

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

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

REGULAR MEETING

FEBRUARY 26, 2020

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on October 23, 2019 as recorded and transcribed.
3. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on January 22, 2020 as recorded and transcribed.
4. REGULAR BUSINESS
 - A. 2020-0200: A request by Indus Hotels for an amended Certificate of Appropriateness for the construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
 - B. 2020-0245: A request by Surge Staffing for a Certificate of Appropriateness for proposed storefront renovations at 67 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - C. 2020-0275: A request by KB38 LTD for a Certificate of Appropriateness for the proposed demolition of the rear structure at 40 South Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
 - D. 2020-0272: A request by Shade and Shade LLC for an Informal Review for proposed renovation of 39 East William Street and 9 North Union Street, which are zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.
 - E. DISCUSSIONS
 - (1) Fiberglass-Clad Windows
5. STAFF COMMENTS
6. COMMISSION MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: March 25, 2020
8. ADJOURNMENT

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

ITEM 1. Roll Call

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

Members Present: Cara Hering, Sherry Riviera, Councilman Kyle Rohrer and Chairman Mark Hatten

Members Absent: Vice-Chairman Joe Coleman, Erinn Nicley and Stephanie Van Gundy

Staff Present: Dianne Guenther, Development Planner

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

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 25, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on September 25, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion approved by a 3-0-1 (Rohrer) vote.

Chairman Hatten requested that the order of the agenda be amended to have the informal review at the end.

Motion: Ms. Riviera motioned to amend the agenda order to have 3A presented after 3C, seconded by Ms. Hering. Motion approved by a 4-0 vote.

The Clerk read into the record an email that was received by Vice-Chairman Coleman regarding his opinion on the cases to be presented to the Commission.

Ms. Hering informed the Commission that she will abstain from voting on case 2019-2407 as she is the architect for the project.

ITEM 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.

Ms. Guenther provided a staff report for the Informal Review requests. She discussed that the project site is composed of two parcels 4 North Sandusky and 5 East William Street. The project site is one L-shaped property composed of two parcels. The property was granted a Certificate of Appropriateness in 2016 for a proposed project by the previous owner, but this project was not completed. The property was recently sold to the current owner in August 2019. He has plans to re-instate an interior stairs to the upper floors and rehabilitate the second and third floors into residential or commercial units. The applicant was advised that he would need his own design professional and seek his own Certificate of Appropriateness. Ms. Guenther reviewed the proposed repairs to the Commission.

APPLICANT:

Steve & Judy Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman reviewed some proposed repairs to the bricks and cornice of the building. Chairman Hatten discussed that repairs can be reviewed by staff and that the HPC would review proposals that have changes and modifications. Ms. Guenther discussed needing to apply for a permit for any repairs to staff for approval. She discussed the need to use appropriate materials for mortar and brick repair. Mr. Hartman discussed painting the grey mortar on the side of the building by the roof to match the brick color, as well as, the chimney. Chairman Hatten discussed that if the item hasn't been painting prior then it may have to go through the process that starts with staff and the Chairman to determine if the request should be before the Commission or Administrative Approval. Mr. Hartman discussed the potential relocation of the interior stair and how it will affect the front façade. Mr. Hartman discussed adding windows on the side of the building to add a second bedroom and what happens when the ghost-sign no longer exists. Chairman Hatten discussed that the standards do not allow for this change and that he would not agree to windows being added to the building. Mr. Hartman provided photos of decks throughout the Historic District and discussed adding a second and third floor deck. He reviewed the materials and look for the deck. Chairman Hatten discussed that may need to be approved by the Building Official if the deck is in a place where it can't be seen. Chairman Hatten discussed that the designs would need to come before the Commission for review. Ms. Guenther discussed requirement and restrictions to cleaning the outside of the building or using a power washer.

PUBLIC PARTICIPATION:

Stan Nahman
616 Barretts Church Way
Aiken, South Carolina

Mr. Nahman questioned if a balcony structure can be placed outside of the public

view.

- 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.

Ms. Guenther reviewed the location of the building and that it is considered a non-contributing building in the Historic Northwest National Register Historic District. She discussed that Del-Mor Dwellings Corporation is a non-profit organization, which holds its corporation offices at this location. The building was once a single-family home constructed around 1900. It was converted to commercial use in 1986 and is considered a non-contributing resource due to the application of aluminum siding and vinyl replacement windows. She discussed that the Applicant's initial request for a Certificate of Appropriateness was through the Administrative Review process and that staff recommended approval, but the HPC Chairman indicated the proposed materials do not comply with the Architectural Standards for the Historic District. She discussed the Applicants plan to install a high quality, 35-year warranty Drexel standing seam metal roof in a medium brown color. She discussed that this product was selected as it is close in appearance to the 70 year-old standing seam metal roof that is currently in place. She also discussed the cost difference to use the proposed materials.

APPLICANT:

Jim Wilson
Del-Mor, Executive Director
30 North Franklin Street
Delaware, Ohio

Mr. Wilson discussed that Del-Mor purchased the building in 2000 and have completely renovated the interior of the building. He discussed that due to being a non-profit business they are unable to do a complete façade renovation. He informed the Commission that the siding on the building is currently vinyl. He stated that the proposed materials are not the same as used on pole barns and that they have attempted to recoat the current metal roof twice to help repair and prevent further rusting of the roof.

Ms. Guenther discussed that other versions of standing seam metal roofs are present in the Historic District, such as 20 East William Street and Buns Restaurant Patio. Chairman Hatten discussed the materials that are currently approved in the Architectural Standards. He discussed that in recent cases that the Commission has not approved the metal roof materials. Councilman Rohrer discussed that the materials look the same to him and that there is nothing other

than the roof that remains historic on the building. Ms. Riviera voiced that she saw no physical difference in the materials and would be supportive of the request. Ms. Hering stated that this is more related to the installation not being historic and does not see a difference in the appearance. She discussed that it achieves the historic affect with modern technology.

Motion: Ms. Riviera motioned to approve 2019-2236 as recommended but adding that new panels match dimensions of existing panels as able, seconded by Ms. Hering. Motion approved by a 3-1 (Hatten) vote.

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.

Ms. Guenther discussed the project location and zoning of the property. The property is the south storefront of a contributing building in the National Register Sandusky Street Historic District. The buildings at 53 N. Sandusky Street and 55 N. Sandusky Street were divided in to separate parcels in the past and both storefronts were altered and no longer retain their original elements. She discussed that in the 1960's is when it was estimated to have the installation of the 'modern' aluminum storefront that exists currently. She discussed the proposed façade renovations based on the results of the informal review. This includes the removal of the storefront canopy and to remove the aluminum panels to expose the underlying brick columns.

APPLICANTS:

Dan and Stacy Stultz
200 North Franklin Street
Delaware, Ohio

Mr. Stultz discussed that he checked behind the aluminum columns and found painted brick with framing that the aluminum panels are attached. The Commission had discussions of potential changes to the columns. Ms. Stultz discussed the preference to do wood trim columns to hide the brick and leave the storefront glass and entrance. The Commission discussed the Applicants can receive Administrative Approval on final design and lighting. Ms. Stultz questioned if they could use gas sconces outside. The Commission recommended that staff address that concern with the Chief Building Official.

Motion: Councilman Rohrer motioned to approve 2019-2407, as submitted, seconded by Ms. Riviera. Motion approved by a 3-0-1 (Hering) vote.

D. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission did not have a discussion on windows.

ITEM 4. STAFF COMMENTS

There were no staff comments.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: November 20, 2019

Chairman Hatten reminded the Commission of the date change for the meeting relating to the upcoming holiday.

ITEM 7. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Hering. The Historic Preservation Commission meeting adjourned at 9:03 p.m.

Chairperson

Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
January 22, 2020**

ITEM 1. Roll Call

A. Introduction of Lisa Keller, City Council Representative

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

Members Present: Sherry Riviera, Councilwoman Lisa Keller, Vice-Chairman Joe Coleman and Chairman Mark Hatten

Members Absent: Cara Hering, Erinn Nicley and Stephanie VanGundy

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Vice-Chairman Joe Coleman motioned to excuse Ms. Cara Hering, Mr. Erinn Nicley and Ms. Stephanie VanGundy, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

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

Chairman Hatten requested that the Commission table the motion summary until the next scheduled due to the absent members.

Motion: Ms. Riveria motioned to table the Motion Summary of the Historic Preservation Commission meeting held on October 23, 2019, as recorded and transcribed until the next scheduled meeting, seconded by Vice-Chairman Coleman. Motion approved by a 4-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2020-0026: A request by Surge Staffing for an Informal Review for proposed storefront renovations at 67 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 provided a location and description of the building. She discussed that the subject property is a contributing building in the National Register Sandusky Street Historic District and is an example of 1870-1880 era Italianate commercial architecture. The third story windows retain a 6-over-6 sash, while the second-floor windows have been replaced with 1960s aluminum jalousie windows with a filler panel in the window arches. The north and west elevations do have a coating of stucco

as the building sits between two alleys and is the remaining original building in that section of the streetscape. The iron beam from the demolished garage is still attached to the north elevation of 67 North Sandusky Street. Ms. Guenther provide photographs dating throughout the building's history and uses.

Ms. Guenther discussed that in the pictures from 1999 show a 1960s aluminum storefront, with an aluminum canopy installed in the transom window area. By 2008, the aluminum canopy was removed, and the transom window area was covered with painted plywood panels. The applicant is not sure if the early prism glass transom windows are still intact underneath.

She discussed the applicant's proposal to remove the existing storefront glass system, remove the brick planter box, remove the plywood covering over the transom window area, install a new matte bronze aluminum storefront system flush with the building face, install a brick storefront window base, remove the second floor existing aluminum jalousie windows and replace with six-over-nine, wood or aluminum clad wood windows to match the design of the third floor. The iron beam will need to remain for structural purposes.

APPLICANT:

Mark Lundquist
67 North Sandusky Street
Delaware, Ohio

Mr. Lundquist discussed the plans to remove the planter box and bring the storefront to align with the face of the building to allow for much needed space. He discussed the plans to keep the transom window. A discussion was held regarding signage. Chairman Hatten discussed approved signage and that usually businesses will have a sign band on front of building. Ms. Guenther discussed that internally illuminated signage is not permitted. Mr. Lundquist discussed preference to tint the windows due to sunlight. Chairman Hatten discussed that the standards do not allow for tinting. Ms. Riviera recommended that they look at the glass that was installed at the Strand Theatre. Chairman Hatten recommended the use of sandstone or limestone at the storefront bottom in lieu of brick as historically brick was not used on the bottom. Chairman Hatten recommended his preference for the front door to be recessed. Vice-Chairman Coleman discussed his agreement to replace the second-floor windows to match the third floor.

- B. DISCUSSIONS
 - (1) Fiberglass-Clad Windows

The Commission requested to continue the discussion of windows at a later time due to the absent members.

PUBLIC PARTICIPATION:

Steve Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman discussed his concern on finding double hung replacement windows that fit the necessary measurements. He informed the Commission that he would be traveling and will be unable to attend the February meeting to voice his concern.

ITEM 4. STAFF COMMENTS

There were no staff comments.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Hatten welcomed Councilwoman Keller to the Commission.

Vice-Chairman Coleman informed the Commission that he may be traveling during the February meeting and unable to attend.

