

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

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

REGULAR MEETING

OCTOBER 23, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on September 25, 2019 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2019-2363: A request by Stephen P. Hartman for an Informal Review for a proposed facade renovation at 4 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - B. 2019-2236: A request by Del-Mor Dwellings Corp. for a Certificate of Appropriateness for a proposed roof replacement at 30 North Franklin Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.
 - C. 2019-2407: A request by Stacy and Dan Stultz for a Certificate of Appropriateness 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.
 - D. DISCUSSIONS
 - (1) Fiberglass-Clad Windows
4. STAFF COMMENTS
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: November 20, 2019 (Date changed due to holiday)
7. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
September 25, 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, Stephanie Van Gundy, Vice-Chairman Joe Coleman and Chairman Mark Hatten

Members Absent: Councilman Kyle Rohrer

Staff Present: Dianne Guenther, Development Planner

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

ITEM 2. ELECTION OF OFFICERS

A. Chairperson

Motion: Ms. Van Gundy motioned to elect Mr. Nicely as Chairperson, seconded by Ms. Riviera. Mr. Nicely declined the nomination and Ms. Van Gundy withdrew her motion.

Motion: Vice-Chairman Coleman motioned to nominate Mr. Hatten as Chairperson, seconded by Mr. Nicely. Motion approved by a 5-1 (VanGundy) vote.

B. Vice-Chairperson

Motion: Mr. Nicley motioned to nominate Mr. Coleman as Vice-Chairman, seconded by Ms. Hering. Motion approved by a 6-0 vote.

ITEM 3. 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 approved by a 4-0-2 (Nicley, Hatten) vote.

ITEM 4. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on August 28, 2019 as recorded and transcribed.

Motion: Mr. Nicley motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on August 28, 2019, as recorded and transcribed, seconded by Ms. Riviera. Motion approved by a 4-0-2 (Van Gundy, Coleman) vote.

ITEM 5. REGULAR BUSINESS

A. 2018-2725: A request by Stacy and Dan Stultz for an Informal Review for a proposed façade 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.

Ms. Guenther reviewed background information on the property and that it is the south storefront of a contributing building in the National Register Sandusky Street Historic District. The property was recently purchased in 2017 by the applicants, who rehabilitated the first floor to establish their new business, an events venue called “Gather” in late 2018. She reviewed their plans to renovate the exterior of the building and improve the appearance of the existing aluminum storefront. She reviewed the applicants plans to:

- a. Install wood transom-style windows with wood trim above storefront canopy and paint wood surfaces
- b. Replace canopy roof
- c. Remove aluminum column panels to expose underlying brick columns and repair brick and mortar on columns as needed
- d. Improve storefront brick face base by installing inset wood panels
- e. Paint aluminum mill finish on storefront window trim and entry door
- f. Replace exterior aluminum entry door to the second floor with a wood entry door with 50% glass
- g. Repair roofline area.

APPLICANT:

Stacy and Dan Stultz
200 North Franklin Street
Delaware, Ohio

Chairman Hatten discussed the Architectural Standards that prohibit canopies in the Downtown District and that if doing work to storefront then it should be brought up to code/standards.

Mr. Stultz voiced a question if the current right-side position of the entry door would be a problem. Vice-Chairman Coleman discussed that the placement of door is not an issue. Mr. Stultz discussed other locations that currently have a canopy.

The Commission discussed the removal of the canopy with the Applicants. Mr. Stultz voiced his agreement to remove canopy if able. He discussed the steel beams above and below the canopy. Mrs. Stultz discussed the current storefront base brick and that it is not the original brick. She discussed the preference to trim with wood panels. The Applicants discussed removing the aluminum column panels to expose the brick, but they are unaware of the current condition of the bricks. Chairman Hatten discussed that they could wrap the brick panels with wood that might add some depth and dimensions to the area if the brick is not in good condition. Chairman Hatten discussed the option to have an awning. Mrs. Stultz discussed if the canopy is removed, they would probably prefer the flat front. Chairman Hatten did inform that the Applicant could apply for an awning at a later date. The Applicants requested information on the colors that are allowed. The Commission discussed the standards that discuss non-garish colors.

PUBLIC COMMENTS:

Steve and Judy Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman discussed that he recently purchased 4 North Sandusky Street and will be coming before the Commission in an upcoming meeting. He discussed attending the meeting to watch the proceedings and understand the standards. He informed the Commission of his plan to punch out the two current windows that face William Street and questioned if he could add a third window. The Commission discussed their concerns that a third window could be where a ghost sign is on the building. Ms. Guenther recommended that they bring before the Commission their application at a future meeting to allow for the Commission to have full understanding of their plans and requests.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

Ms. Van Gundy discussed the original request to consider fiberglass-clad windows in the Historic District and that it would provide a new material option and more affordable opportunities to owners. She also discussed that this window has been approved in other historic areas. She reviewed what was learned at the presentation by the Marvin Windows Representative regarding the windows.

Ms. Riviera clarified that if property owners used fiberglass windows then they would not qualify for the façade improvement grant, but still gives owners the option to have a different type of savings.

Ms. Hering voiced her support of the fiberglass windows and is comfortable with the due diligence of other communities for use in standards.

Vice-Chairman Coleman discussed the need to determine from the list provided by the Marvin Representative to which windows are built to last and which ones are economy windows.

Chairman Hatten discussed the need to follow the standards that are set by U.S. Secretary and Interior and that the current standards have been successful for the past 20 years and other property owners have had to follow these same standards. He discussed that there has only been one case that requested this in the past.

Vice-Chairman Coleman discussed being open to the idea of the fiberglass windows, but would like more information and evidence that the materials are holding up. Mr. Nicley discussed the difference of opinions on the Commission regarding the windows and feels that the Commission should take some time to see how the product holds up. Ms. Hering recommended reaching out to connections at the State Historic Preservation Office on the status of fiberglass windows. Mr. Nicley recommended reaching out to other Commissions that have approved the windows and what their process was. The Commission was in agreement to allow the topic to remain on the table for further discussion.

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

The Clerk informed the Commission that this topic of discussion was brought up at the September 23, 2019 Council meeting, in which Council voiced their agreement to not continue discussions regarding the expansion of the Historic District Overlay on the east side of Delaware are this time.

ITEM 6. STAFF COMMENTS

Ms. Guenther informed the Commission of the 2019 Great Places in America award received by the Planning Department by American Planning Association and also that the 2019 Heritage Ohio Annual Conference will be held October 21-23 in Newark, Ohio.

ITEM 7. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley, Ms. Van Gundy, and Vice-Chairman Coleman informed the Commission that they will be unable to attend the October meeting.

Ms. Riviera questioned the standards relating to no new canopies in the district and the difference in repairing and required to remove.

Chairman Hatten discussed the standards for lighting and LED bulbs.

ITEM 8. NEXT REGULAR MEETING: October 23, 2019

ITEM 9. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 8:20 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT/OWNERS

Stephen P. Hartman LLC
9000 Cheshire Road
Sunbury, OH 43074

REQUEST

2019-2363: A request by Stephen P. Hartman LLC for an Informal Review for improvements at 4 North Sandusky Street / 5 East William Street which are zoned B-2 (Central Business District) and located in the Downtown Core and Transitional Districts of the Downtown Historic District Overlay, respectively.

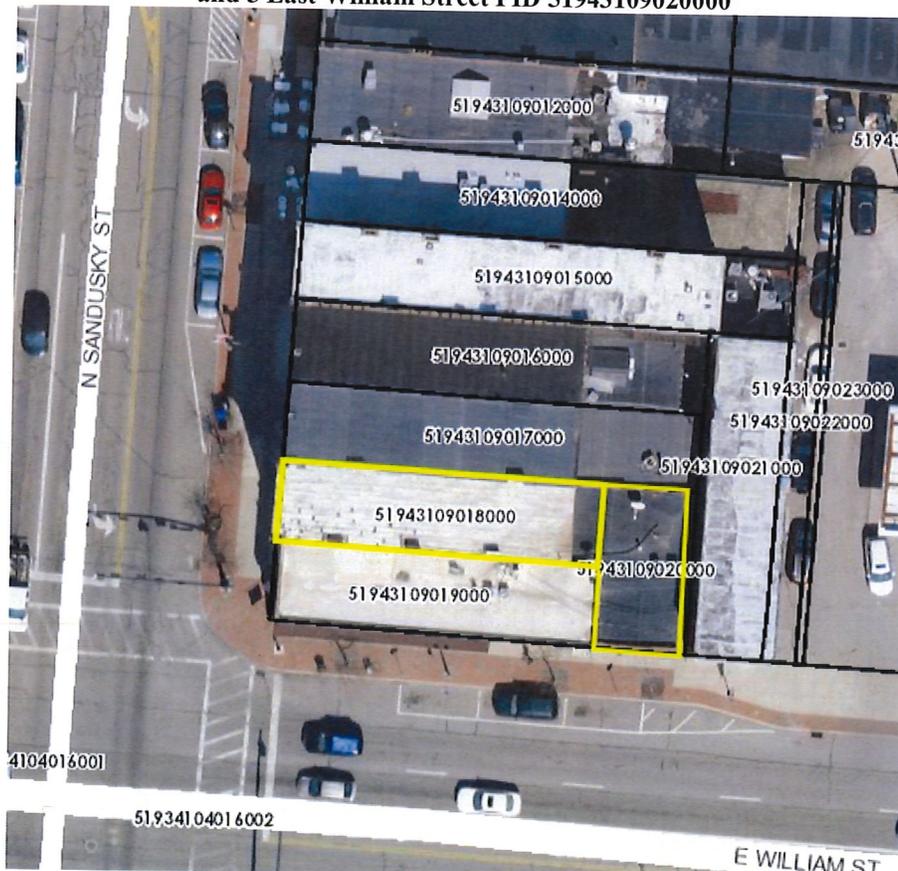
LOCATION & DESCRIPTION

The project site is composed of two parcels: 4 North Sandusky Street located on the east side of North Sandusky Street between William Street and Central Avenue and 5 East William Street located on the north side of William Street between North Sandusky and Union Streets, in the Downtown Core and Transitional Districts of the Downtown Historic District Overlay, respectively. The properties immediately to the north, south, and west of these parcels lie within the Downtown Core, while the properties immediately to the east lie within the Transitional Sub-District of the Downtown Historic District Overlay. The zoning of these properties is B-2 (Central Business District), as are the surrounding properties to the north, south, east, and west.

BACKGROUND

The project site is one L-shaped property composed of two parcels, as highlighted on the map below. They are joined via an interconnecting hallway at the rear of 4 North Sandusky Street.

4 North Sandusky Street PID51943109018000
and 5 East William Street PID 51943109020000



Constructed in 1882, the Italianate-style brick building with heavily decorated cornice and cut stone façade and columns at 4 North Sandusky is considered a contributing building in the Sandusky Street National Register Historic District. The existing storefront is not original to the building.

4 North Sandusky Street – March 2016



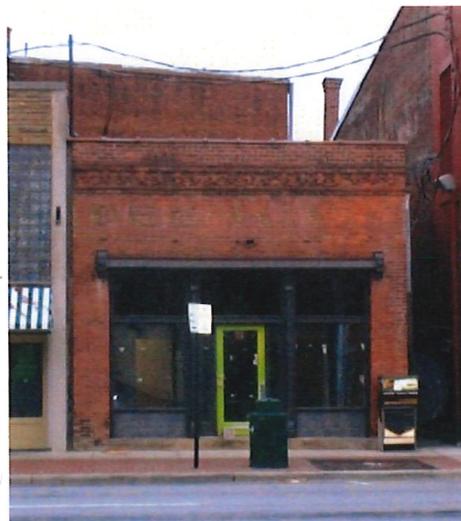
5 East William Street is also considered a contributing building in the Sandusky Street National Register Historic District. The circa 1920 typical one-story brick commercial building has a wood storefront with a central entry door flanked by storefront windows and topped by transom windows. Decorative brickwork lines the parapet. A painted ghost sign bearing the name “Beehive” is still visible above the transom windows. (The Beehive Store was a women’s millinery and notions store once located in 4 North Sandusky in 1897 and the early 1900s.) In addition to the William Street entrance, 5 East William Street is accessed from 4 North Sandusky via an interior hallway.

The Beehive Store – 4 N Sandusky St – 1897

M.E. Jacobs & Co. and M.L. Wolff Millinery & Notions



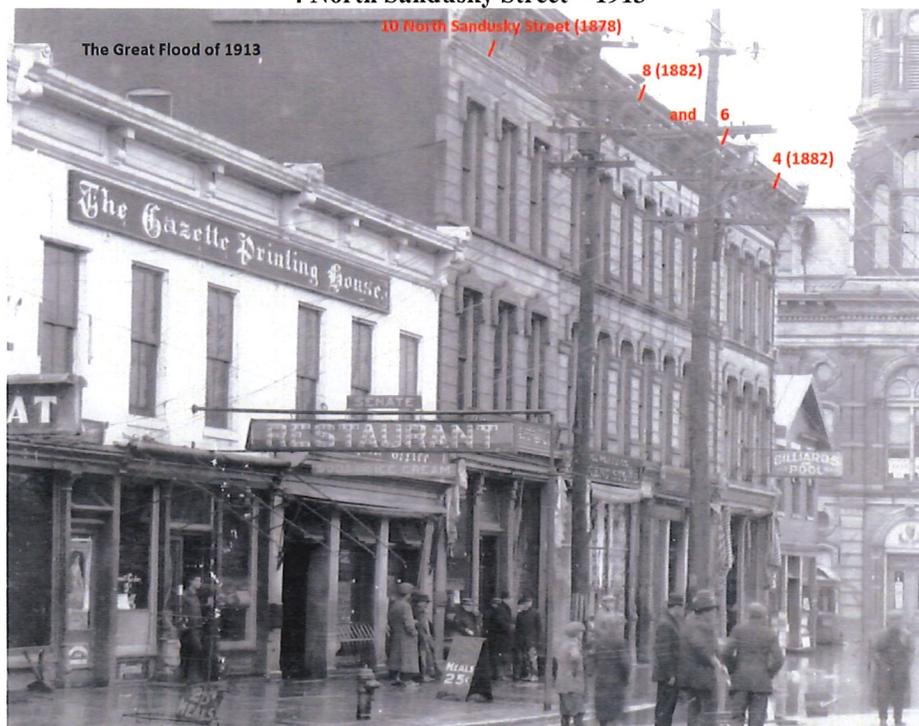
5 East William Street



The histories of adjoining 4, 6, 8, and 10 North Sandusky Street are intertwined. 10 North Sandusky Street was constructed first, in 1878, by German-born owners of the Riddle & Graff Cigar Company, who developed a burgeoning cigar manufacturing business in the City. The building still bears the company initials of R.C. & Co. in its cornice area. In 1882, R. Stern, a clothier, built the adjacent brick Italianate-style cut stone façade building to match the Riddle & Graff Cigar Company building to its north. Then, 4 North Sandusky Street, known as the Grove Block, was designed and constructed in 1882 to blend with the adjacent Stern Block and the Riddle & Graff Block. By 1889, the cigar company expanded into and occupied the third floors of 4, 6, and 8 North Sandusky for their sales, factory, packing, and storage of 4.5 million cigars manufactured per year. By 1908, the company was producing 8 million cigars annually until the company ceased operation in the mid-1920s. By 1930, 10 North Sandusky was occupied by the Bentz 5 & 10 Cent Store; it is currently occupied by an Asian cuisine restaurant. Various retail businesses subsequently occupied the storefronts and upper floors of these addresses.

Conveniently located next to the C.D.M. Railway Station, the 1913 photograph shows a projecting sign advertising a ‘Billiards and Pool’ hall at the subject site of the Grove Block at 4 North Sandusky Street. The 1930 City business directory still listed the use as a billiard and pool hall under the name of ‘Hanning Billiard Parlor.’

