlying brick columns to complement storefront base. Repair brick and mortar on columns as needed.
- 4) Improve storefront brickface base by installing inset wood panels (or painting the brickface. *Note: Applicants were advised that unpainted brick is not to be painted in the Historic District.*)
- 5) Paint aluminum mill finish on storefront window trim and entry door in color to complement storefront color. Paint the inset entry wall to the right of entry door and the panel above entry door to second floor.
- 6) Replace exterior aluminum entry door to the second floor with a wood entry door with 50% glass.
- 7) Repair roofline area (i.e., coping, fascia boards, etc.). Paint cornice, corbels, and all window trim in color to complement storefront color.

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

Preference #1



Preference #2



Preference #3



Current Storefront



STAFF ANALYSIS

City Staff appreciates the Applicant's interest in establishing a new business space and investing in this building improvement project in the Downtown Core of the Downtown Historic District Overlay.

On October 3, 2018, Staff and the Chief Building Official visited the building with the Applicants and thoroughly examined the storefront area. No components of the original storefront are present. The area directly below the lintel was re-framed to accommodate the 1960s aluminum storefront and to support the upper brick facade.

The Applicants do understand that the Architectural Standards indicate that changes to a non-historic storefront should reflect the building's historic character. Ideally, the Applicants should remove the entire aluminum storefront and construct a new storefront to reflect the original storefront design as depicted in the available historic photographs. However, this would be an expensive undertaking at this point in the Applicant business cycle. Removing the aluminum canopy and its framework would be invasive to the structural integrity of the front façade as its framing helps support the wall structure and brickwork above it. The Applicants are attempting to comply with the Standards by leaving the canopy in place and down-playing the aluminum components of the modern storefront with their proposed modifications.

The proposed approach would not be cost-prohibitive or cause an economic burden to the Applicants, who are establishing their new business in this community. As business progresses and as equity is built up in the property, the Applicants will have the opportunity to explore a storefront renovation, possibly utilizing the City's Downtown Façade Improvement Program, as other building owners have on similar projects in the past.

The repairs proposed would help eliminate the appearance of the aluminum elements, while attempting to reflect the historic character of the building. To move forward, when the Applicants submits a formal application for a Certificate of Appropriateness, the Applicants have the option to request, and the HPC would need to consider at its discretion, a Variance to the Standards. By not granting a Variance, and not allowing the proposed modifications to move forward, a substantial reduction in the economic value of the property would result. The building would continue to deteriorate, along with its aesthetics, which would possibly be a deterrent to the overall success of the business, along with the possibility of historic storefront restoration.

Architectural Standards: Treatment of Non-Historic Storefronts

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

Overall, Staff is supportive of the project, as long as the repairs are completed as proposed and the completed work items comply with the Architectural Standards. Staff understands that it would be ideal to have a full storefront rehabilitation all at once, but recognizes the significant costs involved while trying to balance the improvements proposed with this concept design, which are themselves significant. More detailed information regarding final colors, materials, and final design will need to be prepared and discussed with Staff prior to submitting a formal application to HPC, after receiving HPC comments at this meeting.

STAFF RECOMMENDATION (HPC 2018-2725 – INFORMAL REVIEW)

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed repairs to the front façade of 53 North Sandusky Street prior to the Applicant's submittal of a formal application for a Certificate of Appropriateness.

CASE NUMBER: 2018-2725 Informal Review: 53 North Sandusky Street Renovation

MEETING DATE: September 25, 2019

PAGE: 11 of 11

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE: PLANNING/HPC CASES/2018 CASES/2018-2725_53 N SANDUSKY INF REV STFRPT
ORIGINAL: 09-17-19