ITEM 6. NEXT REGULAR MEETING: February 26, 2020

ITEM 7. ADJOURNMENT

Motion: Chairman Hatten moved to adjourn the meeting. The Historic Preservation Commission meeting adjourned at 7:29 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT/OWNERS

Indus Hotels
1555 Lennox Town Lane
Columbus, OH 43215

REQUEST

2020-0200: A request by Indus Hotels for an amended Certificate of Appropriateness for the construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project site is located at the properties of 7 and 27 Spring Street, on the south side of Spring Street between South Sandusky Street and South Franklin Street, in the Transitional Sub-District of the Downtown Historic District Overlay. The zoning of the properties is B-3 (Community Business District). The properties to the north are zoned B-3 (Community Business District) and B-2 (Central Business District). The properties to the east, west, and south are zoned PO/I (Planned Office/Institutional District). The sites are not included in the immediately adjacent Sandusky Street National Register Historic District.

While the Delaware County Auditor's Office lists the dates of construction as 1880 for 7 Spring Street and 1890 for 27 Spring Street, this is not corroborated with historical maps of the area, which places the construction date of both buildings around 1923.

BACKGROUND

The Applicant received a Certificate of Appropriateness (COA) from the Historic Preservation Commission on September 26, 2018 for the demolition of the existing structures at 7 and 27 Spring Street and the construction of a hotel on the affected parcels (HPC 2018-2382). A copy of the Certificate, along with the approved renderings of a Hampton Inn by Hilton hotel, is included as part of this report. Circumstances not impacting this design review process have dictated the Applicant select an alternate brand for this site: a Tru by Hilton hotel.

As way of reminder, the buildings to be demolished are located at 7 Spring Street (to the left in each photograph) and 27 Spring Street (to the right in each photograph). The history of the sites is charted in HPC 2018-2382.

7 Spring Street and 27 Spring Street



PROPOSAL

The Applicant's intentions continue to be the purchase and demolition of the two existing buildings currently on site and the construction of a new hotel at 7 and 27 Spring Street, as per the September 26, 2018 Certificate of Appropriateness from the Historic Preservation Commission. The previously issued COA for demolition and new hotel construction is not requested to be changed with this case, only some modifications to the design of the new building. The proposal continues to be for a six-story hotel in the same footprint on the four-parcel site. Instead of a Hampton Inn, a Tru by Hilton hotel will be constructed.

The Applicant continues to understand the new build is to be constructed of a design, materials, and color palette compatible with existing nearby buildings on the Ohio Wesleyan University campus and the historic central business district, as well as the Architectural Standards, while not falsely replicating a historic building. To that end, through discussions with City Staff, the project architect successfully incorporated the previously approved six-story footprint and approved materials into the proposed hotel design.

The design presented gives a nod to The Allen Hotel once located at the southwest corner of North Sandusky and East Winter Streets, which is the current location of the PNC Bank building.

The Allen Hotel – Circa Late 1800s-Early 1900s



The hotel design included with this report for HPC's consideration conforms with the intent of HPC's directions and the Architectural Standards that resulted in the approval of a Certificate of Appropriateness for final exterior design of the previous submission.

The project architect has prepared a presentation for HPC at this meeting describing details of the design. Actual material samples will be presented for HPC's perusal at this meeting. Previously preferred selections of cast stone limestone, brick, pre-cast stone sills, and metal cornice and trim have been incorporated into this final design. The guestroom windows will utilize an integral PTAC louver system, a topic of previous discussion, to seamlessly match window color for minimized effect. This design proposes a lighted covered walkway leading from the third story west elevation to the proposed parking area at the Hamilton Williams Campus Center. A screened trash enclosure is planned for the west elevation at ground level. Perspective and contextual renderings, proposed lighting fixture placement illustrations, and a cornice detail are presented, as well.

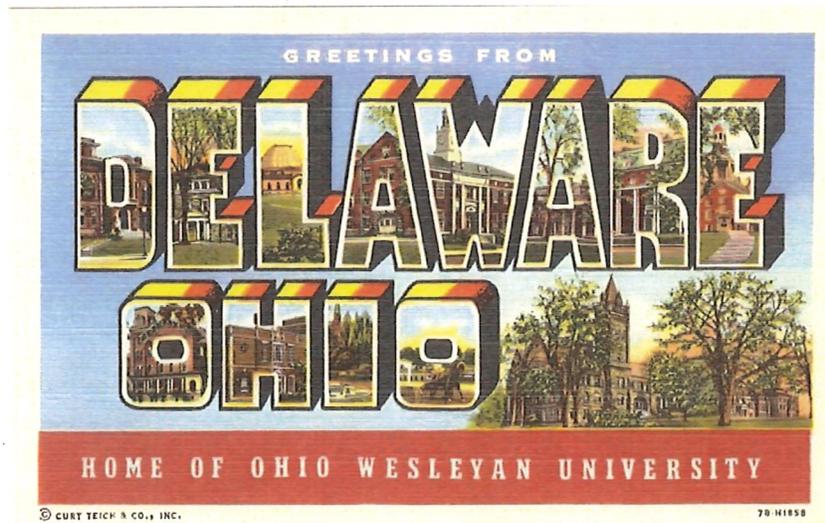
The Applicant is providing design options for HPC's review and discussion for the hotel Porte Cochere entryway, as well as the northeast building corner façade regarding signage and faux window design detail. The Tru hotel signs are light blue and yellow in coloration. A mural depicting a faint black-and-white version of an early colorized historic Delaware post card is planned for the northeast corner façade.

Sample of Hotel Signage



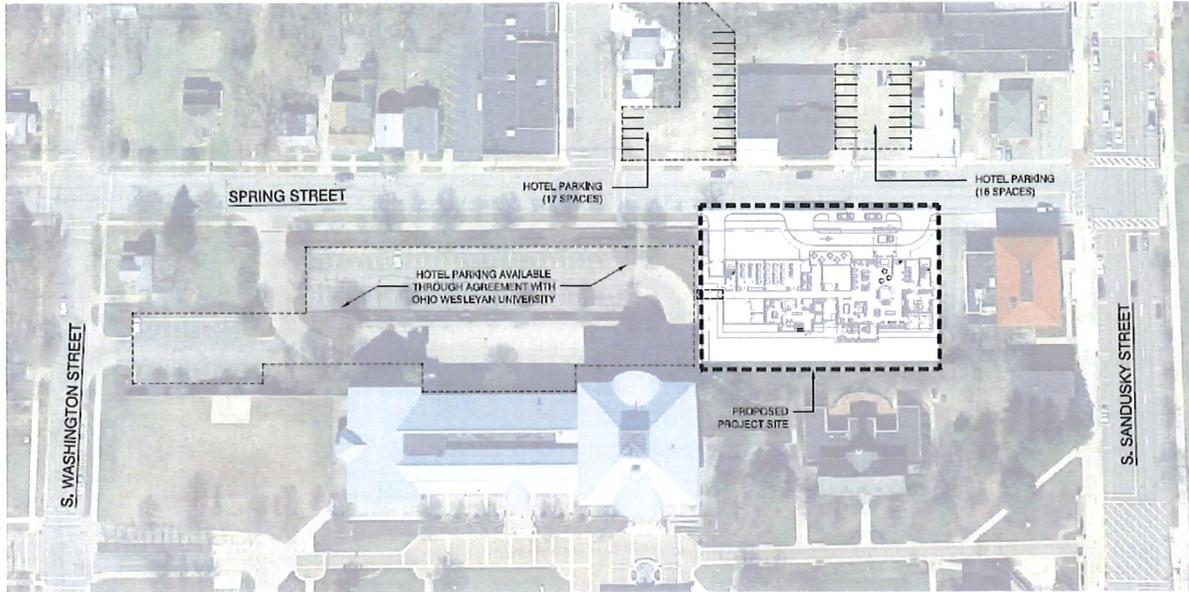
by HILTON

**Stylized Black-and-White Version of Post Card for Mural on Northeast Corner Façade
“Greetings from Delaware, Ohio / Home of Ohio Wesleyan University”**



The conceptual design of the Tru hotel is depicted below and in a bound booklet included with this report. Illustrated are a cast stone limestone base; masonry accents, sills, and bands in pre-cast concrete; Antique Bronze finished metal accent; and brick for most of the building. The brick accent in the building’s center portion is Dark Iron Spot with vertical scores. The site plan illustrates the building setback, with the building entrance at the northwest end of the building and a one-way drive aisle. The off-center entrance allows for a fenced patio and greenspace on the Spring Street elevation.

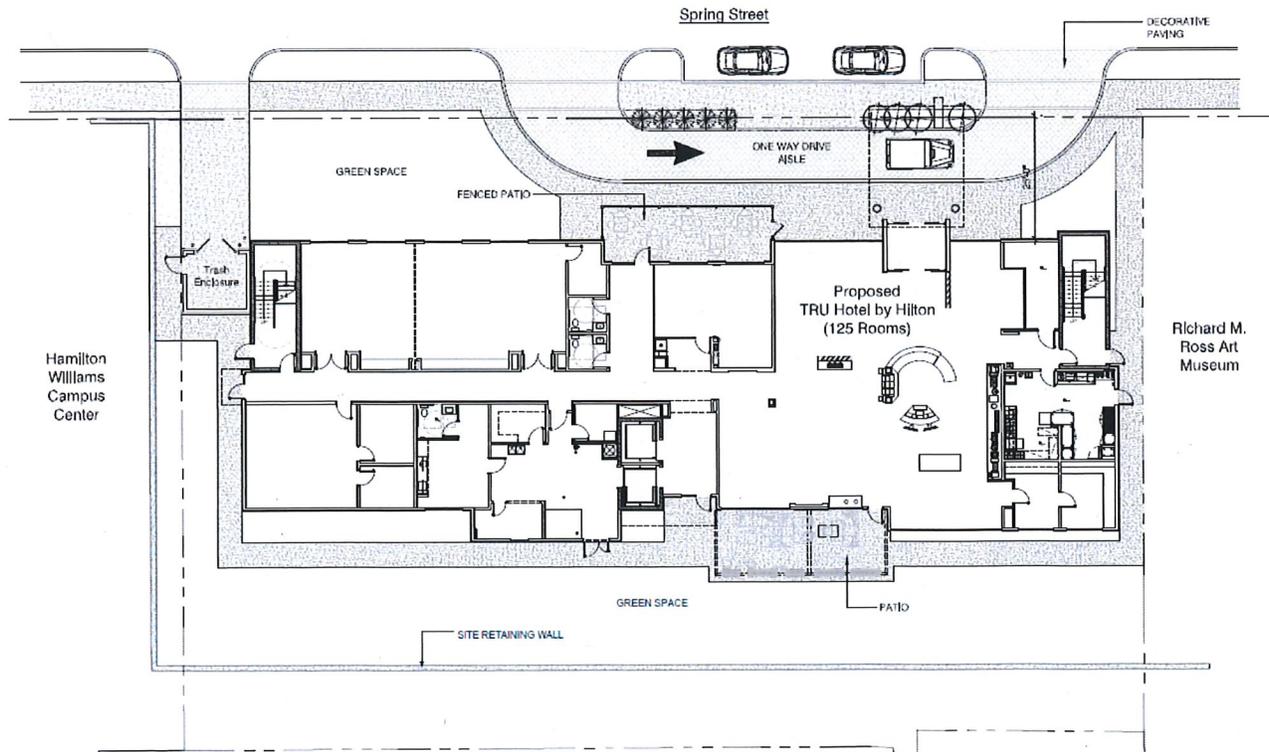
Tru by Hilton, Delaware, Ohio – Conceptual Design