4 North Sandusky Street – 1913



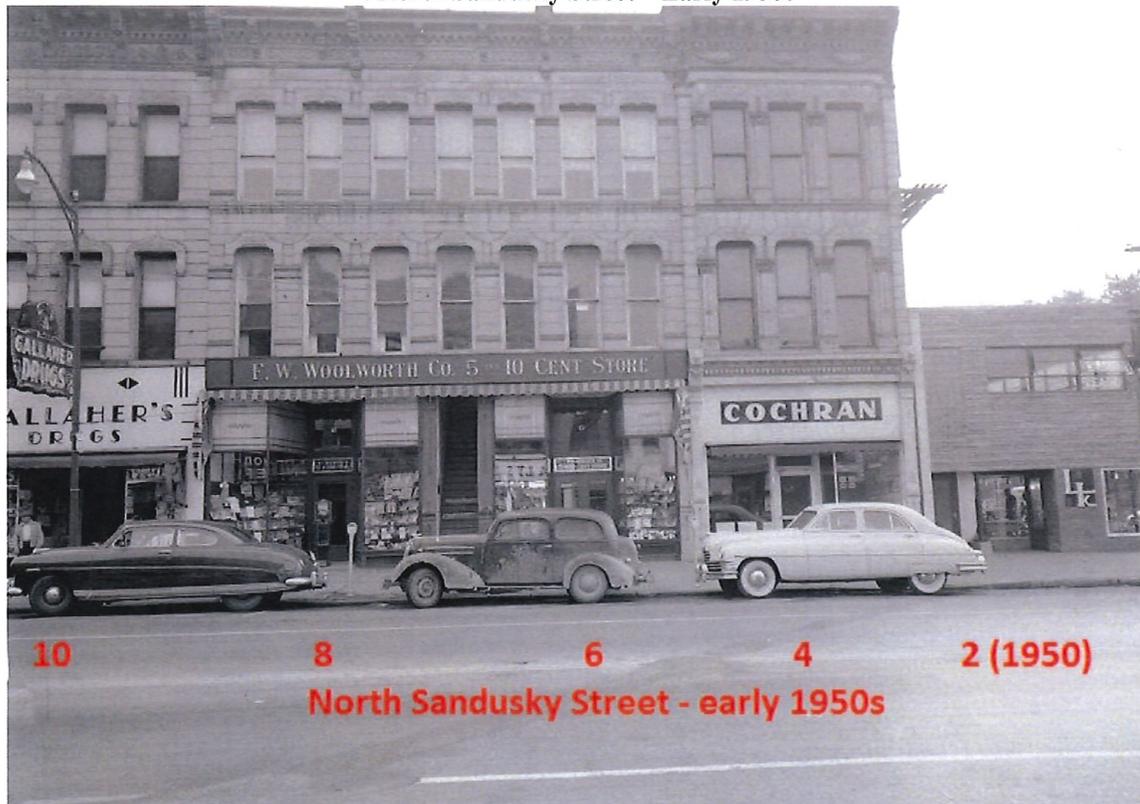
By the 1940s, 4 North Sandusky Street was occupied by Cochran Paints as shown in a photograph from the 1942 ODOT Traffic Study. Note by this date, the original 1882 storefront design had been changed by an addition of a sign panel covering the upper window area and an inset entry door with flanking storefront windows.

4 North Sandusky Street – 1942



These early 1950s photographs show 4 North Sandusky and 5 East William Street occupied by Cochran Paints.

4 North Sandusky Street – Early 1950s

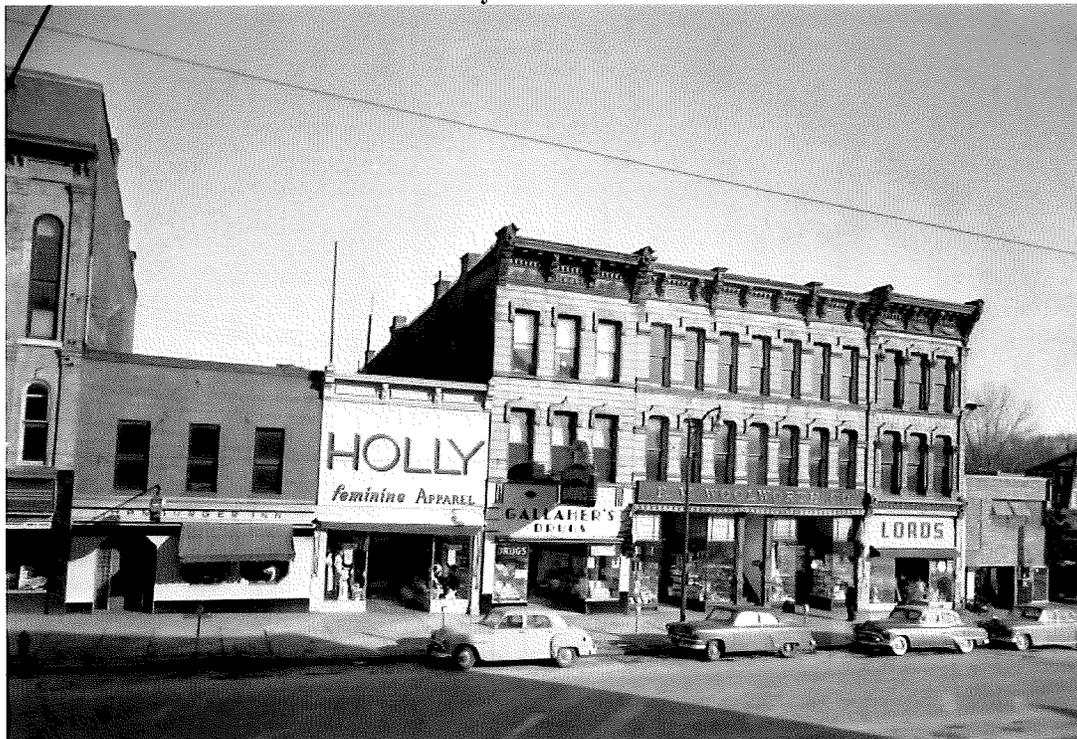


4 North Sandusky and 5 East William Street – Early 1950s



Cochran had been replaced by Lords retail shop by the mid-to-late 1950s.

4 North Sandusky Street – Mid-to-Late 1950s



A variety of retail businesses and vacancies occurred in 4 North Sandusky over the decades. In recent history, a photography studio occupied the storefront in 2003, followed by an outdoor apparel shop in 2008.

2003



2008



Over time, the attached parcel at 5 East William Street experienced its share of vacancies and occupancies. The 1930 City business directory lists the property as being occupied by 'C.H. Richards, Newspaper Dealer-Wholesale.' By 1948, the property was occupied by Cochran Paints.

**Policemen H. Young, W. Nice, & F. Plickebaum
On William Street Side of Old City Hall, 1931**

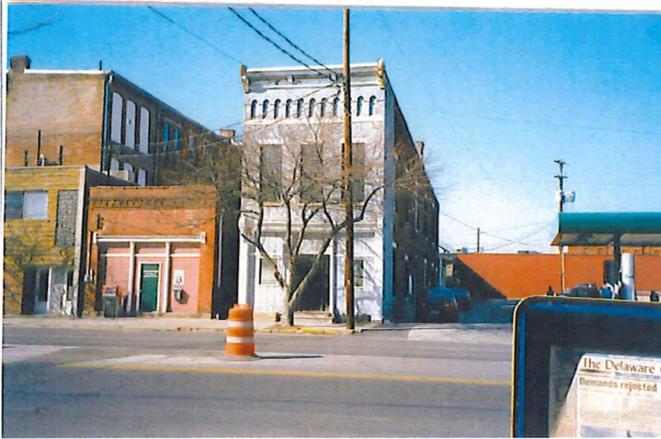


5 East William Street – 1948-1950s



The location was occupied in 2003 by a retail business and a clothing store in 2008.

5 East William Street - 2003



5 East William Street - 2008



Currently, both 4 North Sandusky and 5 East William Street are occupied by the 'Green Door Salon.' The professional hair salon opened at the subject site in 2012. In 2015, the business expanded into 5 East William Street, which was vacated by an insurance company immediately prior to their occupancy.

4 North Sandusky Street and 5 East William Street – March 2016

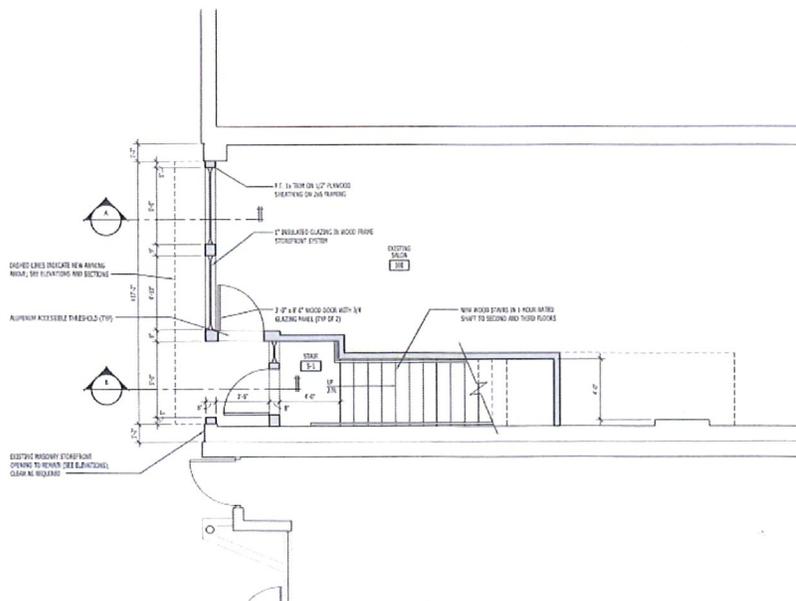


This property was granted a Certificate of Appropriateness in 2016 for a proposed project presented by the previous owner, Avenue Holdings LLC (HPC 2016-0427). It entailed: 1) storefront reconfiguration and renovation to accommodate interior stair reinstatement, 2) existing window and entry door repair on second and third floors, and 3) general improvements, such as minor brick and mortar cleaning and repair. The most impactful work item was the storefront reconfiguration. Currently, the only access to the upper floors of 4 North Sandusky Street is climbing a metal fire escape in the gated alley between 5 and 7 East William Street and walking across the rear roofs of 6 and 8 North Sandusky, the two adjoining buildings. The former stairway to the upper floors was apparently located in the existing southern storefront window area as evidenced by markings on the interior brick wall on the first floor and floored-over stairwell openings on the second and third floors. It is not known when it was removed or for what reason. To accommodate the construction of an interior stairwell, the existing storefront design of central inset entry door with flanking storefront windows was planned to be replaced with a right-side inset entry and adjacent flush storefront display windows, a typical late 19th century/early 20th century design frequently occurring in the city historic district.

Previously Proposed Storefront Design and First Floor Plan – HPC 2016-0427



West Elevation
 Scale: 3/16" = 1'-0"
 Date: 2016-02-26



First Floor Plan
 Scale: 3/16" = 1'-0"
 Date: 2016-02-26



Achieved Building Symmetry



West Streetscape Elevation
Scale: 1/8" = 1' 0"
Date: 2018-02-28



The previous owner did not move forward with this project.

PROPOSAL

The property was recently sold to the current owner, Stephen P. Hartman LLC in August 2019. The Applicant is from Sunbury, and this is his first venture in the City of Delaware. Not being familiar with our community or the City's Historic District, the Applicant is seeking guidance and input from the Historic Preservation Commission on proposed repairs and improvements. He indicated to City Staff initial intentions of re-instating an interior stair to the upper floors and rehabilitating the second and third floors into residential units. City Staff, including the Chief Building Official, informed the Applicant that even though the building received a Certificate of Appropriateness in 2016 for the previous plans, building repairs, and modifications, he will need to retain his own design professional, provide new plans and sealed drawings, and seek his own Certificate of Appropriateness from the Historic Preservation Commission.

4 North Sandusky Street – 2019



5 East William Street - 2019



This informal review submission can be grouped into (1) repairs to be performed in the short term and (2) building modifications to accommodate the proposed residential units. Staff advises Applicant to ensure that all proposed repair materials are compatible with the historic elements to be repaired by discussing same with Chief Building Official prior to application.

Repairs

1) Install pressure-treated wood trim to cover a gap between the buildings at 4 North Sandusky and 5 East William Streets and 2 North Sandusky Street. Trim will be painted SW Sealskin 7675 Exterior Satin Acrylic.



2) On 4 North Sandusky storefront, paint aluminum mill finish on storefront window trim and entry door. Trim will be painted SW Sealskin 7675 Exterior Satin Acrylic.



3) On 4 North Sandusky storefront, repair broken stone pieces on columns and repair all holes in stonework from past fasteners. Repairs proposed to be made with Bonstone Last Patch or similar, mortar, and ground limestone.



4) On 5 East William Street, repair sandstone base along building frontage. Repairs proposed to be completed with a base layer of mortar mix and a top coat of ground limestone and Portland Cement to replicate color.



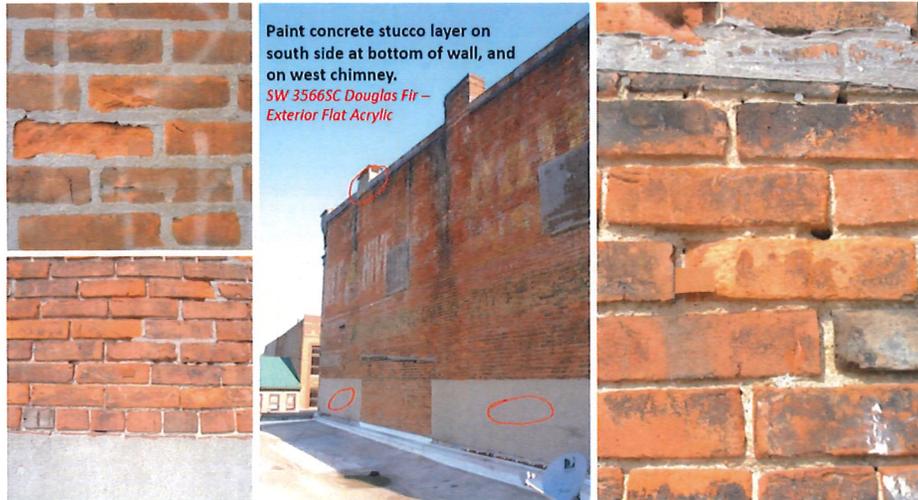
5) On 5 East William Street elevation, repair all holes in brick with a combination of mortar mix and a top coat of ground brick and Portland Cement to match historic brick color.



6) On south upper elevation of 4 North Sandusky Street, sand, prime, and paint metal roof flashing. Proposed paint color is SW Sealskin 7675 Exterior Satin Acrylic.



7) On south upper elevation of 4 North Sandusky Street, paint concrete stucco patches at bottom of wall and on west chimney with SW3566SC Douglas Fir Exterior Flat Acrylic. Initial intentions discussed with Staff included retaining mason familiar with historic preservation to repair brick on mortar. Staff advises Applicant not to disturb or deface ghost signs present on this elevation.



8) In gated alley between 5 and 7 East William Street, paint downspout attached to 5 East William Street. Proposed color is SW 6989 Domino Exterior Satin Acrylic.



9) In gated alley between 5 and 7 East William Street, remove electric mast attached to 7 East William Street. Staff advises Applicant to coordinate with adjacent building owner for this item.



10) On 4 North Sandusky storefront, remove existing tile and aluminum trim in sign band and replace with satin finish porcelain tile. Sign lettering will be re-used and a pencil tile will be added to frame the sign lettering. Proposed tile is 680427 Logan Bianco 45x90 cm and pencil tile is 656742 Shanxi Black Duran.



11) On 4 North Sandusky storefront, highlight carvings in stone columns using complementary paint color. Color to be determined.



12) On south upper elevation of 4 North Sandusky Street, remove deteriorated plywood coverings over two existing window openings. Repair two existing 4-pane single wood windows by removing sash, repair/replace deteriorated wood as needed, replace missing glass, re-glaze, and re-paint. Install new plywood coverings over window openings.