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

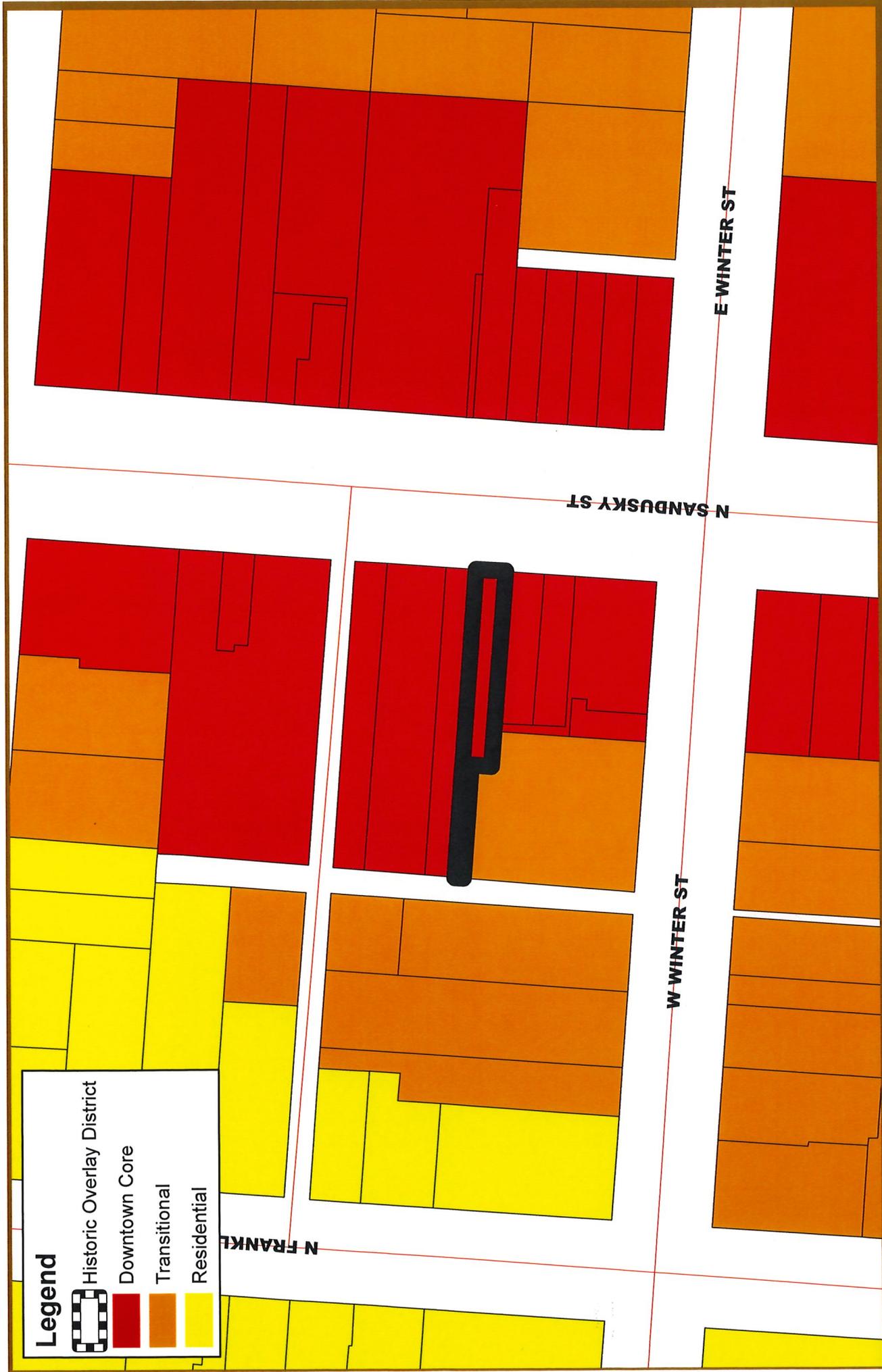
Legend

 Historic Overlay District

 Downtown Core

 Transitional

 Residential



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





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





N SANDUSKY ST



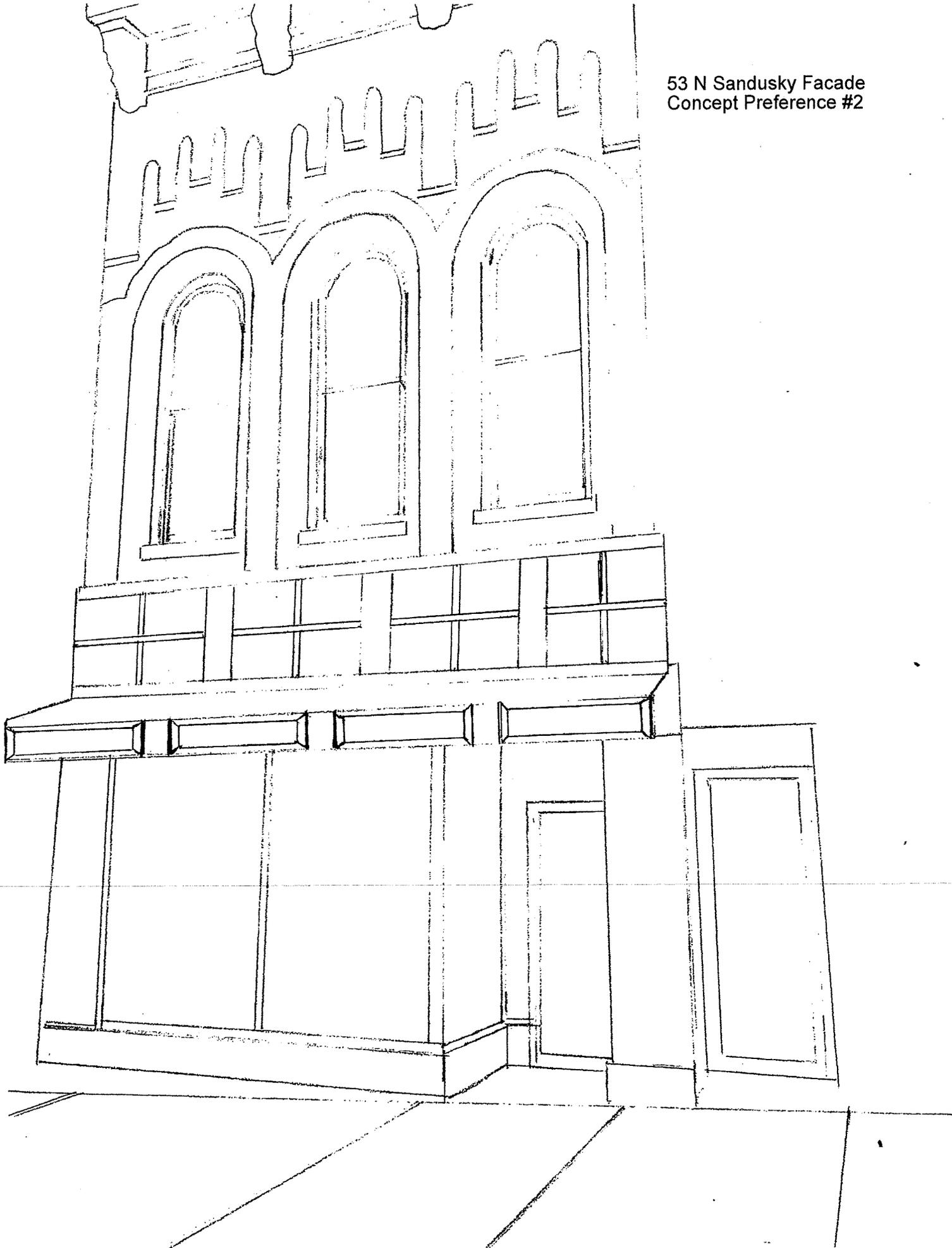
2018-2725
Informal Review
Facade Renovation - 53 North Sandusky Street
Aerial (2016) Map



53 N Sandusky Facade
Concept Preference #1



53 N Sandusky Facade
Concept Preference #2



53 N Sandusky Facade
Concept Preference #3





53 N Sandusky Facade
Current Storefront



**CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT**

FOR STAFF USE ONLY:

2018 -
2725

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 53 N. SANDUSKY ST DELAWARE OH 436

Business name gather

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

Address 200 N. FRANKLIN ST. DELAWARE OH 43015

Email stacy2477@icloud.com

*If the Applicant is not the owner of the property, the Property Owner is required to sign the application to authorize proposed changes.

Property Owner Raymond Whaley Phone 614-204-4708

Address 112 White Elm Dr. Delaware, OH 43015

Email raywhaley232@gmail.com

Project Type

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

Work Description (please type or print legibly)

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

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

(proposed repairs continued)

- Paint exterior wall to the right of the entry door (inset entry wall) (above present glass entry)
- Scrape & paint the underlying awning ceiling
- Replace Secondary ^{aluminum} door (to the right of main entrance) with a wood/glass trimmed out door. 50% glass
- Repair roofline area (fascia, coping)
- Paint roofline & ^{decorative corbel} window trim (arched windows above storefront) in color to compliment storefront color
- Specific colors TBD
- Potentially paint faux brick at bottom of window to compliment trim color (OR it could be trimmed out in a wood paneling) → this area is NOT original brick - it is faux brick and it does not match original brick that will be exposed by removing the aluminum.
- Sketches are labeled by # → #1 being our preferred style and then ranked 2 & 3 from there.

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

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

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

- 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.

Stacy F. Stultz 10.12.18
Signature of Applicant Date
Raymond W. Wenzel Jr. 10/15/18
Signature of Owner (if not the Applicant) Date

Application Fee \$50.00 Fees Received \$ 0 Received by _____ Date _____
No fee - Informal Review



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