meyers+associates

tru | site aerial

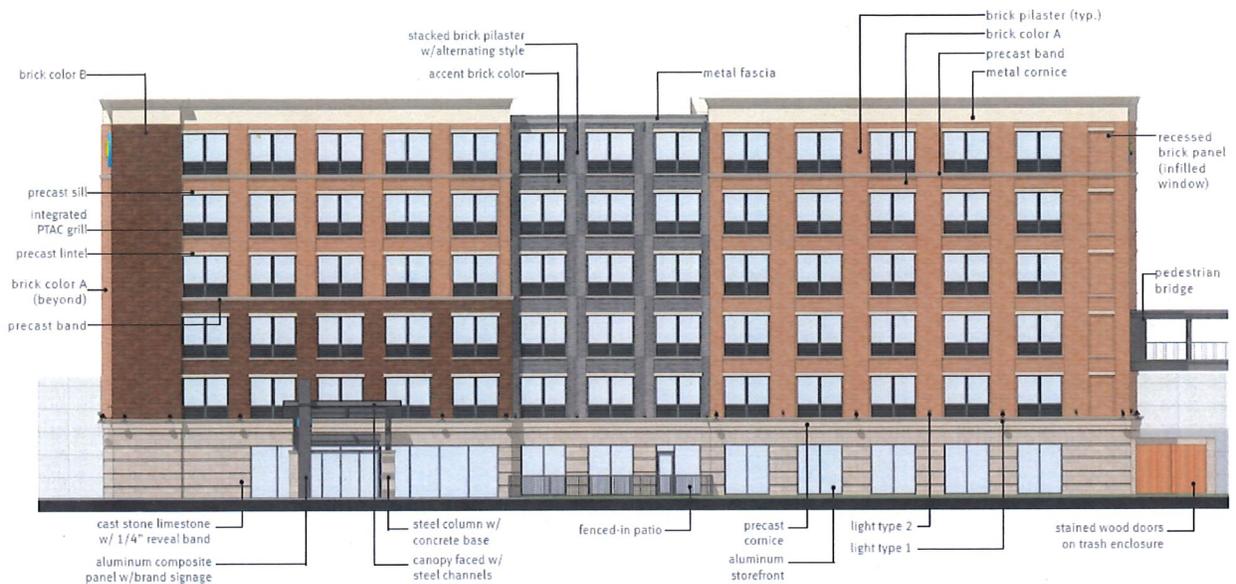
tru hotel delaware, ohio



meyers+associates

tru | preliminary site plan

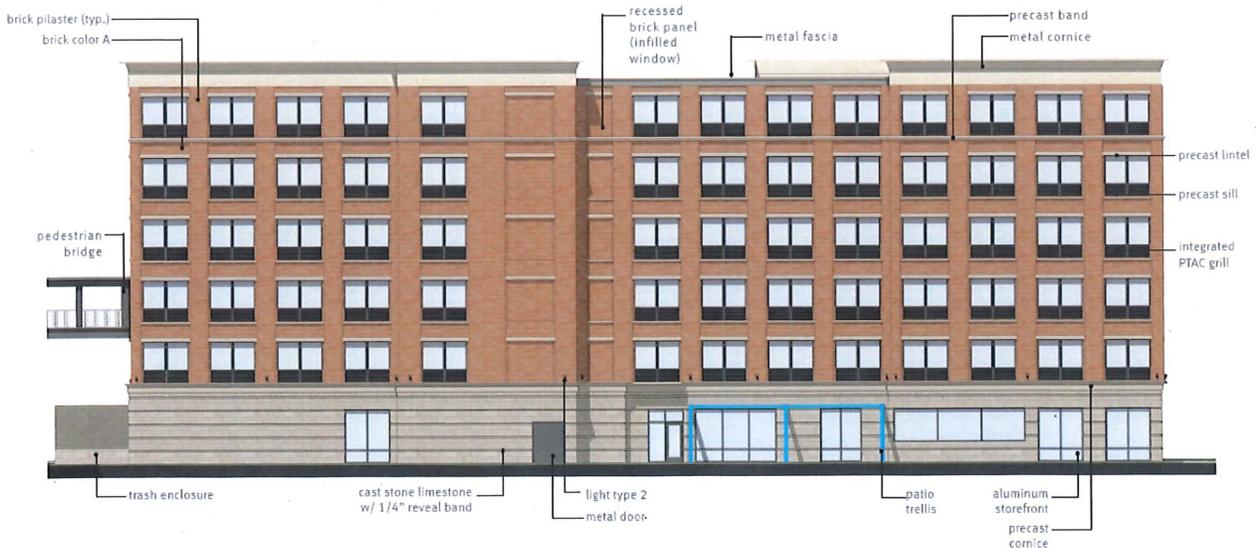
tru hotel delaware, ohio



meyers+associates
ARCHITECTS

tru | north elevation

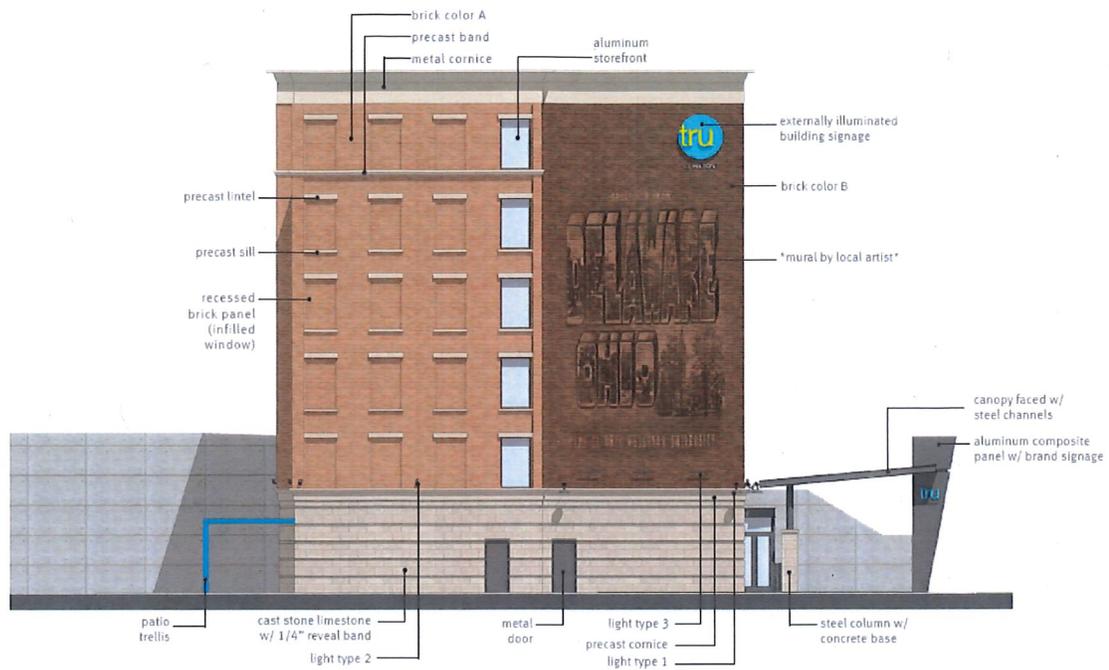
tru hotel delaware, ohio



meyers+associates
ARCHITECTS

tru | south elevation

tru hotel delaware, ohio



meyers+associates

tru | east elevation

tru hotel delaware, ohio



meyers+associates

tru | west elevation

tru hotel delaware, ohio



meyers+associates
ARCHITECTS

tru | axonometric (front corner)

tru hotel delaware, ohio



meyers+associates
ARCHITECTS

tru | axonometric (front corner - alternate canopy)

tru hotel delaware, ohio



meyers+associates
ARCHITECTS

tru | axonometric (front corner)

tru hotel delaware, ohio



meyers+associates
ARCHITECTS

tru | axonometric (front corner - alternate canopy)

tru hotel delaware, ohio



meyers+associates
ARCHITECTS PLANNERS ENGINEERS

tru | northeast view (context)

tru hotel delaware, ohio



meyers+associates
ARCHITECTS PLANNERS ENGINEERS

tru | northwest view (context)

tru hotel delaware, ohio



meyers+associates
ARCHITECTS PLANNERS

tru | pedestrian walkway (concept)

tru hotel delaware, ohio



option A



option B - faux window infill



meyers+associates
ARCHITECTS PLANNERS

tru | facade options

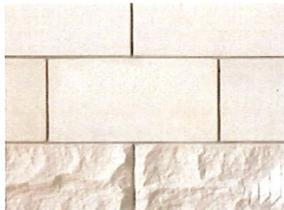
tru hotel delaware, ohio



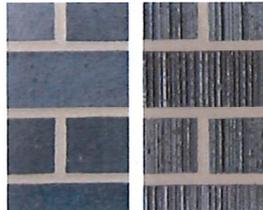
meyers+associates

tru | painted mural examples

tru hotel delaware, ohio



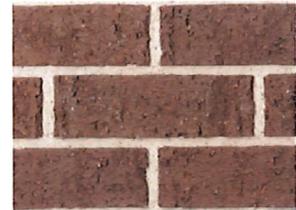
cast stone limestone



accent brick: ironspot w/ vertical scores



brick color A



brick color B



pre-cast stone sill



all metal/trim: antique bronze



integrated ptac louvers



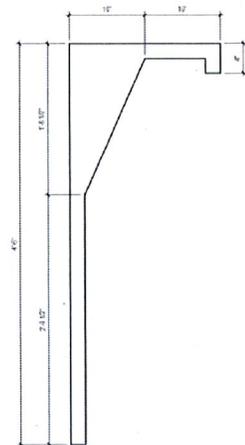
light type 1



light type 2



light type 3



cornice profile



meyers+associates

tru | exterior materials

tru hotel delaware, ohio

STAFF ANALYSIS

In summary, the project site is located on the extreme southern boundary of the Downtown Historic District in the Transitional Sub-district, which is a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. The neighborhood in this area is composed of owner-occupied and renter-occupied dwellings, as well as the Ohio Wesleyan University (OWU) campus. The property immediately to the west of the site is the impressive OWU Hamilton-Williams Campus Center. The property immediately to the east of the site is the striking OWU Ross Art Museum (the grand 6,400 square foot granite and sandstone structure at 60 South Sandusky Street constructed in 1911 as the City's Post Office).

City Staff appreciates the Applicant's interest in purchasing the subject properties and establishing a new hotel in Historic Downtown Delaware, and the Applicant's performing due diligence and adhering to recommendations by the Historic Preservation Commission and the Architectural Standards on the proposed exterior design elements of the project in this design review phase. The proposed project is currently zoned in the B-3 Community Business District, in which hotels are not a permitted use. Thus, the Applicant has acknowledged that a zone change to the B-2 Central Business District would likely be required to advance the project.

As with the previously submitted hotel design, variance(s) to the Architectural Standards will continue to be in place to accommodate the proposed six-story building in terms of height. According to the Architectural Standards, buildings constructed in the interior of city street blocks within the Transitional Sub-district shall be no more than two and one-half stories or 35 feet in height. Buildings constructed in the interior of city street blocks within the adjoining Downtown Core (to the north) shall be no more than three stories or 40 feet in height. For the proposed hotel on this site to be financially feasible, a certain number of rooms are required; in order to achieve that number within the space limitations of the parcels available, the Applicant is required to 'build upward' and construct a six-story facility. The new hotel at six stories high would appear to strike a reasonable compromise amongst the grand presence of the Hamilton-Williams Campus Center sitting atop a hill and the nearby two and three story buildings of the OWU campus, Transitional Sub-district, and Downtown Core, and lastly, the new Hayes Courthouse across from the Historic Courthouse anchoring the Sandusky Street Corridor to the north. The Tru hotel is the same height and building footprint already approved by HPC.

Additionally, development plan review would be required, and any other pre-development processes as required to advance the project. The Applicant has worked with OWU to share some required parking that exists at the Hamilton William Center and thus the inclusion of a walkway connector to this design.