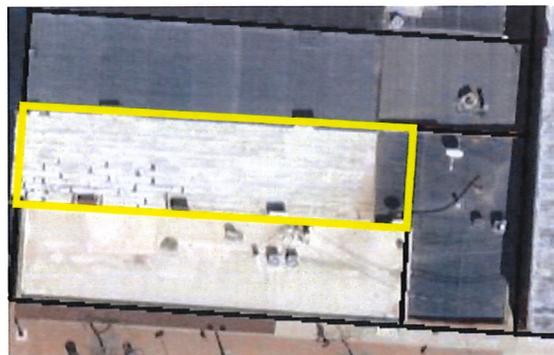




13) On east (rear) and west (front) elevations of 4 North Sandusky Street, on the second and third floors, remove rear deteriorated plywood coverings over window opening(s). Repair existing one-over-one wood windows by removing sash, repair/replace deteriorated wood as needed, replace missing glass, re-glaze, and re-paint. Lower sash glass proposed to be tempered or laminated glass. Paint color proposed to be SW Sealskin 7675 Exterior Satin Acrylic. New plywood coverings will be placed over rear window openings, as needed.



14) Raise rear second floor window and door sill heights approximately one foot. The built-up roof of the rear one story addition was laid at the same level of the existing window and door sills. Raising the sills will deter water infiltration. The window and door sizes will need to be modified, accordingly.





15) On east (rear) elevation of 4 North Sandusky Street, switch locations of the second floor center entry door with the north window location after the sills are raised. The entry door was apparently located in the north opening; the frame is still intact and covered with plywood.

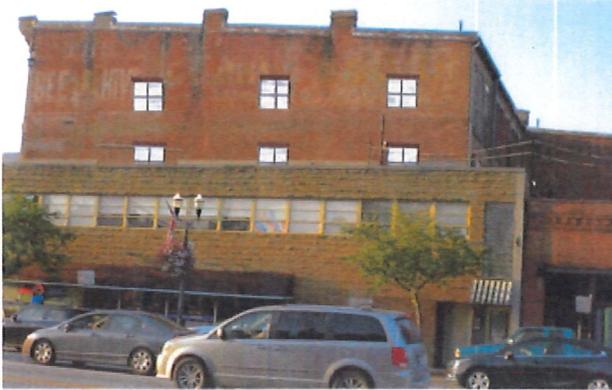


Modifications

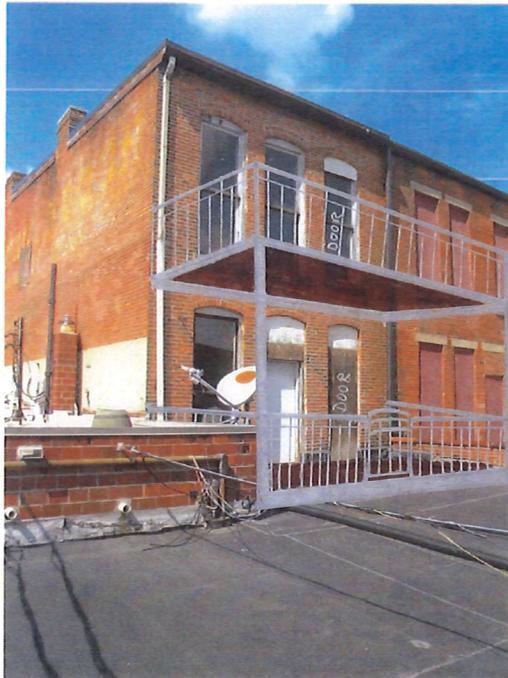
16) On 4 North Sandusky, storefront reconfiguration to accommodate interior stair reinstatement on the building's north (left) interior wall. The existing storefront design (central inset entry door with flanking storefront windows) would be replaced with a left-side inset entry and adjacent flush storefront display windows. This would be similar to the storefront at 10 North Sandusky Street (Typhoon Asian Fusion Bistro restaurant). A right-side inset entry way was previously approved by HPC in 2016 for the previous owner's proposed project.



17) On south upper elevation of 4 North Sandusky Street, install as many as four additional windows, similar in style to the existing two windows. Variation 1: Replicate original window style with wood lentils and sills. Variation 2: Replicate original window style with cast stone lintels and sills.



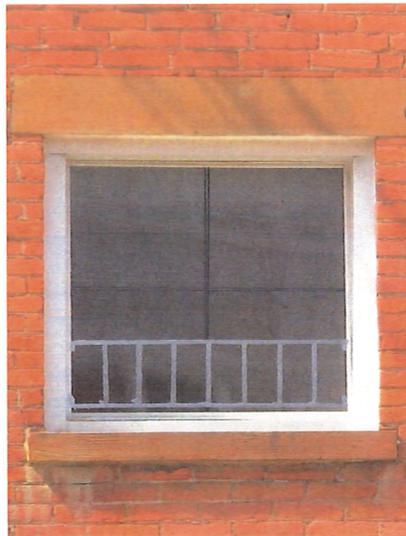
18) On east (rear) elevations of 4 North Sandusky Street, install decks on second floor and third floor. (Rendering of deck is silver instead of black to enhance viewing.) Deck width will be approximately the width of the structure (20 feet). Deck height to the third-floor deck surface will be approximately 12 feet above rear roof level. Surface will be level with the interior of the 3rd floor. Railing height will meet or exceed code. Steel railing style will fall within suggested style parameters suggested by HPC. Deck structure will be pressure treated wood. Exterior profiles of the decks and support post will be aluminum clad and painted SW Sealskin 7675 - Exterior Satin Acrylic Deck floors and under the third floor deck will be coated with semitransparent stain SW Sealskin 7675 - Semi Transparent 'SW SuperDeck.' Railings will be painted black.



19) On east (rear) elevations of 4 North Sandusky Street, replace existing north (right) window with a door to match the deck access door on the second floor.



20) On south upper elevation of 4 North Sandusky Street, insert decorative 12 inch high steel railings, inside window frames. Railings will be removable/breakaway for egress.



STAFF ANALYSIS

The Applicant is part of a new wave of next-generation investors who are purchasing properties in the rejuvenated Historic Downtown Delaware. As such, Staff finds many are not aware of Downtown Delaware's struggles, costs, and commitment to return to the vibrant commercial and residential district it once was. Some are found to be critical of city zoning processes they find to be cumbersome and feel repairs and modifications can be made to buildings regardless of historical context. Others are not aware their newly purchased building is within the Downtown Historic Overlay, which is governed by the Historic Preservation Commission and the Architectural

Standards of Downtown Delaware. As Staff reiterates to existing and new owners, many are attracted to Historic Downtown Delaware because of its look and feel. This was achieved by the adherence to the adopted Architectural Standards and the design review procedures in place. The Applicant is attempting to learn the zoning, development, and building code procedures and regulations. Staff is pleased he is presenting a full proposed work scope for an Informal Review before the HPC after many discussions with City Staff and the Chief Building Official. The HPC may now respond with a better understanding of the project, instead of the Applicant attempting to extract responses to questions without the Commission's full knowledge of the work scope.

Staff finds that most of the items listed under Repairs may more than likely be approved administratively by the Historic Preservation Commission. The Applicant will need to submit a Certificate of Appropriateness application with the \$50 processing fee, along with the specific listing of items desired to be reviewed. Staff strongly advises and stresses to the Applicant to ensure that all proposed repair materials are compatible with the historic elements to be repaired by discussing same with Chief Building Official prior to application.

In terms of the Modifications, the work items in this section will require an appearance before the Historic Preservation Commission for review and approval of a Certificate of Appropriateness. The Applicant will need to submit a Certificate of Appropriateness application with the \$50 processing fee. City Staff, including the Chief Building Official, informed the Applicant that even though the building received a Certificate of Appropriateness in 2016 for the previous plans, building repairs, and modifications, he will need to retain his own design professional, provide new plans and sealed drawings, and seek his own Certificate of Appropriateness from the Historic Preservation Commission.

In regard to storefront design modification to accommodate an interior stairwell proposed on the north wall of the building, Staff offers there is no structural evidence that the stair existed on the first floor in this location. This evidence does appear on the first floor south wall, as was described in HPC 2016-0427 under the previous owner. In addition, a left-side entrance would not offer the sense of symmetry in this block of buildings, the histories of which have been interconnected since their construction in 1878 and 1882.

The Applicant's initial intention is to renovate the long-vacant 2nd and 3rd floors of this building in rentable residential space. Construction of an interior stairway is required in order to gain safe access to the upper floors of this building. The current route via a fire escape in the rear alley and across rooftops is not practical. The Chief Building Official, after studying the building, could not determine alternate locations for the stairways to the upper floors except via the storefront area.

Regarding introducing windows on the south elevation wall of 4 North Sandusky Street, there does not appear to be evidence of additional windows on this elevation. Introducing new windows would appear to interfere with the existing ghost signs, as well. The Applicant was also advised by Staff the windows would need to meet building codes and be structurally feasible to be introduced into the wall.

Additional renderings of the proposed decks on the east elevation would be needed, especially in context to adjoining and adjacent buildings and their visual impact on the streetscape.

The majority of the proposed work would appear to meet the Architectural Standards, as well as pertinent building codes and regulations. The Modification items would require additional detail for review.

City Staff continues to encourage the Applicant to follow through with plans to rehabilitate the upper floors of the building, and to be cognizant of the context and the historic fabric of the community in which he is now a part.

STAFF RECOMMENDATION (HPC 2019-2363 – 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 4 North Sandusky Street and 5 East William Street prior to the Applicant's submittal of a formal application for a Certificate of Appropriateness.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

US HIGHWAY 23 N
US HIGHWAY 23 N

N HENRY ST

S HENRY ST

E WINTER ST

N UNION ST

E WILLIAM ST

S UNION ST

MICHAEL AVE

N SANDUSKY ST

S SANDUSKY ST

W WINTER ST

N FRANKLIN ST

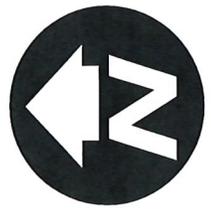
W WILLIAM ST

S FRANKLIN ST



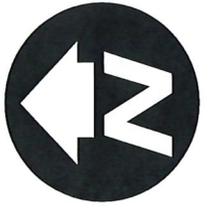
2019-2363
Informal Review
4 North Sandusky Street - Renovation
Location Map





2019-2363
 Informal Review
 4 North Sandusky Street - Renovation
 Zoning Map





2019-2363
Informal Review
4 North Sandusky Street - Renovation
Historic District Map



Legend

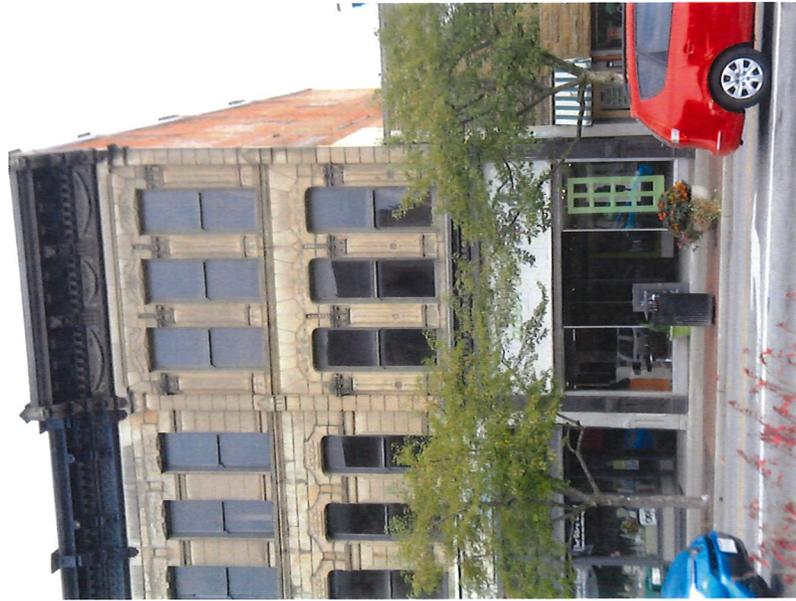
- Historic Overlay District
- Downtown Core
- Transitional
- Residential



2019-2363
Informal Review
4 North Sandusky Street - Renovation
Aerial (2016) Map



4 N Sandusky St / 5 E William St

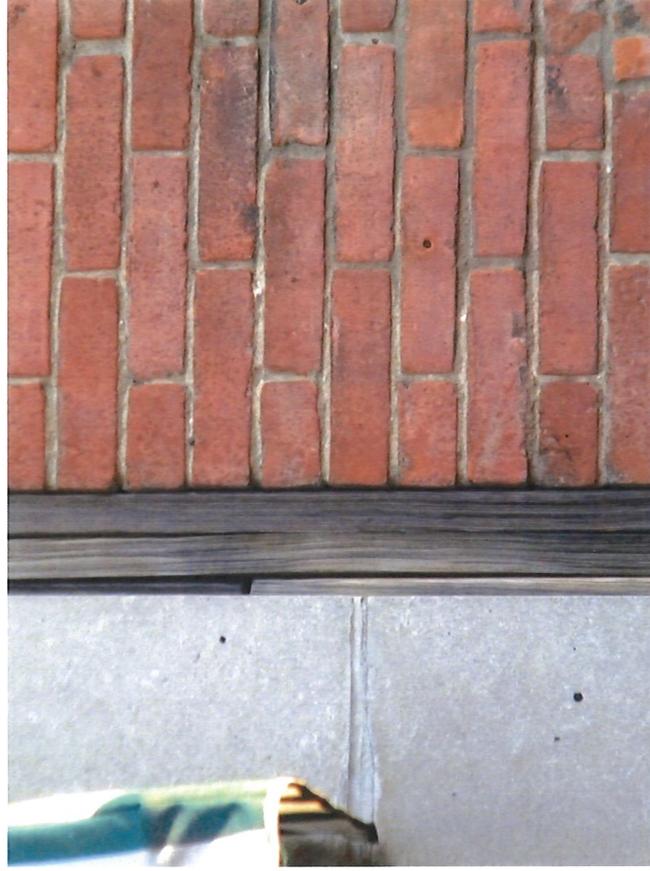


Cover gap between 4 N Sandusky St and 2 N Sandusky St; and, 2 N Sandusky street and 5 William Street.

2 N Sandusky Street was built a few inches away from the two adjoining buildings.
At some point 2 x 4's on edge were sandwiched in between the buildings to fill the gap. This surface was never finished.
1 by pressure treated wood material will be cut to fit and painted. *SW Sealskin 7675 Exterior Satin Acrylic*



Cover 5 William St Gap



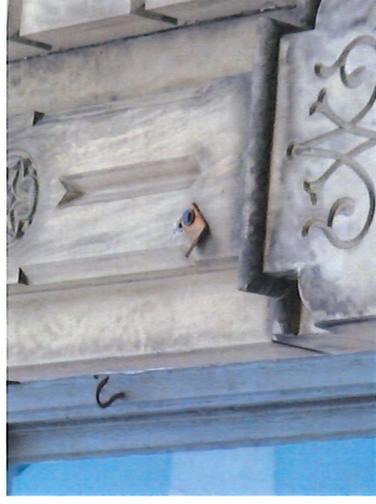
Paint Aluminum window frame and trim on front entrance

The current store front was added in the late ~ 1940's. The glass is framed with aluminum. The metal frame and transom will be painted. *SW Sealskin 7675 - Exterior Satin Acrylic*



Repair front stone façade in two places and repair all holes in stone from past fasteners.

Repairs will be completed with a combination of 'Bonstone' Last Patch or similar, mortar, and ground limestone.



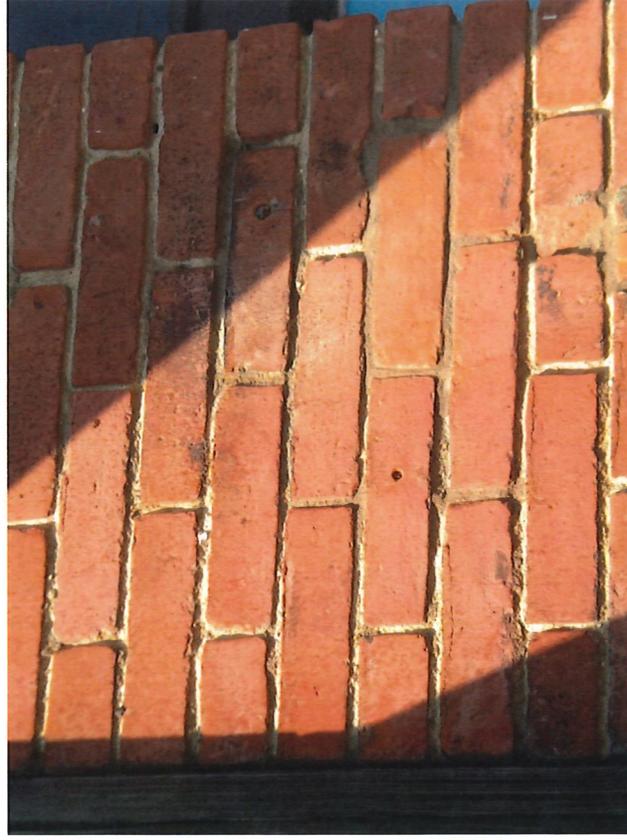
Repair sandstone base on 5 William St.

The top of the base is flaking and needs to be stabilized and repaired. Repairs will be completed with a base layer of mortar mix and a topping of ground limestone and Portland Cement to reproduce color.



Holes in brick on 5 William Street.

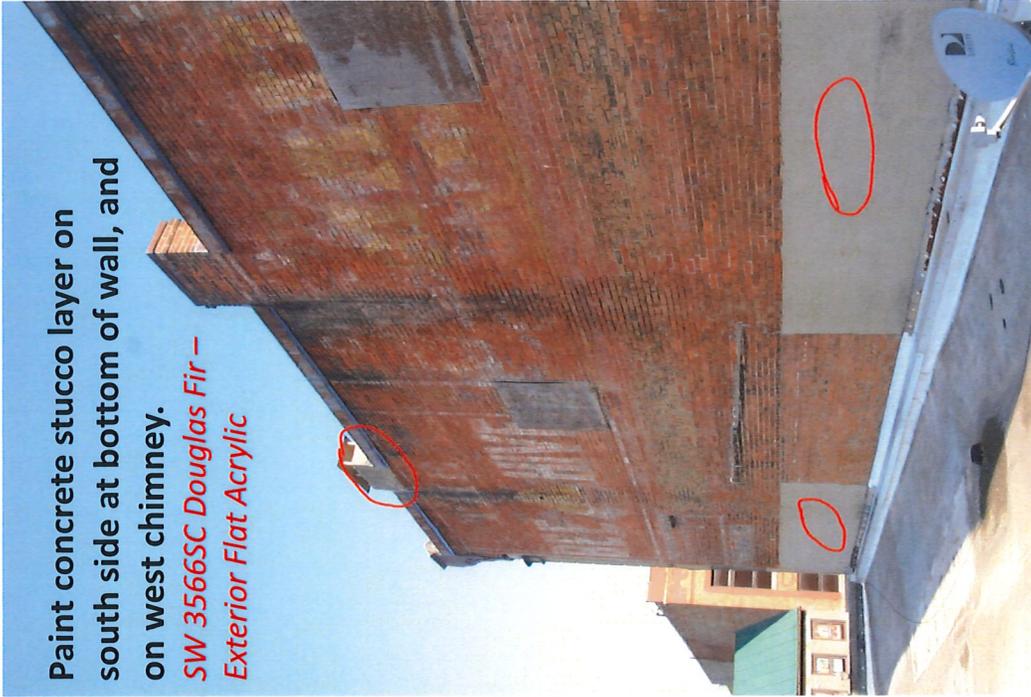
Holes will be repaired with a combination of mortar mix and a topping of ground brick and Portland Cement to match color.



Paint roof flashing on south side

Metal flashing will be sanded, primed and painted.
SW Sealskin 7675 - Exterior Satin Acrylic





Paint SE downspout in ally next to 5 Williams Street

Downspout will be painted. *SW 6989 Domino - Exterior Satin Acrylic*

Remove electric supply, post/conduit, and mast head from ally easement between 5 E William and 7 E William.

Post and mast were abandoned and not removed when service to 2 N Sandusky St was updated in the past.



Replace tile on facades sign panel.

Aluminum frame and tile will be removed and replaced with satin finish porcelain tile. The basic look will be the same with the addition of a pencil tile used to create an inset picture frame to house the sign.

Tile '680427 Logan' Bianco 45x90cm, Pencil tile '656742 Shanxi' Black Duran.

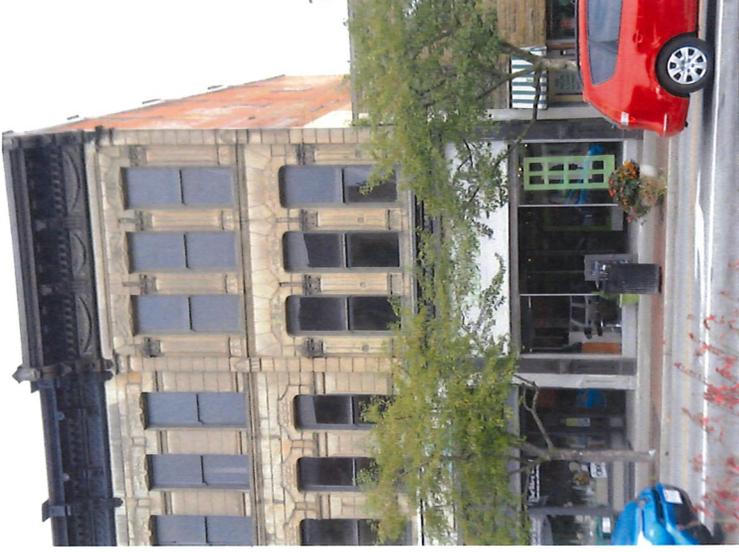


East and West windows. Restore to original look, including;

Remove sash, repair and replace wood as necessary, replace missing glass, glaze, remove and replace paint as necessary. Glass in lower frames will be replaced with tempered or laminated glass.

SW Sealskin 7675 – Exterior Satin Acrylic

Do I need permission to board up a window?



Raise window and door sills on second floor east/rear

Past addition of the first-floor section to the east/rear of 4 North Sandusky Street included a roof profile level with the original 2nd floor windowsills. The lower level of the three east/rear second floor openings need to be raised approximately 1 foot.



Rear door on second floor rear of 4 North Sandusky St.

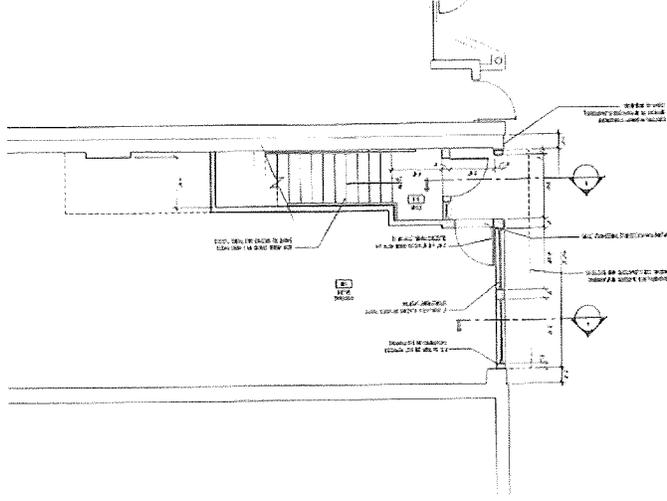
Originally the door was located on the north/right side of the structure. The frame is still intact and boarded over with plywood. Utilization of the interior is better served by locating the door access to the corner of the room. Center window will be replaced with original sash.



Move Entry Stairs to 2nd Floor to Left Side of Storefront

Stairs to second floor have already been approved for the Right side of façade.

Typhoon Front





The Street View

The Big Picture

Street View of Boarded up - Abandon inner Core



Architectural preservation often needs to evolve to maintain an inherent value promoting **self-preservation** through **fundamental economic pressures**.

Adaptive reuse, or adaptive re-use architecture, is the process of repurposing buildings that have outlived their original purposes for different uses or functions while at the same time retaining their historic features.



Removed Door – 2nd Floor – Center of Wall

Multiple past renovations to south wall



Rafters in Wall

Other (Corner) Buildings with Side Street Windows in Core Area



South Windows. Remove plywood and restore to original look, including;

Remove sash, repair and replace wood as necessary, replace missing glass, glaze, remove and replace paint as necessary.

SW Sealskin 7675 - Exterior Satin Acrylic



South window variations

Install as many as 4 additional windows.

Variation 1. Replicate original window style with wood lintel.

Variation 2. Replicate original window style with addition of cast stone lintel and sills.



Worn Plywood



**Install decks on east/rear of N Sandusky Street.
Rendering of deck is silver instead of black to enhance viewing**

Deck width will be approximately the width of the structure (20 feet)

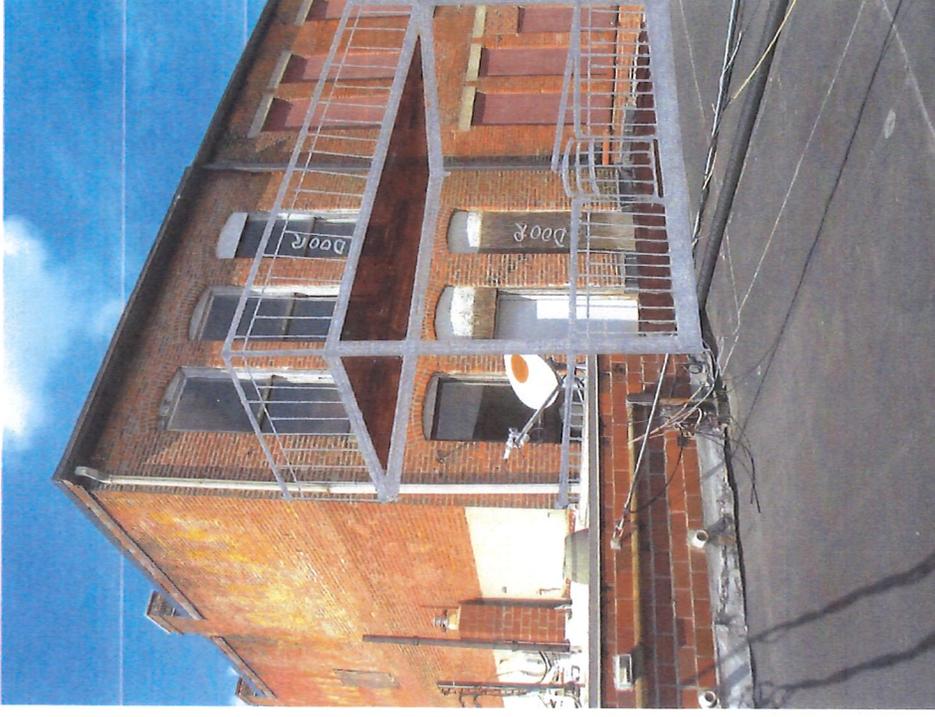
Deck height to the third-floor deck surface will be approximately 12 feet above rear roof level. Surface will be level with the interior of the 3rd floor.

Railing height will meet or exceed code. Steel railing style will fall within suggested style parameters suggested by HPC. (Aluminum Fence?)

Deck structure will be pressure treated wood. Exterior profiles of the decks and support post will be aluminum clad and painted **SW Sealskin 7675 - Exterior Satin Acrylic**

Deck floors and under the third floor deck will be coated with semitransparent stain **SW Sealskin 7675 - Semi Transparent 'SW SuperDeck'**

Railings will be painted black.



Rear Deck Examples



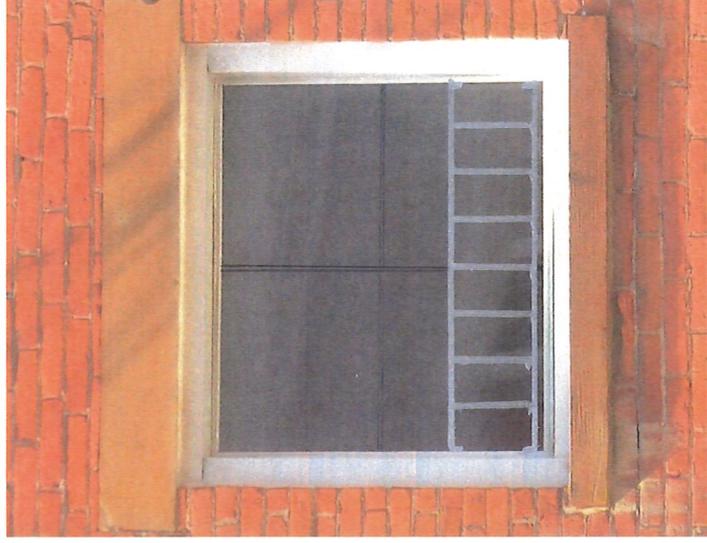
Add door on third floor east/rear

Replace existing north/right window with a door to match the deck access door on the second floor.



Window railings – Decorative

Steel railing, approximately 12 inches high, inside window frame. Railing is removable/breakaway for egress.



Accent details etched into sandstone columns

Color to be determined.



Prune and remove trees

No closer than 10 feet from buildings

No more than one tree in front of each building

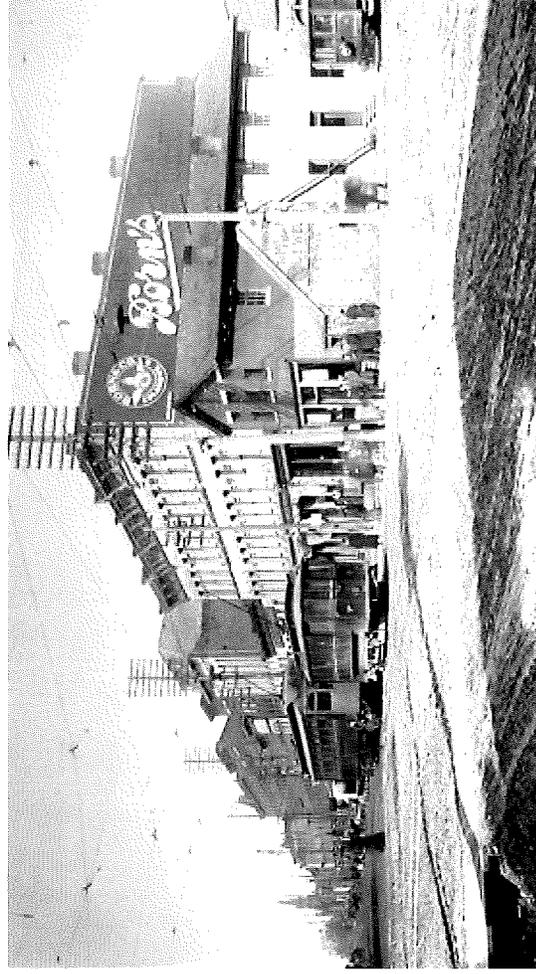
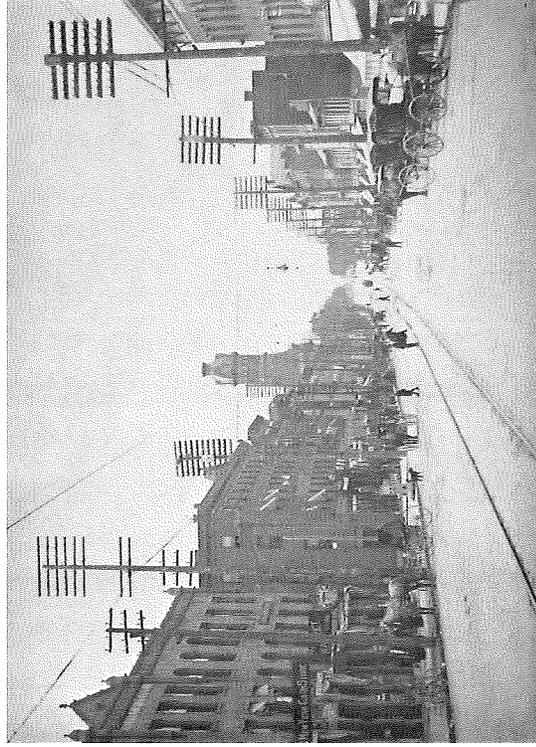
No wider than 15 feet

Only placed on corner of a lot and no closer than 50 foot from each other



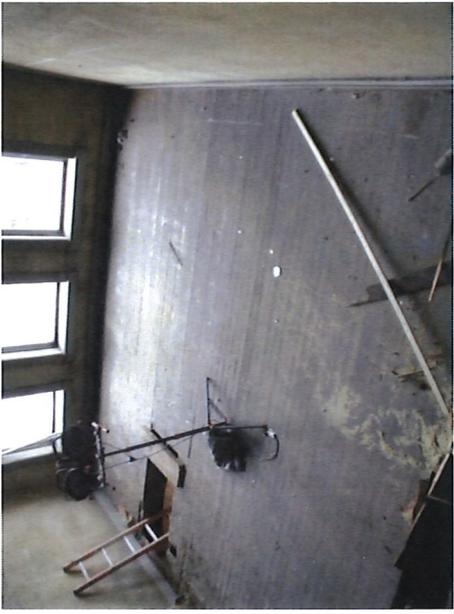
In The Beginning

Dirt Street – Trolley Cars – No Trees – Lots of Wires – No Benches



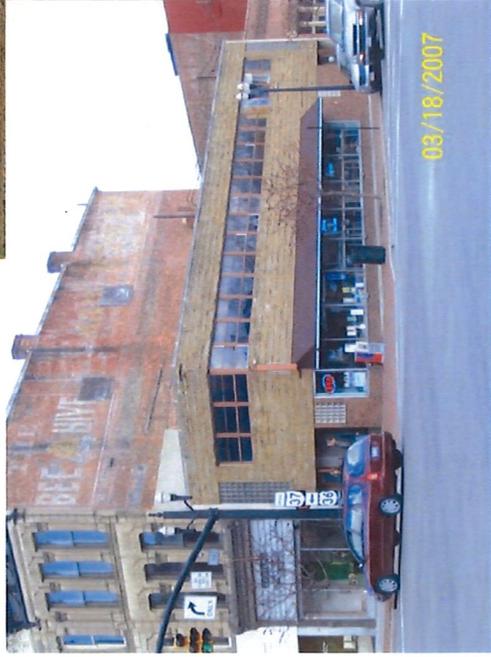
Expiration Date?