With the proposal being within the historic district, and involving demolition of existing structures, Staff offers that the demolition review by City Staff and HPC has been completed via the Certificate of Appropriateness issued on September 26, 2018 per HPC 2018-2382. The basis for that action remains unchanged with reasonings and decisions recorded in the proceedings for HPC 2018-2382. The Applicant is appearing before HPC at this meeting to present a re-design of the previously approved hotel concept. Should HPC issue a Certificate of Appropriateness at this time, the Applicant could proceed to a formal pre-development process. To account for any unforeseen changes, a condition will remain in place that the Applicant may need an additional appearance before HPC at the most, or an Administrative Approval by HPC, at the minimum, depending on the complexity of any modifications to the approved building design, either during the overall project design process or actual construction.

It was previously determined that circulation behind the building was impossible. Setting the building back slightly from Spring Street with a drop-off area emerged as the preferred design alternative as proposed. Staff would still desire to see areas that are not hardscaped to maximize plantings and landscaping in front of the building. This would be determined through the development plan review process. This new design with the front entrance placed to the east allows for such an area to the west of the entrance, which is a positive change.

Staff also discussed the desire to harness the development further by enhancing the Spring Street streetscape to better tie it into the Sandusky Street corridor and enhance the pedestrian and motorist experience. Again, these

are conceptual ideas developed based upon the emerging and changing site and building plan. Several actions by the Applicant, City Administration, and ultimately City Council would be required to secure the numerous and necessary approvals for this project. Final dimensions, plans, and discussions would have to be pursued to ensure the viability of all elements of the proposal.

Staff supports the demolition and reconstruction approach in this particular situation. The Applicant is motivated to remove non-descript buildings in proximity to the Ohio Wesleyan University campus and engage in a substantial investment to provide a building that will complement and blend into the City's Historic District and the neighboring National Register Historic District. An architect sensitive to historic preservation and responsive to HPC input is in place, thus ensuring all proposed work will meet the Standards, as well as pertinent building codes and regulations. The condition will remain in place that the Applicant is required to photo-document the structures inside and out prior to demolition. This shall be coordinated through the City and County Historical Society.

The Applicant has done a tremendous job in incorporating the new Tru brand into the Historic District guidelines. Staff recommends the approval of this design submission for a Certificate of Appropriateness, with the same conditions issued by HPC via HPC 2018-2382. The Applicant will need to continue to work with City Staff, and has been very cooperative in doing so, to achieve compliance with applicable building and zoning codes regarding parking areas and the zoning designation and site use. The City of Delaware would be pleased to welcome the Applicant and the proposed hotel to historic Downtown Delaware and the community at large as proposed herein.

STAFF RECOMMENDATION (HPC 2020-0200 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by Indus Hotels for an amended Certificate of Appropriateness for the construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay, with the following conditions that:

- 1) Any significant revisions to the approved building plan would need, at a minimum, administrative approval by the HPC or another appearance before the HPC by the Applicant, depending on the magnitude of any future revisions.
- 2) The Applicant shall assess and address building classification, storm water drainage, parking, and refuse pick-up issues with adjoining property owners/business and construct said building and site according to the State Building Code, City codes, and Historic District Architectural Standards, as well as other city-required processes.
- 3) The Applicant shall adhere to Historic District Architectural Standards for new construction of this building and site (i.e., final selection of entrance doors, trim covering, paint and material colors, light fixture style, etc.). Such items are to be incorporated into final construction drawings and discussed with and approved by Staff and HPC Chairman prior to construction, and in keeping with the proposal herein.
- 4) All proposed signage and the final lighting plan shall achieve compliance with minimum zoning and historic district requirements and shall be submitted via separate Certificate of Appropriateness applications for review and consideration, which are not inconsistent with the current proposal and/or HPC approval.
- 5) The Applicant shall notify adjoining property owners/business owners of construction timelines.
- 6) The Applicant shall provide a photo-journal to the City of the interior and exterior of the buildings to be removed prior to their demolition and in consultation with the Delaware County Historical Society.
- 7) The demolition of 7 Spring Street and 27 Spring Street are contingent upon final approval of all city permits and shall not be permitted until other all-required building and zoning requirements and other steps for this project are approved by the City of Delaware.

CASE NUMBER: 2020-0200_ Indus Hotels Spring Street Site Redevelopment

MEETING DATE: February 26, 2020

PAGE: 14 of 14

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE: PLANNING/HPC CASES/2020 CASES/2020-0200/INDUS HOTEL TRU HOTEL STFRPT COA
ORIGINAL: 02.19.2020
REVISED:



tru hotel
delaware, ohio
january 31, 2020



meyers+associates
ARCHITECTURE



PROPOSED
SITE

OHIO
WESLEYAN
UNIVERSITY

E. Williams St.

S. Sandusky St.

Spring St.

S. Franklin St.

S. Washington St.

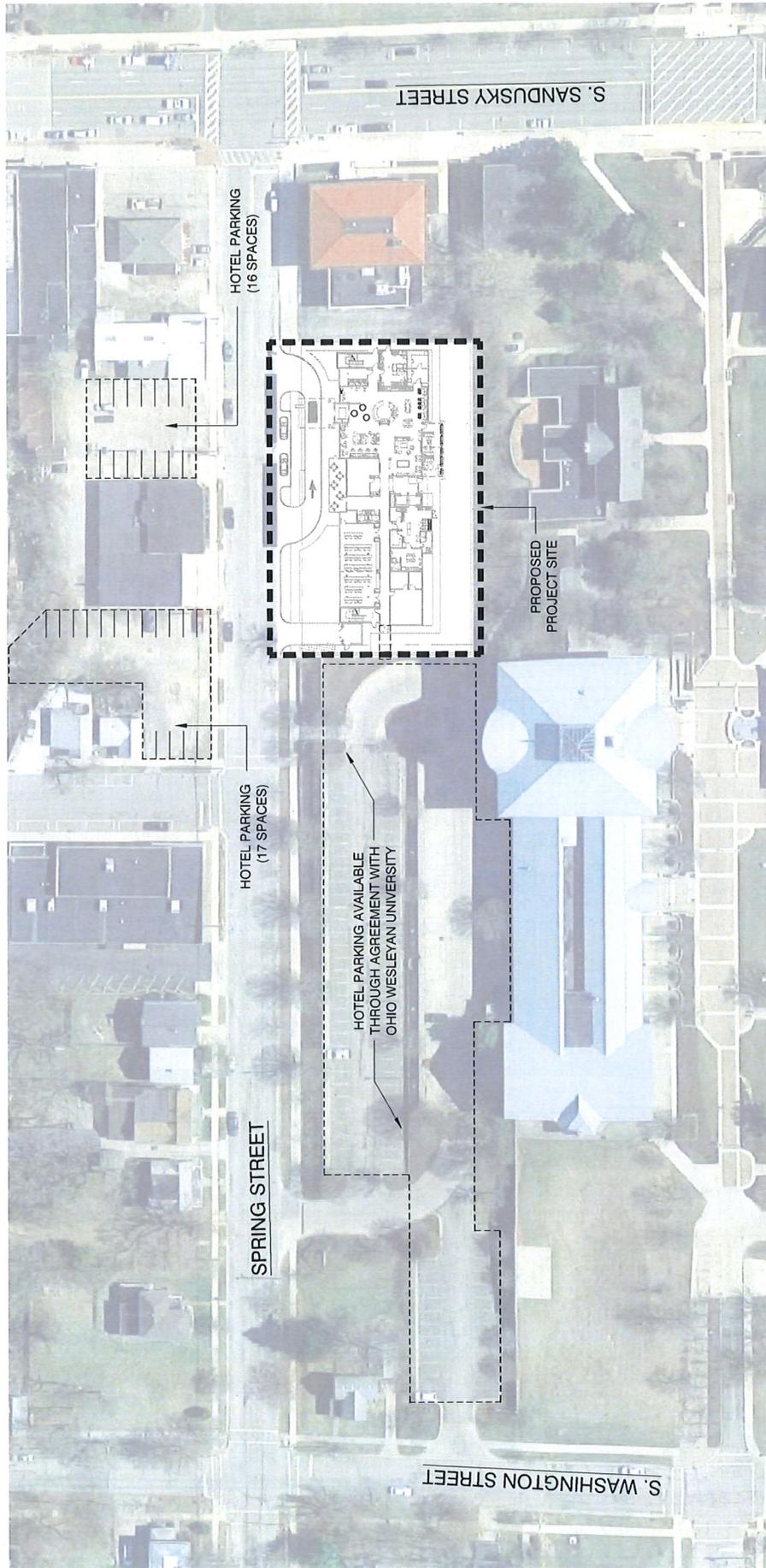
Park Ave.



meyers+associates
ARCHITECTURE

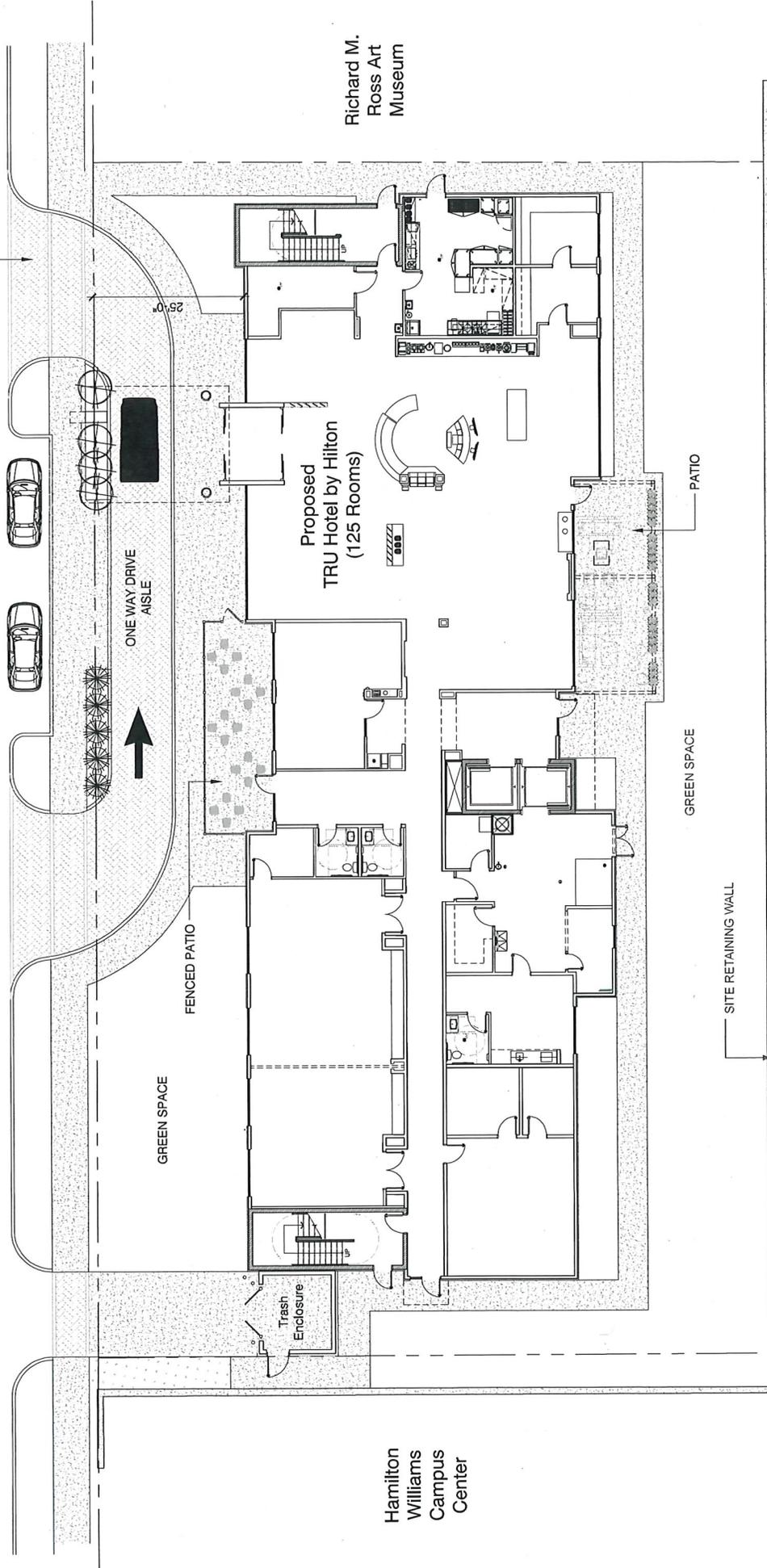


tru hotel
delaware, ohio



Spring Street

DECORATIVE
PAVING



Richard M.
Ross Art
Museum

Proposed
TRU Hotel by Hilton
(125 Rooms)