1980 - 2007 - 2019





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

Certificate of Appropriateness Application Historic District Approval

The City of Delaware Planning & Community Development works to help you obtain a Certificate of Appropriateness (COA) for your property located in the Downtown Historic District. The Certificate of Appropriateness review process is designed to preserve buildings that are architecturally and historically significant. The establishment of such districts recognizes the particular historic and architectural qualities of neighborhoods and buildings and encourages their protection and maintenance for the benefit of the entire City. The Historic Preservation Commission (HPC) reviews and decides on all Certificates of Appropriateness.

What is the Downtown Historic District? The Downtown Historic District is comprised of three subdistricts, Downtown Core, Transitional and Residential. Refer to the map in the appendix of the *Architectural Standards for the Downtown Historic District* for subdistrict boundaries.

When is a COA needed? Changes to sites or to the exteriors of existing buildings within the Downtown Historic District (Downtown Core, Transitional and Residential) must receive a COA from the HPC before the work can begin. Changes that require a COA include signage, painting (other than maintenance), rehabilitation, total or partial demolition or addition, new construction and site changes. A COA permit is available on the Forms and Permits Page of our website at delawareohio.net.

Does being in a historic district mean that I can never change the appearance of my property? No. Properties in historic districts are not frozen in time. Historic district protection is designed to ensure that when changes occur, they do not destroy or are contrary to the unique qualities of the district.

What guidelines have been established for the historic district? The City has created the

Architectural Standards for the Downtown Historic District to assist property owners, business owners, architects and contractors who are proposing work on any building or site within the historic district. This guide can be downloaded from the City's website at delawareohio.net.

My building is not very historic, but it is in a historic district. Do I need a COA to make exterior changes? Yes. A major goal of local historic districts is maintaining the overall character of the area. Prior to designation most districts have had a certain amount of infill new construction - some sensitive, some not. Reviewing proposed changes to non-historic properties as well as historic properties insures that more recent construction will not become more intrusive and hopefully will become less so.

***What is an Informal Review?** Applicants interested in exploring their options for signage, rehabilitation, new construction or site changes are strongly encouraged to arrange and attend an Informal Review to receive feedback from the HPC to address any initial concerns with the application prior to a formal application submission. Informal Reviews are held at the beginning of each HPC meeting. Contact Planning & Community Development for more details on the informal process. *No Fee*

Where do you apply for a Certificate of Appropriateness?

Planning & Community Development
1 South Sandusky Street, Delaware, Ohio 43015
(740) 203-1620
Hours: 8:00 am – 5:00 pm, Monday to Friday

What is the next step once the application is approved? The applicant must then obtain the necessary permit(s) in order to begin construction work.

** Formal Application for a certificate of Appropriateness - \$50 processing fee June 2016*
** 1 hard copy of photos & narrative*
** 1 electronic copy*



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

2019-2363

Certificate of Appropriateness Application

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

Address 4 N SANDUSKY ST - SE WILLIAM ST.

Business name STEPHEN P. HARTMAN LLC

Applicant Name/Contact Person STEVE HARTMAN Phone 740 965 1965

Address 9000 CHESHIRE ROAD SUNBURY 43074

Email STEVE.HARTMAN9000@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 _____ Phone _____

Address _____

Email _____

Project Type

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

Work Description (please type or print legibly)

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

SEE ATTACHED

will provide updated PAT



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

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

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

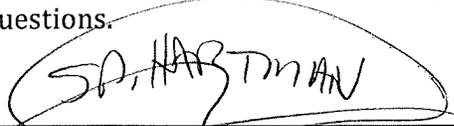
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable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

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

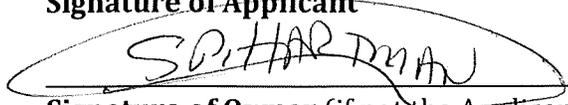
Public Notification: Staff will notify property owners within 150' of the site as required.

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

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



Signature of Applicant 10/1/19
Date



Signature of Owner (if not the Applicant) 10/1/19
Date

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

APPLICANT

Del-Mor Dwellings Corp.
30 North Franklin Street
Delaware, OH 43015

REQUEST

2019-2236: A request by Del-Mor Dwellings Corp. for a Certificate of Appropriateness for a roof replacement at 30 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project site is located at 30 North Sandusky Street, on the east side of North Franklin Street between West William and West Winter Streets, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north, south, and east of this parcel lie within the Transitional Sub-district, while the properties immediately to the west lie within the Residential 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 R-6 (Community Business District). It is a non-contributing building in the Historic Northwest National Register Historic District.

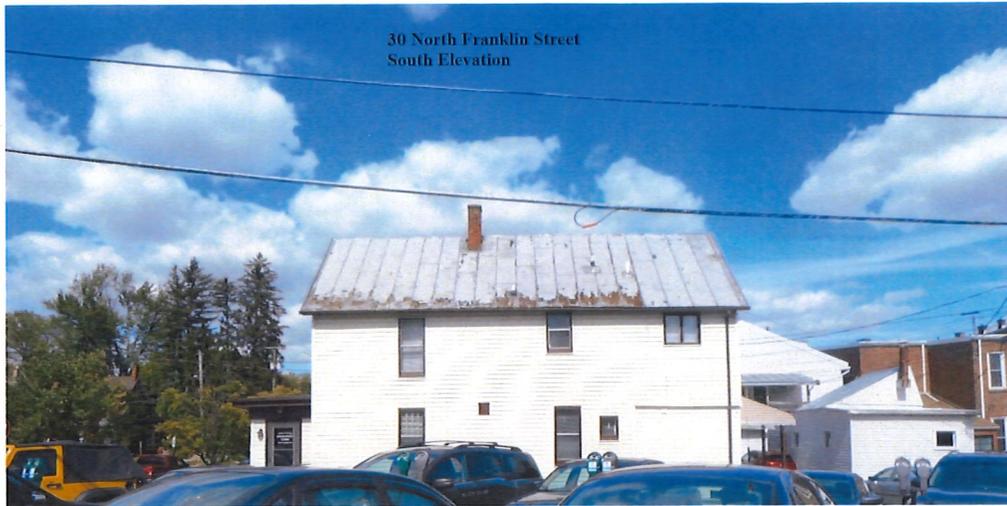
BACKGROUND

Del-Mor Dwellings Corporation is a non-profit organization that provides rent-assisted permanent supportive housing to families and individuals living with severe persistent disabling mental illness. They offer housing opportunities that are accessible and affordable for mentally disabled citizens of central Ohio. Their goal is to provide stable housing in a safe environment that promotes security. Under the leadership of Jim Wilson, Executive Director, the corporation offices are housed at 30 North Franklin Street, which the agency owns. The City of Delaware is fortunate to have this respected agency headquartered in our community.

According to the information from the Historic Northwest National Register Historic District, the building was once a single-family home constructed circa 1900. It was converted to commercial use in 1986 by a previous owner. It is considered a non-contributing resource due to the application of aluminum siding and vinyl replacement windows. Historically and architecturally significant features have been removed or covered in non-historic materials.

30 North Franklin Street – 2019





The approximately 70-plus year-old standing seam metal roof is rusting and deteriorating. The Applicant has had minor leaks patched over the years; however, it has deteriorated to the point of needing replacement.

PROPOSAL

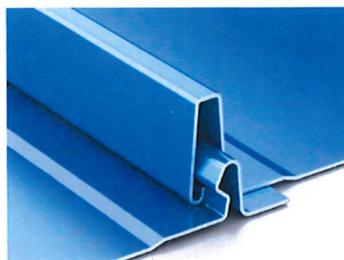
The Applicant’s plan is to install a high quality, 35-year warranty Drexel standing seam metal roof on the agency’s main office building. It is not unlike what was installed on the agency’s three apartment buildings at 800 Ravine Ridge Drive, Delaware. The selected color is “Chestnut Brown,” a flat medium brown color.

800 Ravine Ridge Drive – 2019



This is the same product to be used on 30 North Franklin Street, but with a higher thinner seam. It was selected since it is very close in appearance to the 70-year-old standing seam metal roof currently in place.

DMC 150NS Profile



Color: Chestnut Brown



CHESTNUT BROWN

SR .28

STAFF ANALYSIS

The Applicant's initial request for a Certificate of Appropriateness was through the Administrative Review process. The Planning Director and City Staff recommended approval; however, the HPC Chairman indicated the proposed materials do not comply with the Architectural Standards for the Historic District.

The HPC Chairman had encouraged the Applicant to review the Architectural Standards and chose a roofing material that is approved. If that was done, the Application should be able to be approved administratively. If not, the HPC Chairman requested the Applicant appear before the Historic Preservation Commission for review of a request for a Variance.

The types of roofing materials listed in the Architectural Standards are: slate, standing seam metal, asphalt shingles, or wood or composite shakes or shingles. The Chairman does not find that the proposed material qualifies as standing seam metal under the guidelines. The Applicant indicated he would like to use the product proposed for the roof replacement at 30 North Sandusky Street.

Staff discussions with the Chief Building Official indicated that the product selected and proposed for this project is the current version of a standing seam metal roof. Is it comparable in appearance to the 'historic' standing seam metal roof - Yes. Is it a 'historical' installation method - No.

Other current version standing seam metal roofs are present in the Historic District, such as 20 East William Street (the former City Engineering Building), HPC 04-003 and Buns Restaurant Patio, HPC 2010-0248.

The project scope would not entail an application of pre-fabricated multi-ribbed metal roof panels nor corrugated panels, as those installed on pole barns. The contractor indicated the product panels come off a 24" wide coil and form individual 19" wide panels. Each individual panel is then inter-locked together (as illustrated in the product attachments included in this report). There are no exposed fasteners. The standing seam is 1.5" high. The material is 24-gauge aluminum zinc alloy-coated steel.

City Staff shares the Chairman's view that modern standing seam metal roofs that includes profiles completely different from the historic rolled seam should be avoided; however, Staff finds that, after performing due diligence, the product proposed is the modern equivalent with the same profile and thinner ribs close to the historic profile and ribbing.

Staff is supportive of the proposal as presented and continues to recommend approval. Staff offers that a Variance is not required. However, should the HPC wish to grant a Variance, according to ordinance, a Variance 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.

City Staff offers that the property has little or no historical or architectural significance, thus complying with a Variance criterion. Per the US Department of Interior National Register of Historic Places documentation, 30 North Franklin Street is a non-contributing building in the Historic Northwest National Register Historic District. It is considered a non-contributing resource due to the application of aluminum siding and vinyl replacement

windows. Historically and architecturally significant features have been removed or covered in non-historic materials. City Staff would be supportive of the Variance, as well.

The existing standing seam metal roof is over 70 years old. It is deteriorating and rusting and has numerous minor leaks that have been patched. The project scope entails removing the existing failed roof and installing a new 24 gauge standing seam metal roof. The selected color is "Chestnut Brown," a flat medium brown color. The materials and color comply with the Architectural Standards, if installed as proposed.

After all necessary HPC approvals are obtained, the Applicant may proceed to coordinate with the Chief Building Official on all necessary permits. The City of Delaware thanks the Applicant for responding cooperatively to the required design review processes.

STAFF RECOMMENDATION (HPC 2019-2236 – CERTIFICATE OF APPROPRIATENESS)

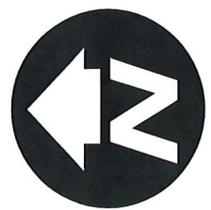
Staff recommends approval of the request by Del-Mor Dwellings Corp. for a Certificate of Appropriateness for a roof replacement at 30 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay, with the following Conditions that:

- 1) The Applicant shall undertake this project according to the State Building Code and City codes. Applicant shall for coordinate with the Chief Building Official for appropriate permits.