FENCED PATIO

GREEN SPACE

Trash
Enclosure

Hamilton
Williams
Campus
Center

GREEN SPACE

PATIO

SITE RETAINING WALL



meyers+associates
ARCHITECTURE

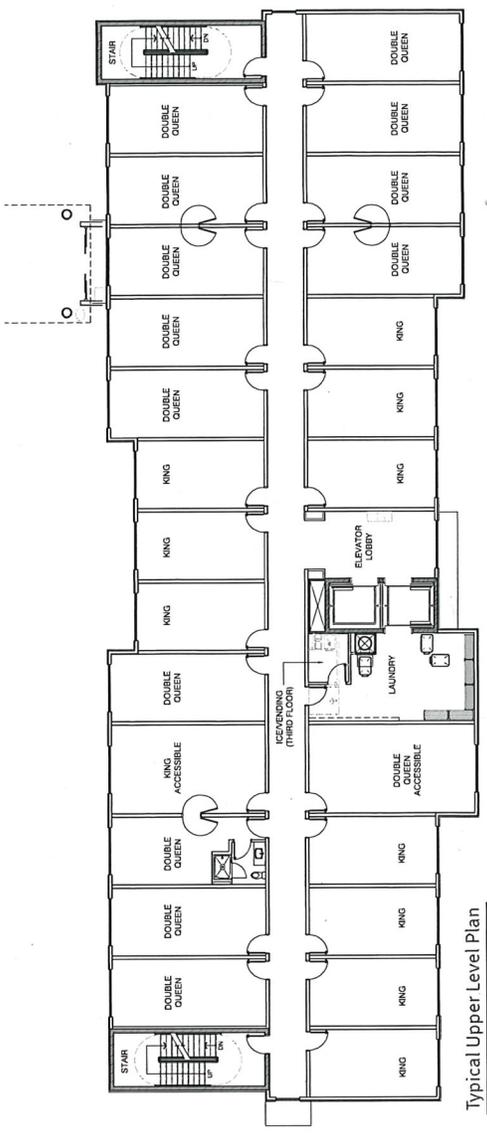
tru | preliminary site plan

tru hotel delaware, ohio

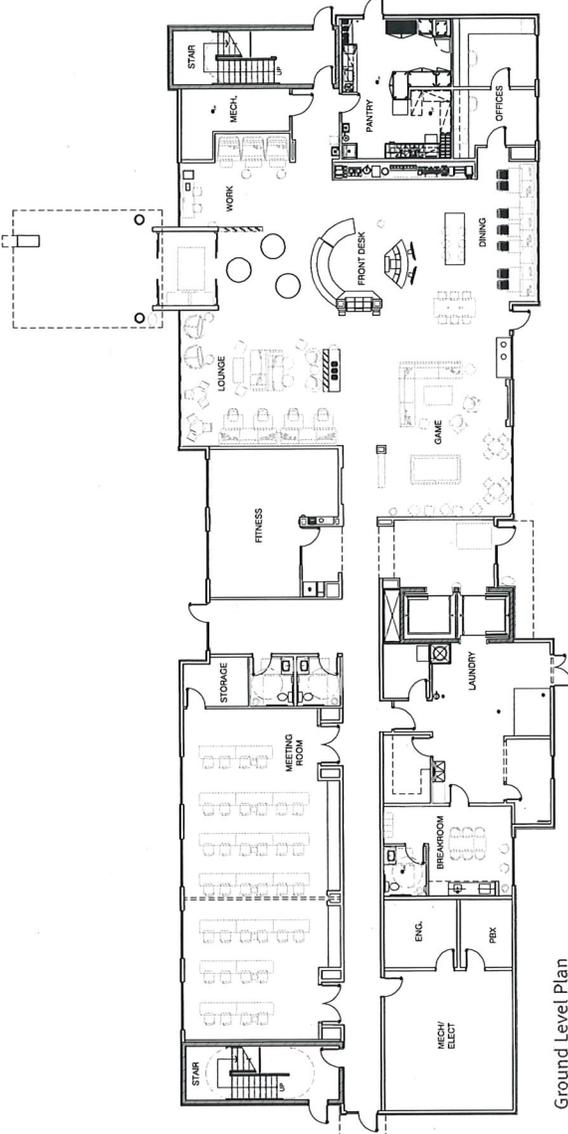
| UNIT COUNT (TYPICAL UPPER FLOOR) | |
|---|-----------|
| KING - STANDARD | 10 |
| KING - ACCESSIBLE | 1 |
| QUEEN - STANDARD | 13 |
| QUEEN - ACCESSIBLE | 1 |
| TOTAL UNIT COUNT (TYPICAL UPPER FLOOR) | 25 |
| 29% KING UNITS | |
| 71% DOUBLE QUEEN UNITS | |

| UNIT COUNT (TOTAL BUILDING) | |
|-----------------------------|------------|
| FIRST FLOOR | 0 |
| SECOND FLOOR | 25 |
| THIRD FLOOR | 25 |
| FOURTH FLOOR | 25 |
| FIFTH FLOOR | 25 |
| SIXTH FLOOR | 25 |
| TOTAL UNIT COUNT | 125 |

| BUILDING DATA | |
|-----------------------|---------------|
| FIRST FLOOR | 9,977 sf |
| SECOND FLOOR | 9,957 sf |
| THIRD FLOOR | 9,957 sf |
| FOURTH FLOOR | 9,957 sf |
| FIFTH FLOOR | 9,957 sf |
| SIXTH FLOOR | 9,957 sf |
| TOTAL BUILDING | 59,762 |



Typical Upper Level Plan
not to scale



Ground Level Plan
not to scale

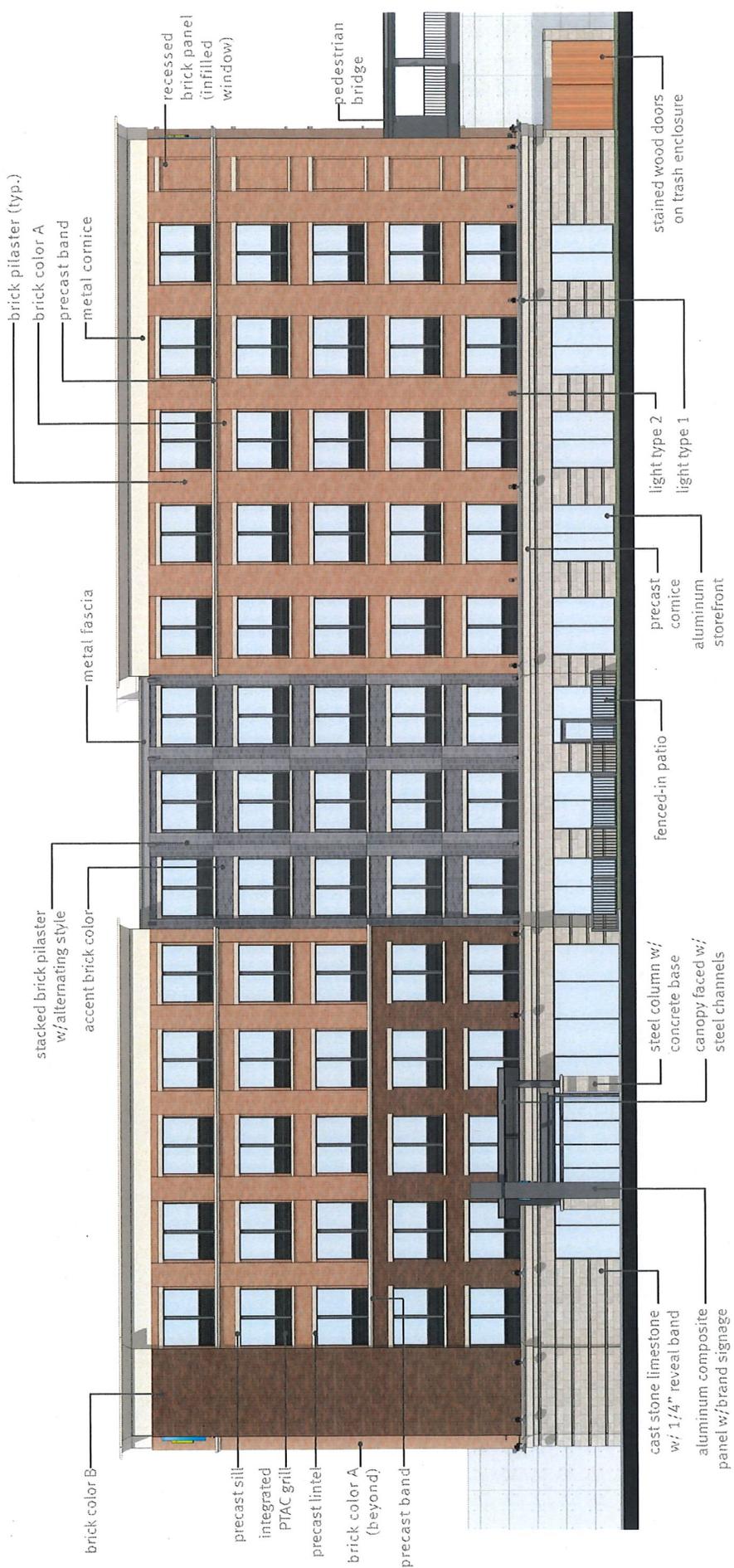


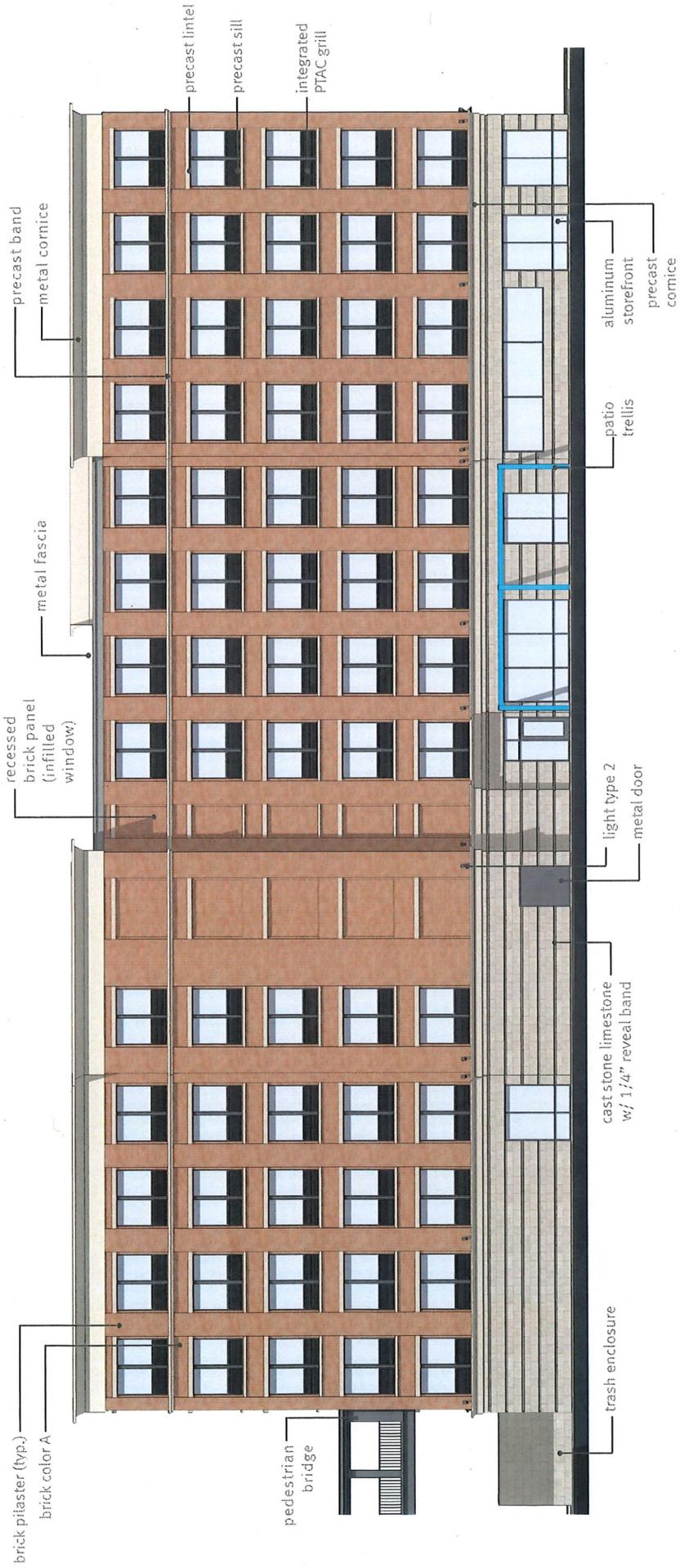
meyers+associates
ARCHITECTURE



tru | floor plans

tru hotel
delaware, ohio







meyers+associates
ARCHITECTURE

tru | axonometric (front corner)

tru hotel delaware, ohio







meyers+associates
ARCHITECTURE

tru | axonometric (front corner - alternate canopy)

tru hotel delaware, ohio



meyers+associates
ARCHITECTURE

tru | northeast view (context)

tru hotel delaware, ohio



meyers+associates
ARCHITECTURE

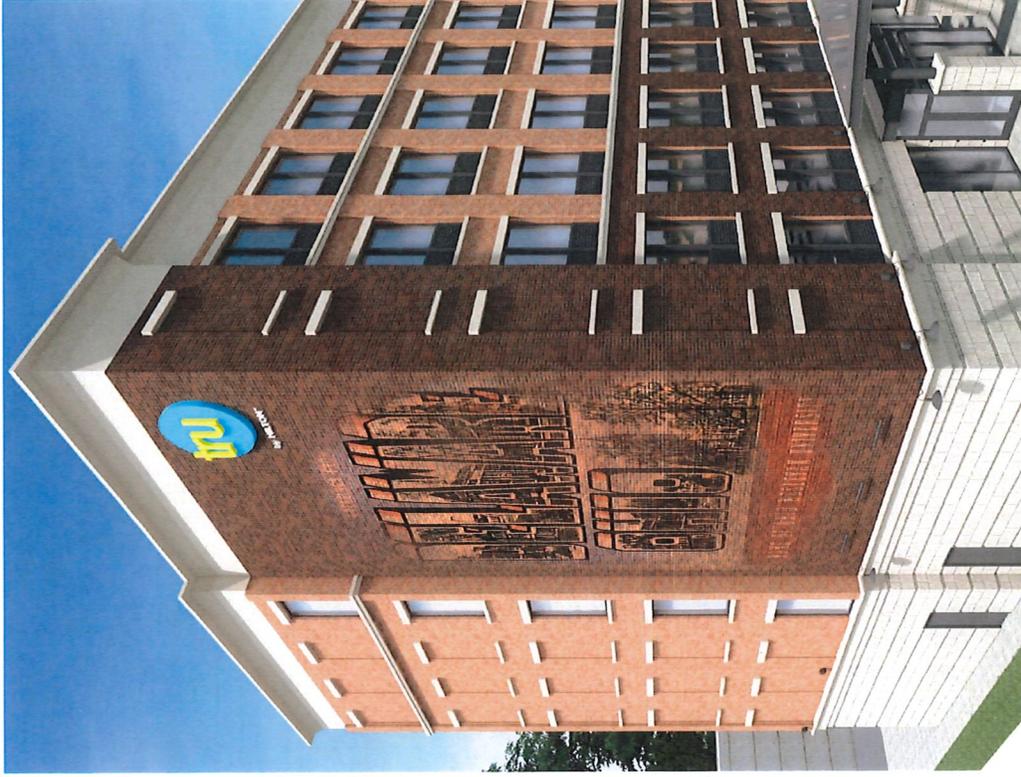
tru | northwest view (context)

tru hotel delaware, ohio





option A



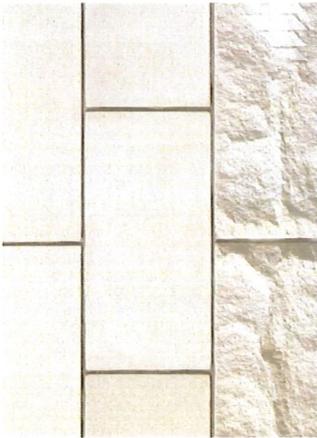
option B - faux window infill



meyers+associates
ARCHITECTURE

tru | painted mural examples

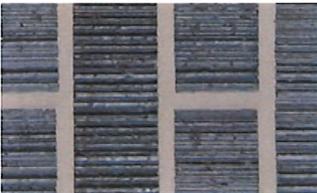
tru hotel delaware, ohio



cast stone limestone



accent brick: ironspot w/ vertical scores



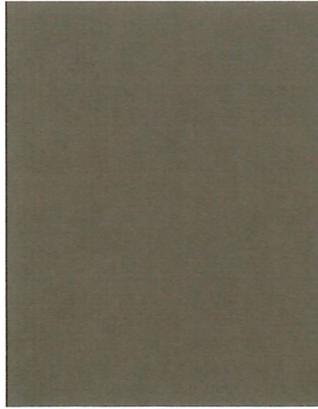
brick color A



brick color B



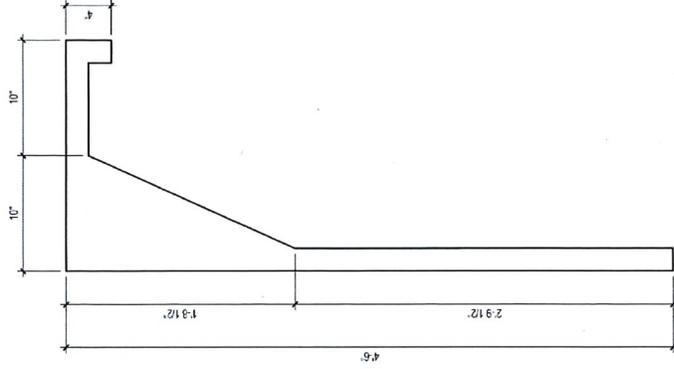
pre-cast stone sill



all metal/trim: antique bronze



integrated ptac louvers



light type 1



light type 2



light type 3

- A) Occupancy/Use Groups:
- 1) Guestrooms: (R-1) Residential – Dwelling units transient in nature
 - 2) Lounge, Kitchen, and Dining: (A-2) Assembly – Intended for assembly uses, intended for food and/or drink consumption
 - 3) Fitness, Meeting Room: (A-3) Assembly – Intended for recreation or amusement
 - 4) Offices and Back of House: (B) Business – Intended for office, professional or service-type transactions

- B) Site Information:
- 1) Parking: t.b.d.

- C) Building Information:
- 1) Width: +/- 58'-2" at north/south
 - 2) Length: +/- 170'-9" at east/west
 - 3) Total Keys: 125 (25 per typical floors 2nd-6th)

- D) Building Area:
- 1) Total Building Area (sf) by Floor and Use:
 - a) Ground Level:
 - 1) Lobby: 10,080 sf
 - b) 2nd Floor:
 - 1) Guestrooms: 9,977 sf
 - c) 3rd Floor:
 - 1) Guestrooms: 9,957 sf
 - d) 4th Floor:
 - 1) Guestrooms: 9,957 sf
 - e) 5th Floor:
 - 1) Guestrooms: 9,957 sf
 - f) 6th Floor:
 - 1) Guestrooms: 9,957 sf

Total Project Area= 59,762 sf

- E) Building Height/Stories:
- 1) Height: +/- 69'-8" to Upper Roof, not including mechanical screen walls.
 - 2) Stories: Six (6) stories



meyers+associates
ARCHITECTURE

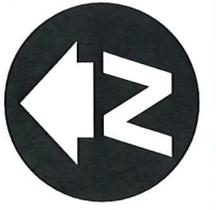
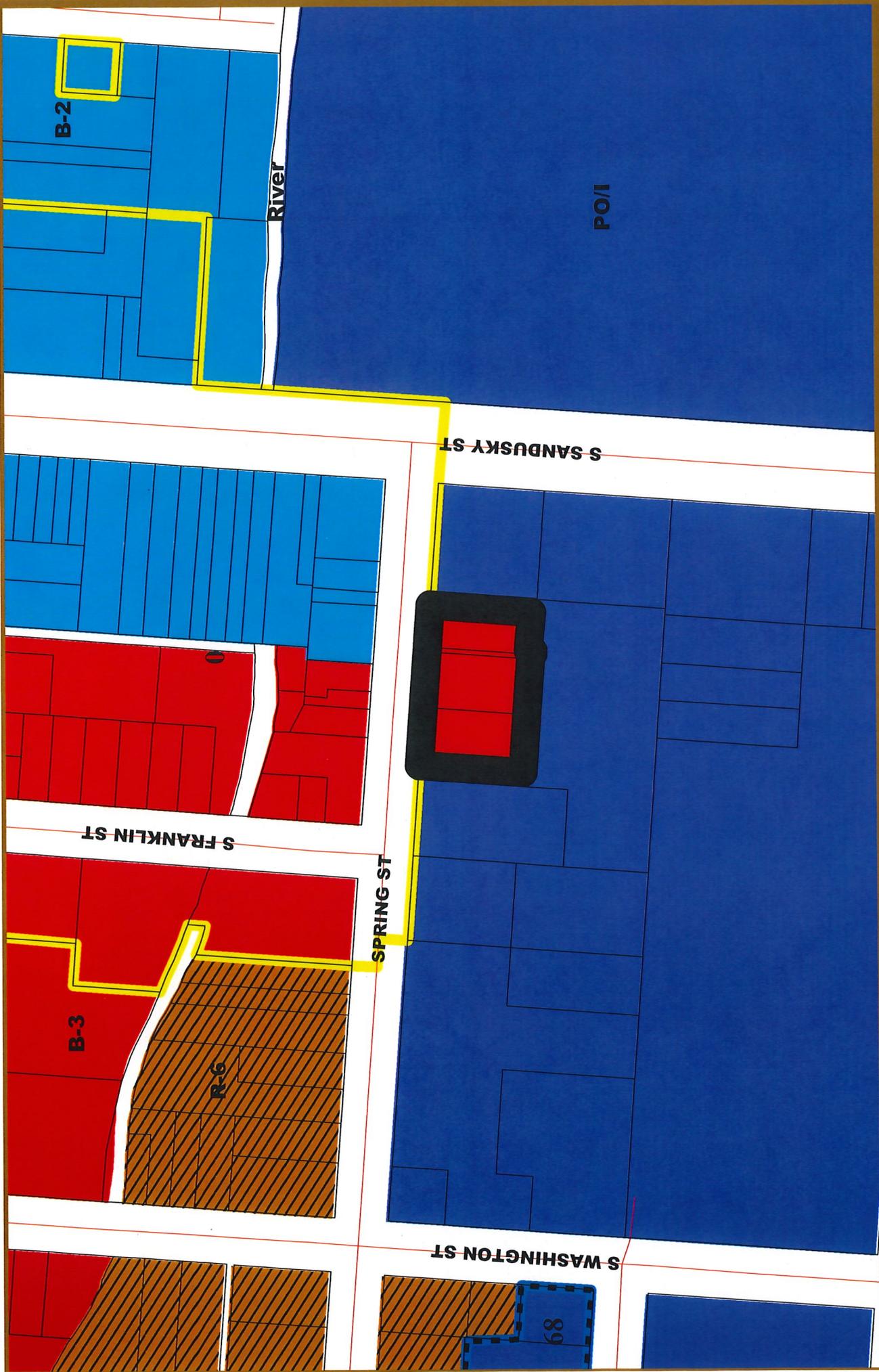
tru | hotel summary

tru hotel
delaware, ohio



2020-0200
Certificate of Appropriateness
27 Spring Street – Indus Hotels: Tru by Hilton Hotel
Location Map