COMMISSION NOTES:

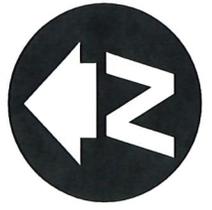
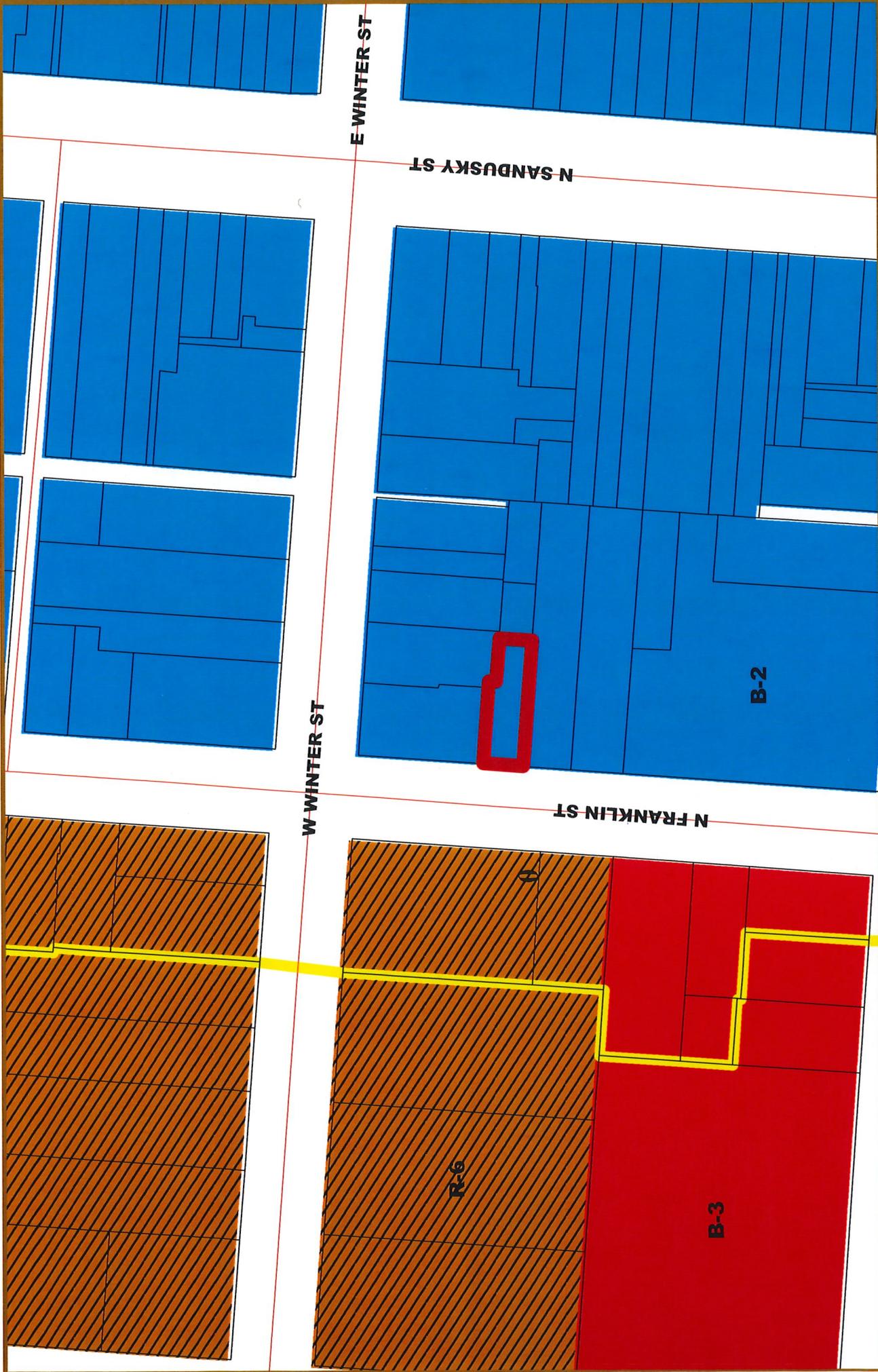
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



2019-2236
Certificate of Appropriateness
30 North Franklin Street - Roof Replacement
Location Map



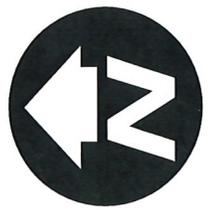


2019-2236
 Certificate of Appropriateness
 30 North Franklin Street - Roof Replacement
 Zoning Map



Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential

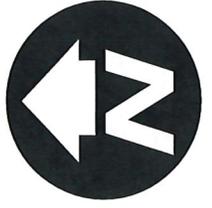
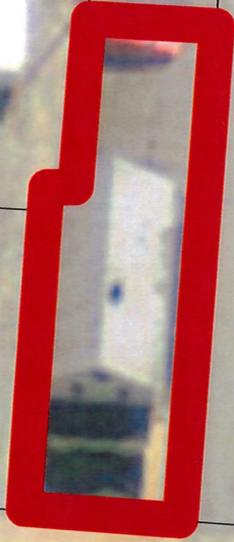


2019-2236
Certificate of Appropriateness
30 North Franklin Street - Roof Replacement
Historic District Map



W WINTER ST

N FRANKLIN ST

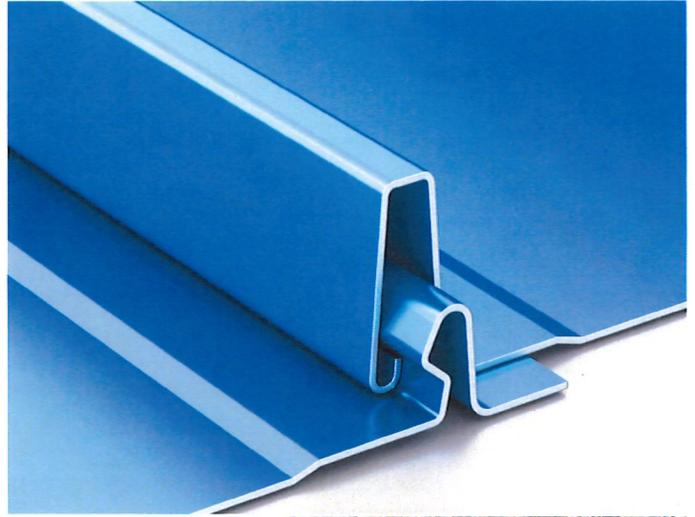


2019-2236
Certificate of Appropriateness
30 North Franklin Street - Roof Replacement
Aerial (2016) Map



DMC 150NS Profile

Our DMC 150NS profile offers unlimited design potential with its sleek, crisp appearance and attractive shadow lines. Eliminating the need for metal roof clips, the concealed 1.5" self-locking Snap Lock system creates a powerfully protective seal. Versatile and refined, this easy-to-install metal roof delivers superior beauty, durability and strength while showcasing architectural details.



Ideal Application:

Residential

Light Commercial





DREXEL METALS INC.

This specification data sheet supplied by Drexel Metals Inc. as a point of reference for our Pre-Finished Steel and Aluminum Sheet and Coil.

1. DESCRIPTION

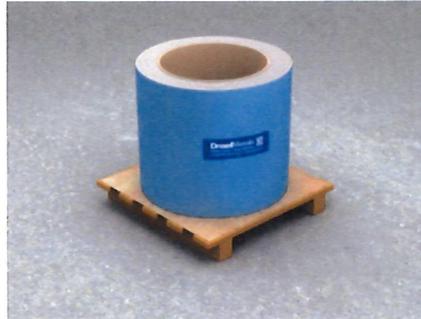
Drexel Metals offers two types of pre-painted substrates:

- Our steel products are made of Galvalume®, an Aluminum /Zinc coated carbon steel and is extra smooth, minimum spangle, tension leveled.
- Our aluminum are made of prime grade aluminum, typically with an alloy of 3003 or 3105 and a temper of H14 or H24 depending on the application.
- Drexel Metals uses full strength / Kynar 500® (contains a minimum of 70% Kynar polyvinylidene fluoride (PVDF) resins) manufactured by Valspar. Kynar 500 fluoropolymer coating system consists of a 1.0 (±0.1) mil total dry film thickness on the topside (0.2 mils to 0.3 mils primer and 0.7 mils to 0.8 mils topcoat) and our 0.5 dry film thickness polyester stenciled backer to complete traceability.

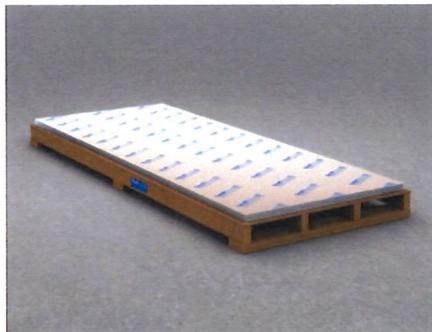
Drexel Metals PVDF Coated Galvalume® Steel and Aluminum Architectural Sheet & Coil is for general sheet metal use in building applications and can be utilized for fascia panels, soffits,

gravel stops, copings, and roofing such as flat seam, standing seam, batten seam, and mansards.

Drexel Metals Coil Product



Drexel Metals Flat Sheet



2. MANUFACTURER

Drexel Metals Inc.
1234 Gardiner Lane
Louisville, KY 40213
Toll Free: 888.321.9630
Phone: 502-716-7143
Fax: 877.321.9638
Web: www.drexelmetals.com
E-Mail: marketing@drexmet.com

3. PRODUCT DESCRIPTION

Since 1985, Drexel Metals has provided a full range of superior-quality engineered metal roofing systems, equipment and custom fabrication services for commercial, governmental, industrial, historical and architectural customers worldwide. Headquartered in Louisville, KY, the company operates

several sales, fabrication and distribution locations, in addition to its extended family of Regional Manufacturers (DM-ARM) network of certified contractors and distributors who further market Drexel Metals proven-brand products, all fully backed and site-certified by Drexel Metals' industry-leading warranty programs.

Manufacturer Memberships and Affiliations:

- MCA - Metal Construction Assoc.
- CSI - Construction Specifiers Institute
- AIA - American Institute of Architects
- NRCA - National Roofing Contractors Association
- FRSA - Florida Roofing and Sheet Metals Association.
- NERCA - New England Roofing Contractors Association
- USGBC - United States Green Build Council.
- Energy Star Partner
- US DOE EEB Hub Platform Member - Energy Efficient Buildings Hub.
- CMRC - Cool Metal Roof Council.
- UL Environmental
- ATI - Architectural Testing QA

4. TECHNICAL DATA

- ASTM A792-96 - Standard Specification for Steel Sheet, 50% or 55% Aluminum-Zinc Alloy Coated by a hot dipping process.
- ASTM B-209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate
- ASTM D 2244 - Standard Practice for Calculation of Color Tolerance and Color Differences.
- ASTM D 968 - Abrasion Resistance

SPECIFICATION DATA

Methods of Application:

- I. Install in accordance with recognized sheet metal practices and Drexel Metals details.
- II. Drexel Metals Products can be cut, formed and fastened using conventional hand, sheet metal tools and power tools.
- III. For best results cutting tools should be kept sharp, clean and in good working condition.
- IV. If the use of strippable film is used, all film should be removed from areas of concealed or joined pieces.
- V. Be aware of how tight the radius of your bends are. It is recommended 11/64" radius when fabricating hemmed components.

• Surface Finish:

- PVDF Valspar Kynar 500®
- Drexel Metals Standard and Premium Colors Available.
- Custom Colors are available upon request.

Application Characteristics

- Film Thickness
 - Topside finish:
 - Primer (dry) = 0.20 – 0.30 mils;
 - Topcoat (dry) = 0.70 – 0.80 mils;
 - Reverse side finish:
 - Primer (dry) = 0.15 – 0.25 mils;
 - Pigmented backer (dry) = 0.30 – 0.40 mils.
- Total DFT for system = 0.90 – 1.10 mils. All measurements per ASTM D 5796.
 - Topside Color: Controlled to the Master Standard by an approved Color Difference Meter or Spectrophotometer, and by visual match under daylight and horizon light of a

Macbeth Daylight Booth per ASTM D 1729.

• Physical Properties

- **Specular Gloss:** 10% - 35%. Determined per ASTM D 523 at a glossmeter angle of 60° or 85° (low gloss is 10% @ 85°)
- **Pencil Hardness:** Minimum pencil hardness, per ASTM D 3363, is "HB".
- **Solvent Resistance:** Passes minimum of 100 double rubs of a MEK soaked cloth, per ASTM D 5402.
- **Cross-Hatch Adhesion:** No paint removal with Scotch #610 cellophane tape after cross-scoring with eleven horizontal and eleven vertical lines 1 mm apart, per ASTM D 3359.
- **Impact Resistance:** No visible paint removal with Scotch #610 cellophane tape after direct and reverse impact of 80-inch pounds, using 5/8" steel ball on a Gardner Impact Tester, per ASTM D 2794.
- **T-Bend Adhesion:** Per ASTM D 4145, no loss of adhesion when taped with Scotch #610 cellophane tape when subjected to a 2T-Bend.

Testing Data

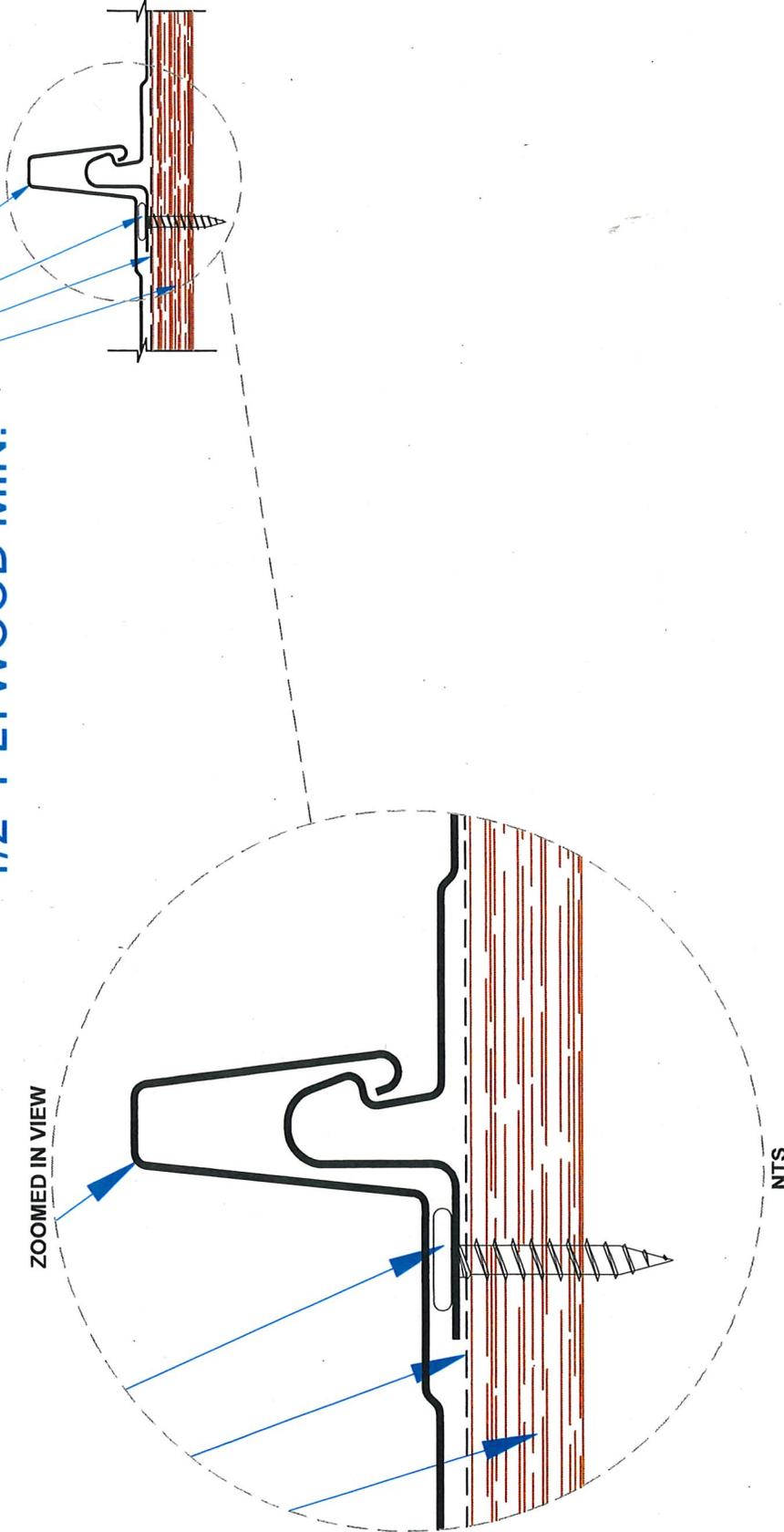
- **Humidity Resistance:** No blistering, cracking, peeling, loss of gloss or softening of the finish after 2000 hours (HDG, Galvalume) or 3000 hours (Aluminum) of exposure to 100% humidity at 100°F ± 5°F, per ASTM D 2247.
- **Cleveland Condensing:** No blistering, rusting or loss of adhesion of the finish after 1500 hours (Galvalume) or

3000 hours (Aluminum) of exposure at 120°F, per ASTM D 4585.

- **Water Immersion Resistance:** Samples immersed in distilled water at 100°F per ASTM D 870 will exhibit no loss of gloss, blistering, cracking or color change after 500 hours.
- **Salt Spray Resistance:** Samples diagonally scored and subjected to 5% neutral salt spray for 1000 hours (HDG, Galvalume) or 3000 hours (Aluminum), per ASTM B 117, then taped 1 hour after removal from the test cabinet with Scotch #610 cellophane tape, exhibit no blistering, no loss of adhesion and scribe creep no greater than 1/8".
- **Chemical Resistance:** No significant color change after 24 hours exposure to 10% solutions of hydrochloric and sulfuric acids, per ASTM D 1308, Procedure 7.2 (spot test).
- **Kesternich Test:** No significant color change after 10 cycles in a SO₂ chamber, per ASTM G 87.
- **Accelerated Weathering:** 5 Hunter ΔE maximum color change, and at least #8 chalk rating after 10,000 hours exposure, per ASTM G 151 and G 154 using UVA-340 bulbs.
- **Exterior Weathering:** Florida exposure (45° South), 5 Hunter ΔE maximum color change, per ASTM D 2244, and at least #8 chalk rating, per ASTM D 4214, Method A, after 20 years real-time exposure.
- **Abrasion Resistance:** Per ASTM D 968, Method A, TRINAR passes 65 +/- 5 liters minimum of falling sand.
- **Flame Spread Rating:** TRINAR displays a flame spread classification of A (Class 1) when tested in accordance with ASTM E 84.