2020-0200
 Certificate of Appropriateness
 27 Spring Street – Indus Hotels: Tru by Hilton Hotel
 Zoning Map





Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2020-0200
 Certificate of Appropriateness
 27 Spring Street – Indus Hotels: Tru by Hilton Hotel
 Historic District Map

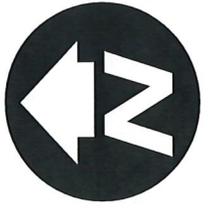
EST 1808
 CITY OF
DELAWARE
 OHIO



S SANDUSKY ST

SPRING ST

S FRANKLIN ST



2020-0200
Certificate of Appropriateness
27 Spring Street – Indus Hotels: Tru by Hilton Hotel
Aerial (2016) Map





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

Certificate of Appropriateness Application

FOR STAFF USE ONLY:

2020-0200

RECEIVED

FEB - 3 2020

CITY OF DELAWARE
PLANNING & COMMUNITY DEV.

Historic Subdistrict Downtown Core Residential Transitional

Address 27 Spring Street, Delaware, Ohio 43015

Business name INDUS Hotels

Applicant Name/Contact Person David Kozar Phone 614-824-2742

Address 1555 LEXINGTON TOWN LN. Columbus OH 43212

Email dkozar@indushotels.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 Jean M. Lane Phone (740) 815-9431 or (740) 816-3594

Address 103 Orchard Heights, Delaware, Ohio 43015

Email None

Project Type

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

Work Description (please type or print legibly)

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

Construction of a 6 story (125 key) hotel. Exterior materials to include brick veneer (A: Madison Blend, B: Red Brick #830, Accent: Ironspot w/ vertical scores), Cast Limestone Base, Precast Masonry Accents (copings, lintels sills, etc) and Antique Bronze Metal Trim profiles. Guestroom windows will utilize an integral PTAC louver system to seamlessly match window color for minimized effect. We are providing options for review and discussion at the Porte Cochere Entry Canopy as well as the Northeast corner facade to include faux brick window infill accents.

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

Date

2-3-20

Signature of Owner (if not the Applicant)

Date

January 22, 2020

Application Fee \$50.00 Fees Received \$ 50.00 Received by alg Date 2-4-2020

COPY



**CITY OF DELAWARE HISTORIC PRESERVATION COMMISSION ACTION
CERTIFICATE OF ACTION
CASE NO. 2018-2382 – 7 and 27 Spring Street – Demolition and Reconstruction
Indus Hotels Hampton Inn**

Certificate Date: September 26, 2018

Case Number: HPC 2018-2382

Applicant: Indus Hotels, 1555 Lennox Town Lane, Columbus, OH 43215

Request: A request by Indus Hotels for a Certificate of Appropriateness for the demolition of existing structures and construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Exhibits Provided:

1. Renderings/Drawings
2. Certificate of Appropriateness Application and all attachments

Staff Recommendation: Staff recommends approval of the request by Indus Hotels for a Certificate of Appropriateness for the demolition of existing structures and construction of a hotel at 7 and 27 Spring Street which are zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay, with six Staff conditions as presented.

Commission Action: On 9/26/2018, the Historic Preservation Commission granted Approval of this request for a Certificate of Appropriateness for this project, with six Staff Conditions as presented, and the inclusion of a seventh condition by the Commission, as outlined below:

- 1) Any significant revisions to the approved building plan would need, at a minimum, administrative approval by the HPC or another appearance before the HPC by the Applicant, depending on the magnitude of any future revisions.
- 2) The Applicant shall assess and address building classification, storm water drainage, parking, and refuse pick-up issues with adjoining property owners/business and construct said building and site according to the State Building Code, City codes, and Historic District Architectural Standards, as well as other city-required processes.

CITY OF DELAWARE HISTORIC PRESERVATION COMMISSION ACTION

CERTIFICATE OF ACTION – Page 2

**CASE NO. 2018-2382 – 7 and 27 Spring Street – Demolition and Reconstruction
Indus Hotels Hampton Inn**

3) The Applicant shall adhere to Historic District Architectural Standards for new construction of this building and site (i.e., final selection of entrance doors, trim covering, paint and material colors, light fixture style, etc.). Such items are to be incorporated into final construction drawings and discussed with and approved by Staff and HPC Chairman prior to construction, and in keeping with the proposal herein.

4) All proposed signage and the final lighting plan shall achieve compliance with minimum zoning and historic district requirements and shall be submitted via separate Certificate of Appropriateness applications for review and consideration.

5) The Applicant shall notify adjoining property owners/business owners of construction timelines.

6) The Applicant shall provide a photo-journal to the City of the interior and exterior of the buildings to be removed prior to their demolition and in consultation with the Delaware County Historical Society.

7) The demolition of 7 Spring Street and 27 Spring Street are contingent upon final approval of all city permits and shall not be permitted until other all required building and zoning requirements and other steps for this project are approved by the City of Delaware.

Commission Findings:

On 9/26/2018, the Historic Preservation Commission reviewed all exhibits provided and Staff recommendations, and all applicable decision and review criteria given within Chapter 1190 of the Delaware City Zoning Code and determined beyond a reasonable doubt, that the decision criteria and standards for approval of a Certificate of Appropriateness had been met. Approval is granted, provided the project proceeds as presented with the Conditions noted above.

STAFF SIGNATURE



Dianne L. Guenther
Development Planner

This Certificate of Action is not a permit and does not authorize the commencement of any construction.
Contact the City of Delaware Inspection Division at 740-203-1600 regarding required permits for this project.
Retain this Certificate of Action for your project file.

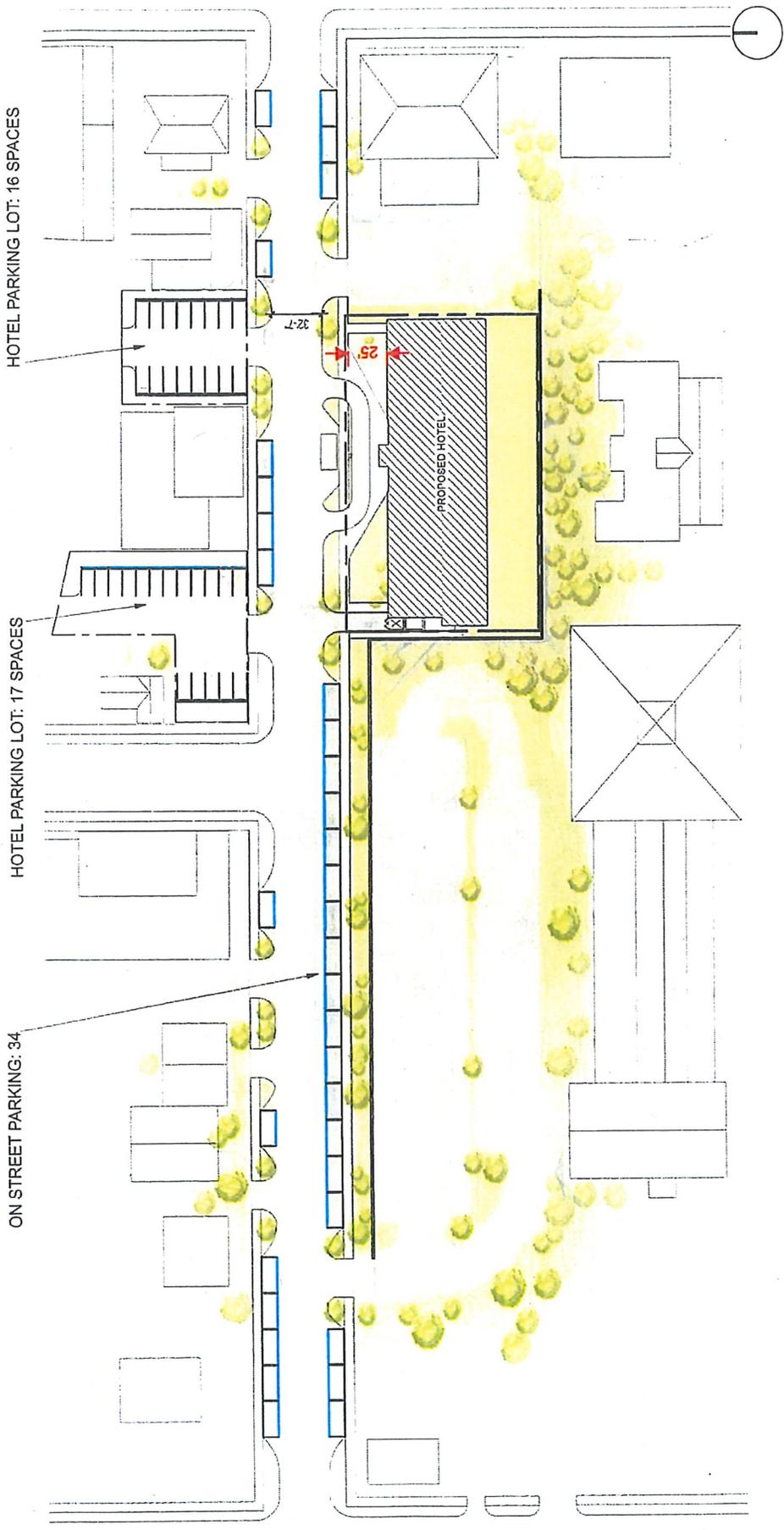
HAMPTON INN
7 SPRING ST
DELAWARE - OHIO
HPC - FORMAL
9/26/2018



COPY

COPY

TOTAL ROOMS: 118
PROPOSED TOTAL PARKING: 67 SPACES



HOTEL PARKING LOT: 16 SPACES

HOTEL PARKING LOT: 17 SPACES

ON STREET PARKING: 34

PROPOSED HOTEL

32'-7"

25'