DMC 150NS - PLYWOOD

DMC 150NS PANEL
#10 - 13 x 1" PHW (10.5" O.C.)
METSHIELD UNDERLAYMENT
1/2" PLYWOOD MIN.



EFFECTIVE DATE: 02-22-13
SUBJECT TO CHANGE WITHOUT NOTICE

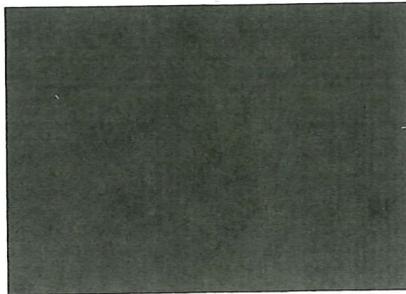
INSTALLATION DETAIL

SCALE: 6" = 1'-0"

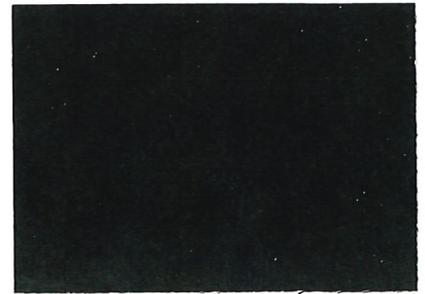
LOW GLOSS COLLECTION



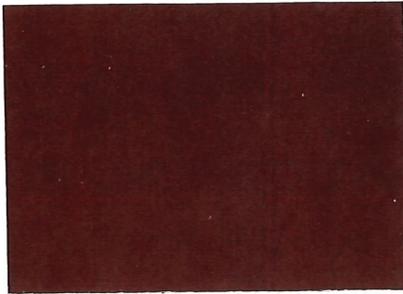
LINEN WHITE SR .72



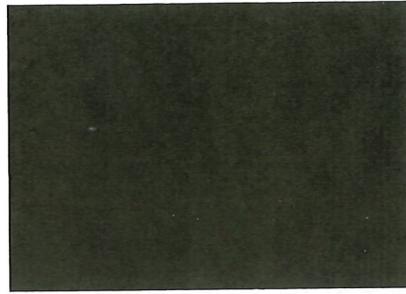
NANTUCKET GRAY SR .37



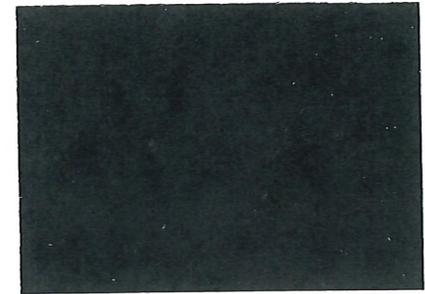
CLASSIC BRONZE SR .28



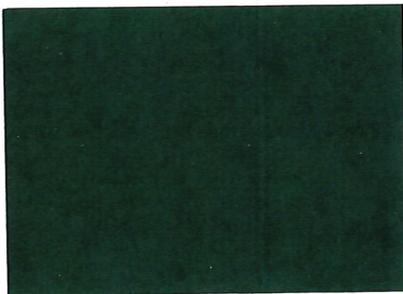
AUTUMN RED SR .32



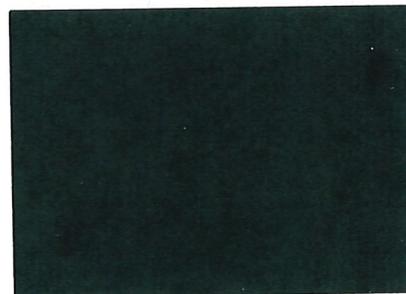
ASPEN BRONZE SR .30



GRANITE SR .27



PINE SR .31

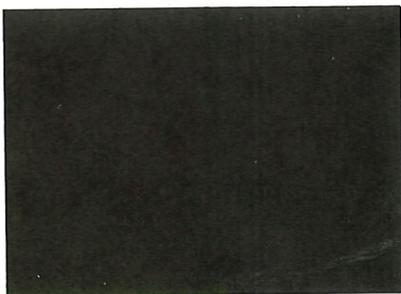


MIDNIGHT GREEN SR .27



TRADITIONAL BLACK SR .30

NATURAL METALS



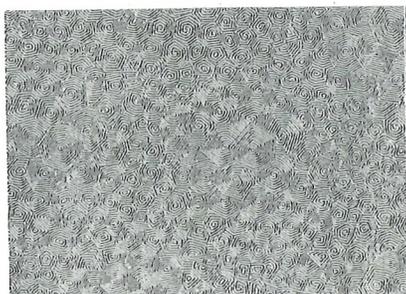
CHESTNUT BROWN SR .28



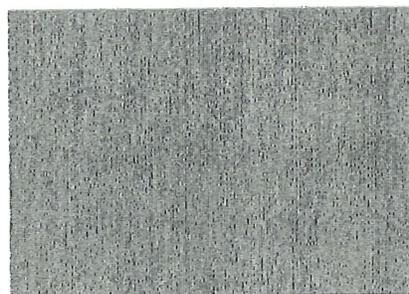
ANTIQUE METAL
SPECIAL PRINT *premium* SR .34



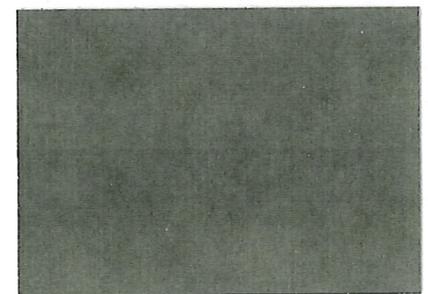
VM ANTHRA ZINC



DREXLUME™



ROOFINOX TIN COATED STAINLESS



VM ZINC QUARTZ

WHEE



24 GAUGE RESIDENTIAL & 22 GAUGE
COMMERCIAL STANDING SEAM METAL
ROOFS. GOLD STAR WARRANTY ON
MATERIAL & INSTALLATION

OHIO METAL ROOFING

DELIVERING DURABILITY, QUALITY, AND
VALUE WITH HONESTY AND INTEGRITY...

**Highest Quality Standing Seam,
Metal Slate, Shake and Tile Roofs**

AMISH CONTRACTORS - SINCE 1996

SUSAN ABBOTT & WILLY WENGERD
sales@metalroofohio.com

CERTIFIED INSTALLERS OF DREXEL & EDCCO METALS

740-751-8131

WWW.METALROOFOHIO.COM

DREXEL
METALS
HOME





DREXEL METALS + HOME

THE *roof* OVER YOUR HEAD

Your home is your sanctuary. Where your favorite memories are made. It protects your family and is a reflection of who you are.

The roof is a major focal point of your home's design and architecture. Whether your style is open and breezy by the bay, Spanish Colonial, Victorian, or anything in between, there is a metal roof to cap off the story of your home.

DREXEL METAL *quality*

For over three decades of industry expertise, Drexel Metals has earned a reputation for producing roofing systems of exceptional quality, safety, energy efficiency and performance. Our depth of experience combines with a passion for delivering industry-advancing innovation, while maximizing cost efficiencies and sustainability.

Best of all, Drexel Metals Roofing Systems are made locally for you.

BEAUTIFUL + STRONG

unmatched DURABILITY

The roof in your home is a major line of defense against the power of mother nature.

While a common choice is asphalt shingles, a metal roof is the premier product for strength, longevity and carefree maintenance. Asphalt roofing - primarily made of oil-pregnated paper or fiberglass - begins to deteriorate as soon as it's installed. Likewise, wood shingles dry out and crack over time, and concrete roof tile can fracture from freeze/thaw cycles.

Beautiful and strong, Drexel Metals Roofing Systems are precision-engineered to withstand decades of extreme weather like gale and hurricane force winds, heavy snow, hailstorms, and even wildfires. It will not deteriorate and is virtually maintenance free.





Find out more about the benefits of metal roofing. Visit drexelmetalshome.com.
Get started on your roof today
by contacting info@drexmet.com or calling 888-321-9630.

PERFORMANCE + SAFETY STANDARDS

At Drexel Metals, every product and every project begins with a focus on safety and performance. We strictly adhere to quality assurance standards to ensure our installed roofing systems meet or exceed local and national building code requirements. Our products are tested to withstand gale to hurricane force winds, hail, fire, and wind-driven rain through independent testing and certification. For a complete list of testing and performance data, please visit www.drexelmetals.com.

Warranty Protection

Drexel Metals stands behind our products with industry-leading warranties, including a 35-Year Gold Standard Warranty that covers labor, adhesion, chalk and fade protection and is transferable from owner to owner for the period of the warranty. For complete warranty information, including limitations, ask your contractor for a copy of the Drexel Metals Roofing Systems warranty.



drexelmetals.com
Toll Free: 888-321-9630
Fax: 877-321-9638



¹ *Better Homes and Gardens*, "11 Ways to Boost Curb Appeal,"
www.bhg.com/home-improvement/exterior/curb-appeal/boost-curb-appeal.

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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2019-2236

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 30 N Franklin

Business name Ohio Metal Roofing Del-Mar Dwellings

Applicant Name/Contact Person Susan Abbott Phone 740-751-8131

Address 30 N. Franklin 2910 Owens Green Camp rd.

Email Sales@metalroofohio.com Marion, OH 43302

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

Contact: Jim Wilson

Property Owner Delmar Dwellings Corp Phone 740-363-5562

Address 30 N. Franklin St, Delaware OH 43015

Email jwilson@delmordwellings.org

Project Type

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

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 Old Standing Seam metal roof
with New 24 gauge Standing Seam metal
roof in the color of "Chestnut brown"
Drexel Metals 150 NS Profile

RECEIVED
SEP 23 2019
CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

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.

Susan Abbott _____ 9/23/2019
 Signature of Applicant Date

See email attached _____
 Signature of Owner (if not the Applicant) Date

Application Fee \$50.00 Fees Received \$ 0 Received by dy Date 9-23-19
No Fee Per Chapter 490 - Mr. R. Kelleher

Dianne Guenther

From: Jim Wilson <jwilson@delmordwellings.org>
Sent: Monday, September 23, 2019 3:16 PM
To: Dianne Guenther
Subject: Roof replacement permit 30 N Franklin

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

Hello Diane,

I understand that Susan Abbott of Ohio Metal Roofing has been in contact with you regarding a permit to replace the roof on our office at 30 N Franklin Street. I'm out of town early this week, but can confirm that we are aware of and approve of the permit application and related fees. Please let me know if you need further information. Thank you.

Jim Wilson, Exec. Director
Del-Mor Dwellings Corp.
Office: (740) 363-5562
jwilson@delmordwellings.org

APPLICANT

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

REQUEST

2019-2407: A request by Stacy and Dan Stultz for a Certificate of Appropriateness 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.

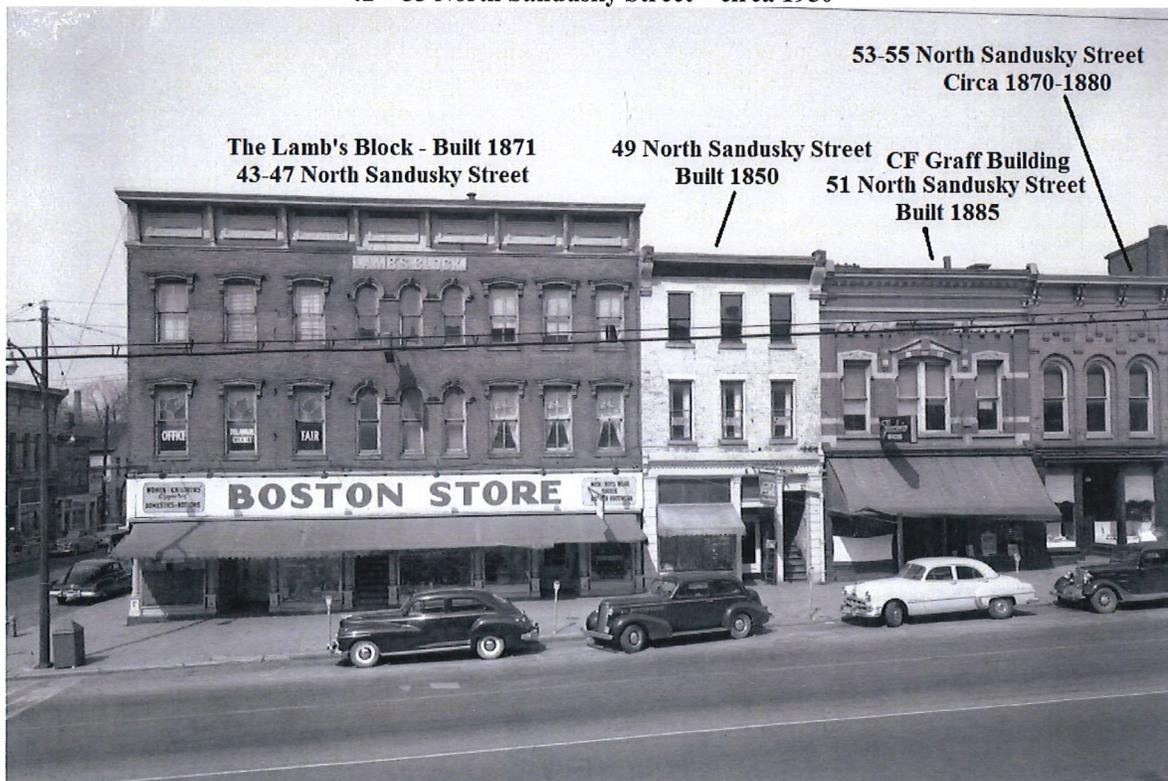
LOCATION & DESCRIPTION

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



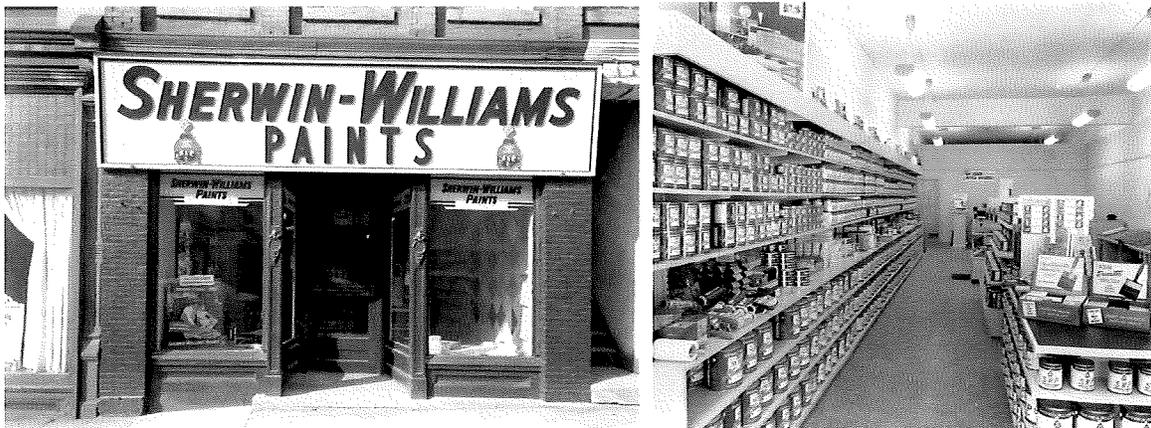
(51)

(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 appeared before the HPC on September 25, 2019 for an Informal Review of the proposed façade renovation for this building (HPC 2018-2725). Work items were discussed, and comments were received from HPC, regarding canopy removal and transom window installation; maintaining right-side storefront entry door location; and improvements to the existing cornice and roofline, as well as the storefront entry door, window base, trim, and columns.

53 North Sandusky Street

Storefront – Facing North



Storefront – Facing South



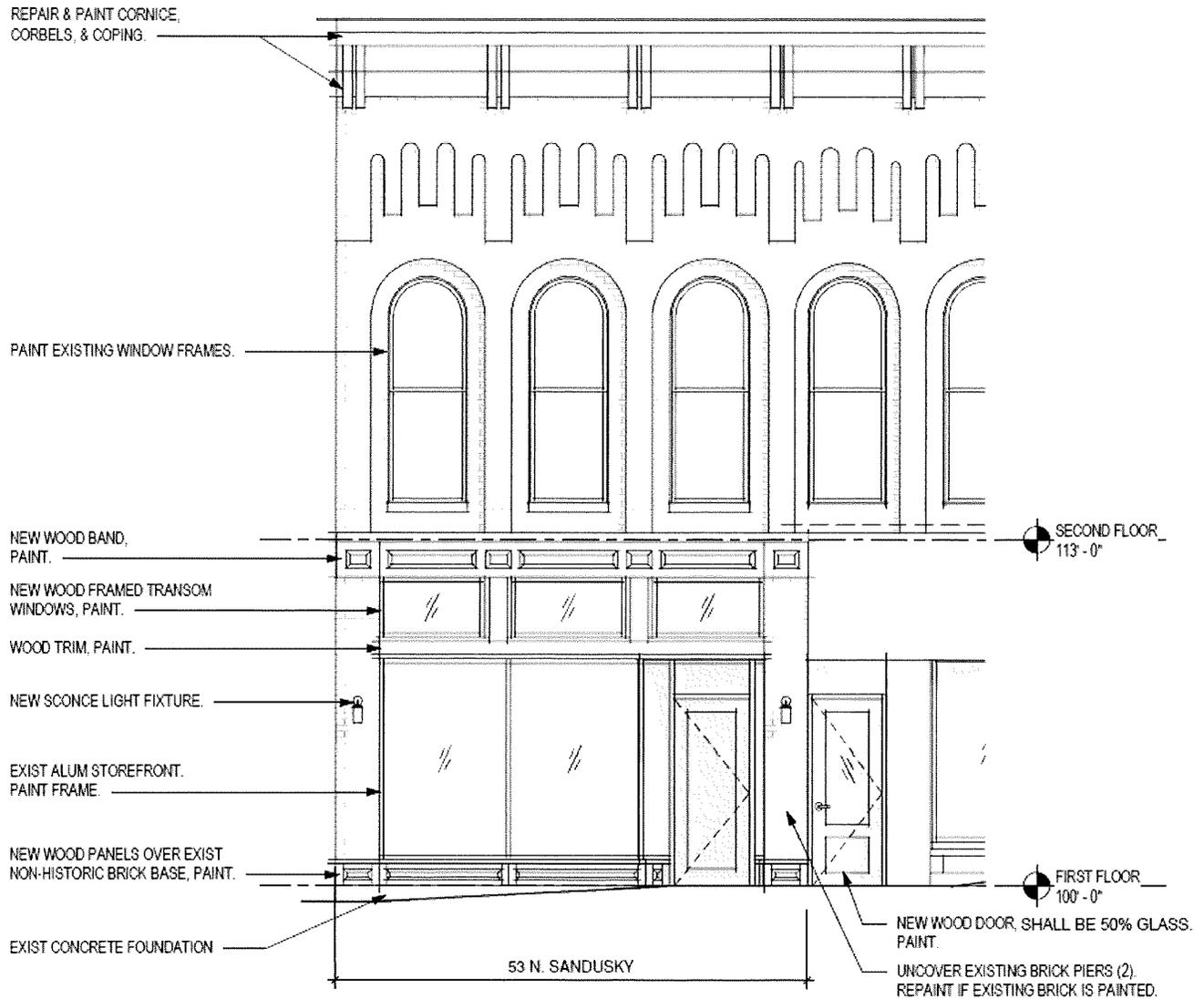
Based on the results of the Informal Review, the Applicants are proposing to:

- 1) Remove storefront canopy.
- 2) Install new exterior grade wood-framed transom windows and paint.
- 3) Install new flush exterior grade wood trim below transom windows – directly above front storefront window.
- 4) Install new exterior grade wood band, with applied decorative wood elements, above transom windows
- 5) Remove aluminum panels to expose underlying brick columns. Repaint only if existing brick is painted.
- 6) Remove non-historic brickface at base of both brick columns. Install new exterior grade wood inset panels and paint.
- 7) Install new exterior-grade wood inset panels on storefront window base over existing brickface and paint.
- 8) Paint aluminum mill finish on storefront window trim and entry door to complement storefront color.
- 9) Paint the inset entry wall to the right of storefront entry door.
- 10) Install new sconce light fixtures – one on each brick column.
- 11) Paint existing windows and frames on second floor.
- 12) Repair and paint roof coping and the cornice and corbels.
- 13) Replace exterior aluminum entry door to the second floor with a wood panel entry door with 50% glass.

All final paint colors are to be determined; however, the Applicants have suggested Charcoal Black or True Black, SW7674 Peppercorn (dark gray), SW7018 Dovetail (light gray), and SW6460 Kale Green (hunter green).

The Applicants have selected an architect to assist with drawings of the proposed work. See attached drawing.

Proposed Exterior Improvements – 53 North Sandusky Street



EAST ELEVATION

3/16" = 1'-0"

STAFF ANALYSIS

City Staff appreciates the efforts of the Applicants in engaging in the Informal Review with the Historic Preservation Commission and investing in a 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. The City of Delaware again appreciates the Applicants complying with the Standards and undertaking the removal of the 1960s storefront canopy and working with the HPC on a feasible design that complements the historic character of the building and the Historic District.

The repairs, along with the proposed transom windows, will help eliminate the appearance of the aluminum storefront elements, while also attempting to reflect the historic character of the building.

Overall, Staff is supportive of the project, if the repairs are completed as proposed and the completed work items comply with the Architectural Standards. More detailed information regarding final paint colors, exterior light fixtures, and the design of the entry door to the second floor will need to be submitted to City Staff for Administrative Approval by the HPC Chairman and the City Planning and Community Development Director.

To comply with the Architectural Standards:

- 1) The Applicants shall use paint colors that are appropriate to the overall character, age, and style of the Historic District. No garish, bright, or fluorescent colors will be permitted.
- 2) In terms of exterior light fixtures, they should be age-appropriate for the building. A gooseneck-type fixture with a recessed bulb in black is prevalent in the Historic District and thus would be acceptable. As follows, a sconce light fixture with an enclosed cover and recessed bulb would be appropriate; the light fixture may not have an exposed bulb.
- 3) The entry door to the second floor shall be wood or aluminum-clad wood with at least 50% and not more than 75% glass in area.

After all necessary HPC approvals are obtained, the Applicants may proceed to coordinate with the Chief Building Official on necessary permits and required construction drawings.

STAFF RECOMMENDATION (HPC 2019-2407 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by Stacy and Dan Stultz for a Certificate of Appropriateness 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, with the following Conditions that:

- 1) The Applicant shall adhere to Historic District Architectural Standards for any final details of repairs and improvements to this building not yet addressed. Such items shall include but are not limited to exterior paint color, light fixture design, and entry door to second floor. These are to be incorporated into final construction drawings and discussed with and administratively approved by Staff and HPC Chairman prior to construction.
- 2) Any changes to the proposed design shall need, at a minimum, an Administrative Review by the HPC Chairman or appearance before the Historic Preservation Commission, depending on the extent of the change.
- 3) The Applicant shall undertake this project according to the State Building Code, City codes, and Historic District Architectural Standards, shall notify adjoining property/business owners of the construction timeline and any closures of sidewalks and streets to accommodate the construction process.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

REPAIR & PAINT CORNICE,
CORBELS, & COPING.

PAINT EXISTING WINDOW FRAMES.

NEW WOOD BAND,
PAINT.

NEW WOOD FRAMED TRANSOM
WINDOWS, PAINT.

WOOD TRIM, PAINT.

NEW SCONCE LIGHT FIXTURE.

EXIST ALUM STOREFRONT.
PAINT FRAME.

NEW WOOD PANELS OVER EXIST
NON-HISTORIC BRICK BASE, PAINT.

EXIST CONCRETE FOUNDATION

NEW WOOD DOOR, SHALL BE 50% GLASS.
PAINT.

UNCOVER EXISTING BRICK PIERS (2).
REPAINT IF EXISTING BRICK IS PAINTED.

53 N. SANDUSKY

EAST ELEVATION

3/16" = 1'-0"



ARCHITECTS
614.503.1450
DIARCHULUS
2990 COLUMBUS PIKE
DELAWARE, OH 43015

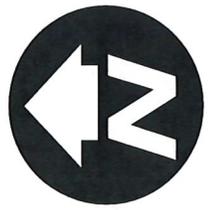
Proposed Exterior Improvements

53 N. Sandusky Street

Delaware, Ohio 43015

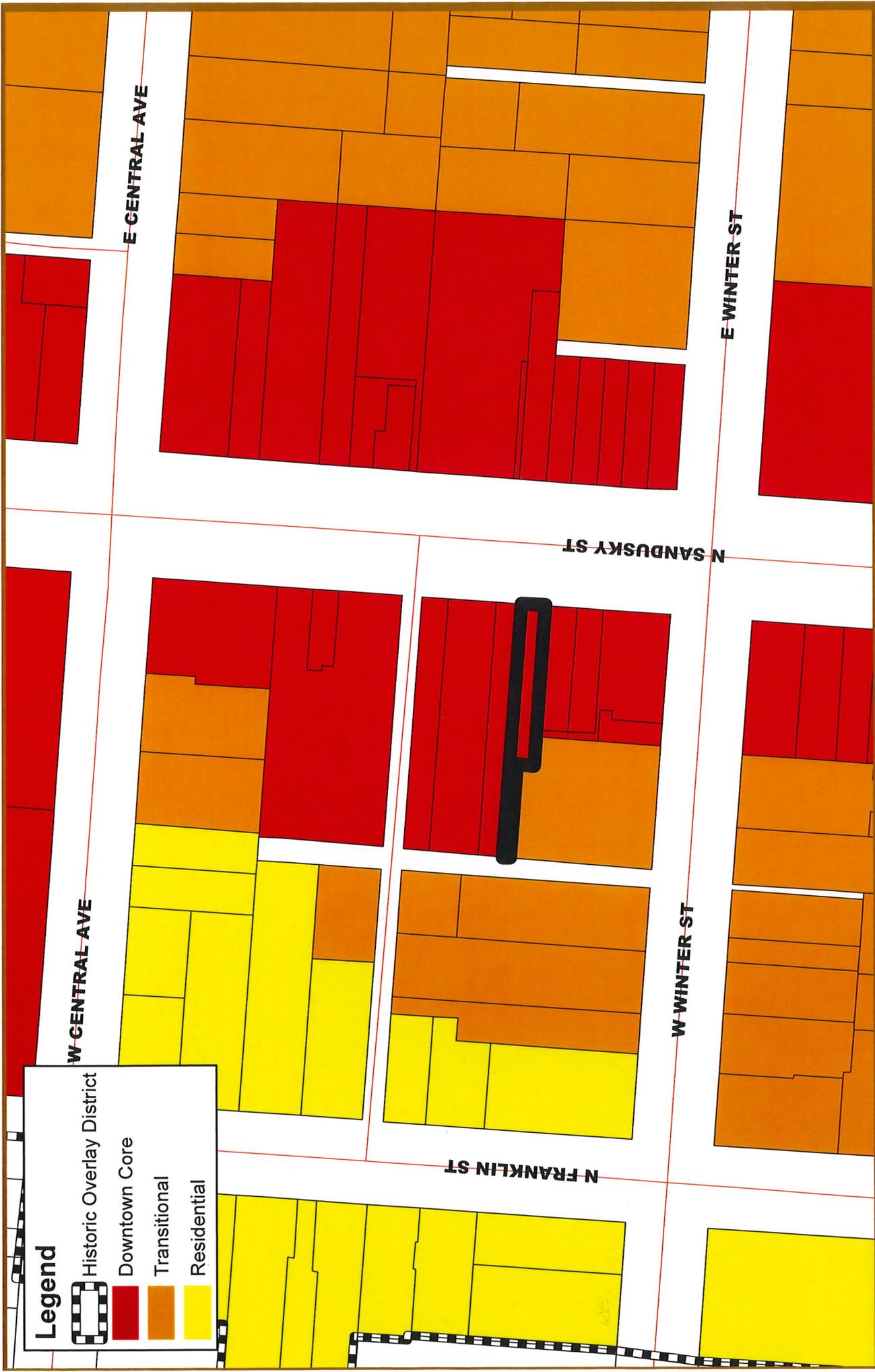
Project Number: 19022
Drawn By: CH
Date: 09 OCT 2019

HPC



2019-2407
 Certificate of Appropriateness
 53 North Sandusky Street - Facade Renovation
 Location Map





Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



2019-2407
 Certificate of Appropriateness
 53 North Sandusky Street - Facade Renovation
 Historic District Map

EST. 1808
 CITY OF
DELAWARE
 OHIO



2019-2407
 Certificate of Appropriateness
 53 North Sandusky Street - Facade Renovation
 Zoning Map





2019-2407
 Certificate of Appropriateness
 53 North Sandusky Street - Facade Renovation
 Aerial (2016) Map





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

2019-2407

Certificate of Appropriateness Application

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

Address 53 N. Sandsky St., Delaware OH 43015

Business name gather

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

Address 200 N. Franklin St. Delaware, OH 43015

Email info@gatherdelaware.com, stultz47@aol.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 614 477 9195

Address 112 White Elm Dr. Delaware OH 43015

Email raywhaley232@gmail.com

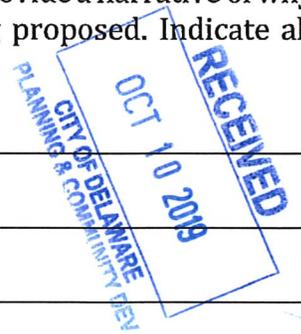
Project Type

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

Work Description (please type or print legibly)

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

See attached



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

*Check made payable to the City of Delaware in the amount of \$50.00

*Legible Photographs, digital copies or copied from a negative, not photocopied

*Site Plans showing view from above, plus elevation plans showing the view from front, sides, and rear drawings for new construction, modifications or signs showing *dimensions, setbacks, colors, and specifications* of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified

*Material samples/manufacturers brochures which show/describe materials to be used

*Color samples must be provided, such as manufacturer paint chip cards or brochures depicting proposed color selections

*Interior floor plans, where appropriate

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

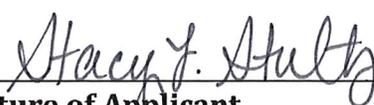
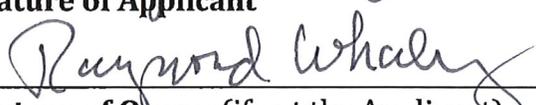
- There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- No reasonable alternative 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.

	10/8/19
Signature of Applicant	Date
	10/10/19
Signature of Owner (if not the Applicant)	Date

Application Fee \$50.00 **Fees Received** \$ 50.00 **Received by** deg **Date** 10-10-19

Work Description

- Remove canopy
- Add new wood framed transom windows, paint
- New wood trim below transom windows, above picture window
- New wood band above new transom windows
- Uncover existing brick piers (2) - repaint if existing brick is painted
- Demo non historic brick base @ both piers
- New wood panels over existing non-historic brick base, paint
- Paint existing alum storefront frame
- New sconce light fixture
- Paint existing window frames
- Repair and paint cornice, corbels & coping
- Replace secondary aluminum exterior door (to the right of main entrance) with a wood/glass door
- Specific colors TBD

*Final architectural elevation and notes will be submitted by Monday 10/14 with any minor changes to this list