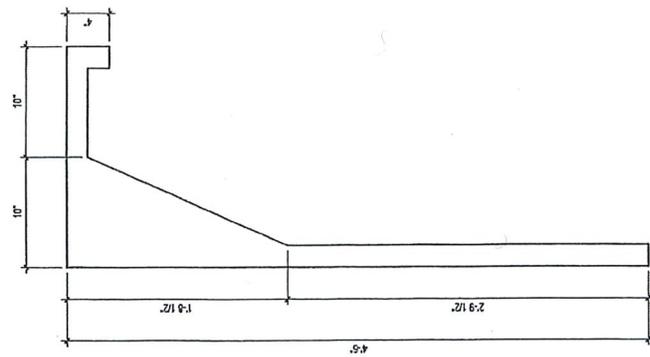
SITE PARKING PLAN

Hampton Inn - 7 Spring ST
HPC FORMAL
09/26/18

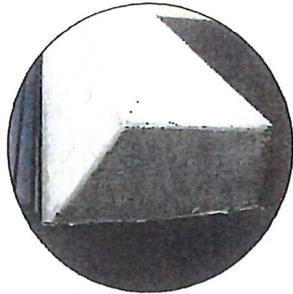


Indus
HOTELS

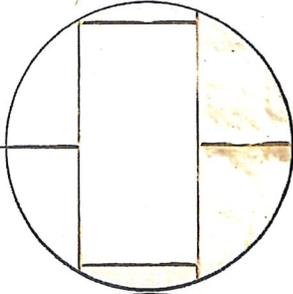




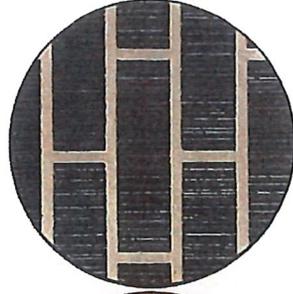
CORNICE PROFILE



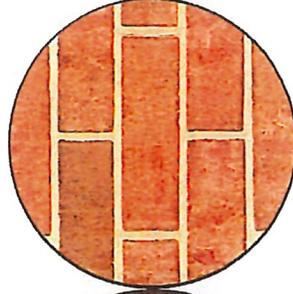
PRE CAST SILL



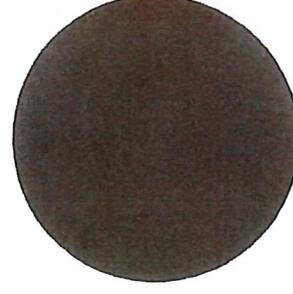
CAST STONE: LIMESTONE



ACCENT BRICK: IRON SPOT W/
VERTICAL SCORE



BRICK: MADISON BLEND A



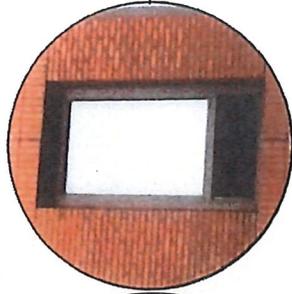
ALL METAL / TRIM: ANTIQUE BRONZE



LIGHT TYPE 2



LIGHT TYPE 1



INTEGRATED PTAC

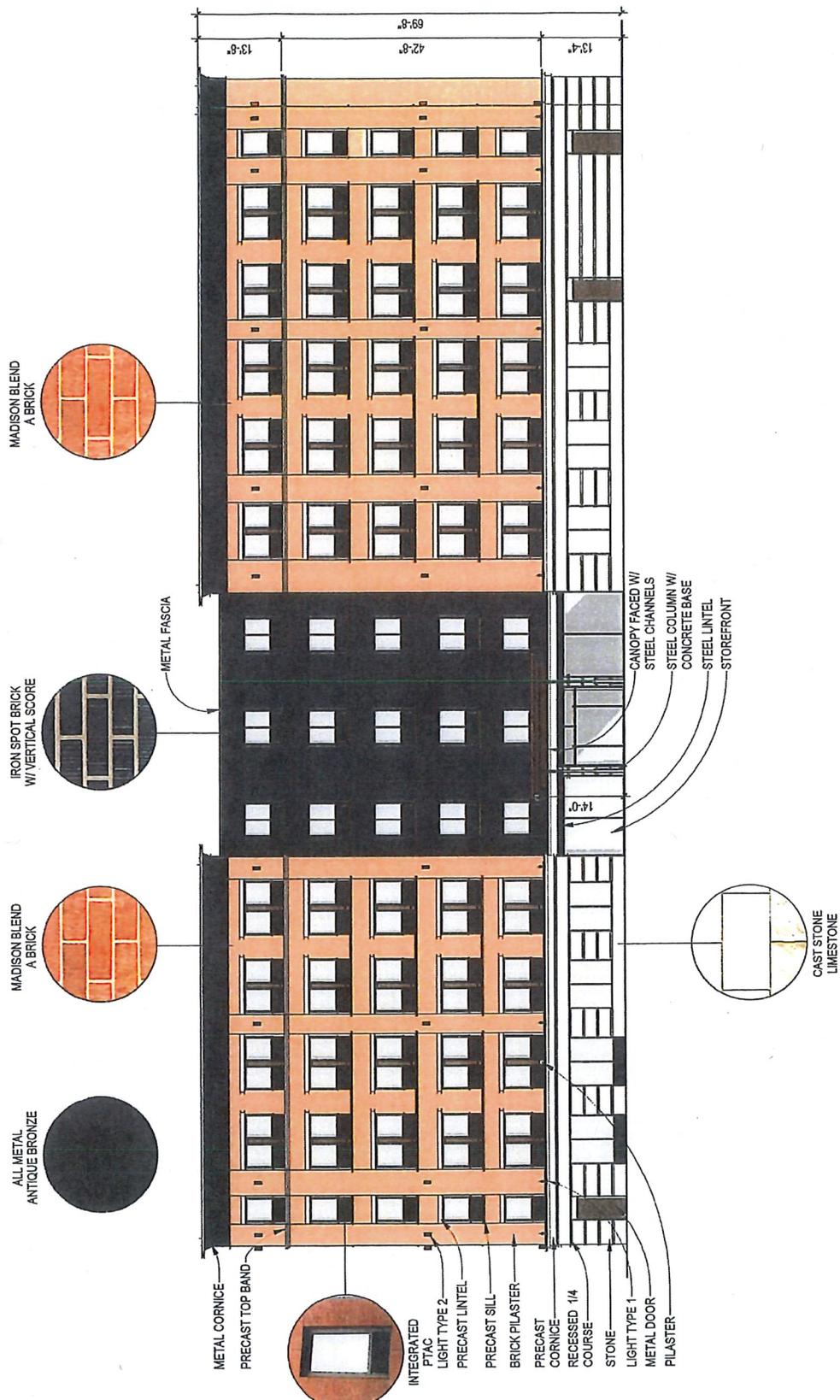


PAINTED SIGNAGE

COPY

MATERIAL SELECTIONS

Hampton Inn - 7 Spring ST
HPC Formal Review
9/26/18



NORTH ELEVATION - BRICK CENTER

Hampton Inn - 7 Spring ST
 HPC Formal Review
 9/26/18

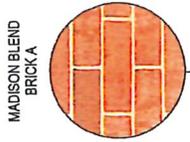
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COPY



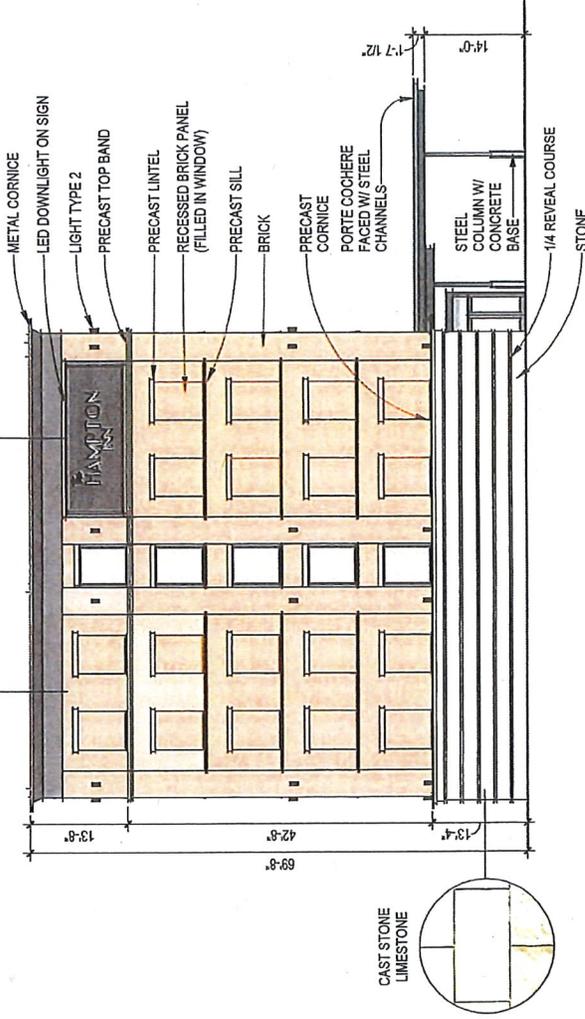
ALL METAL ANTIQUE BRONZE



MADISON BLEND BRICK A



PAINTED SIGNAGE



EAST ELEVATION

Hampton Inn - 7 Spring ST
HPC Formal Review
9/26/18



Hindus HOTELS

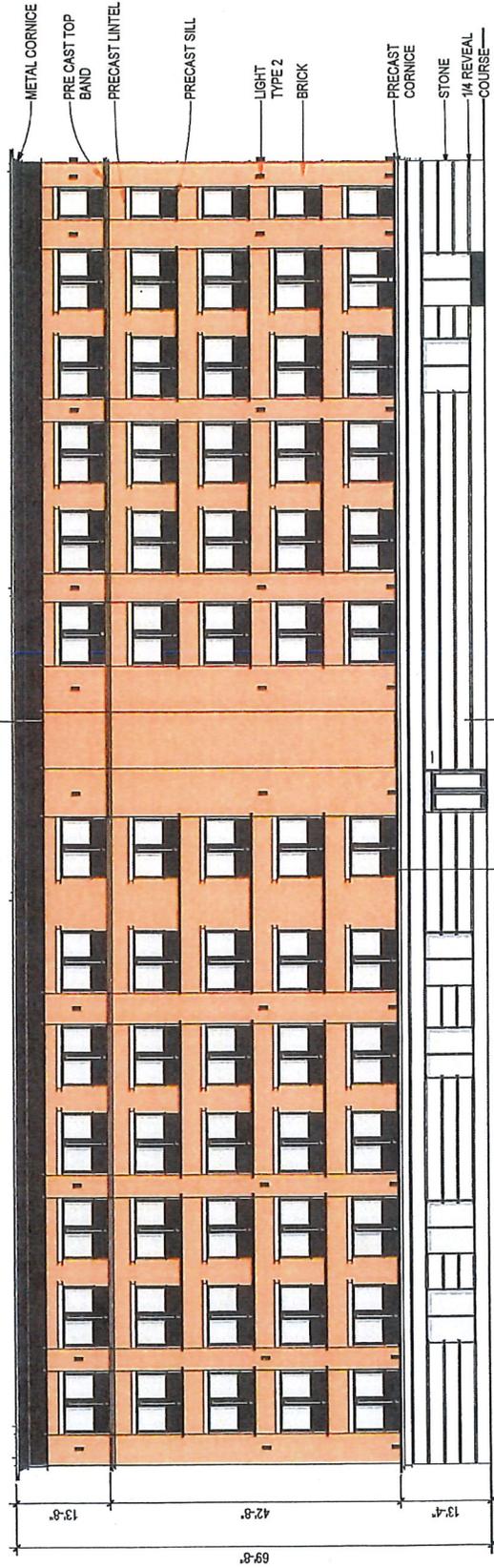


COPY

ALL METAL
ANTIQUE BRONZE



MMADISON BLEND A
BRICK

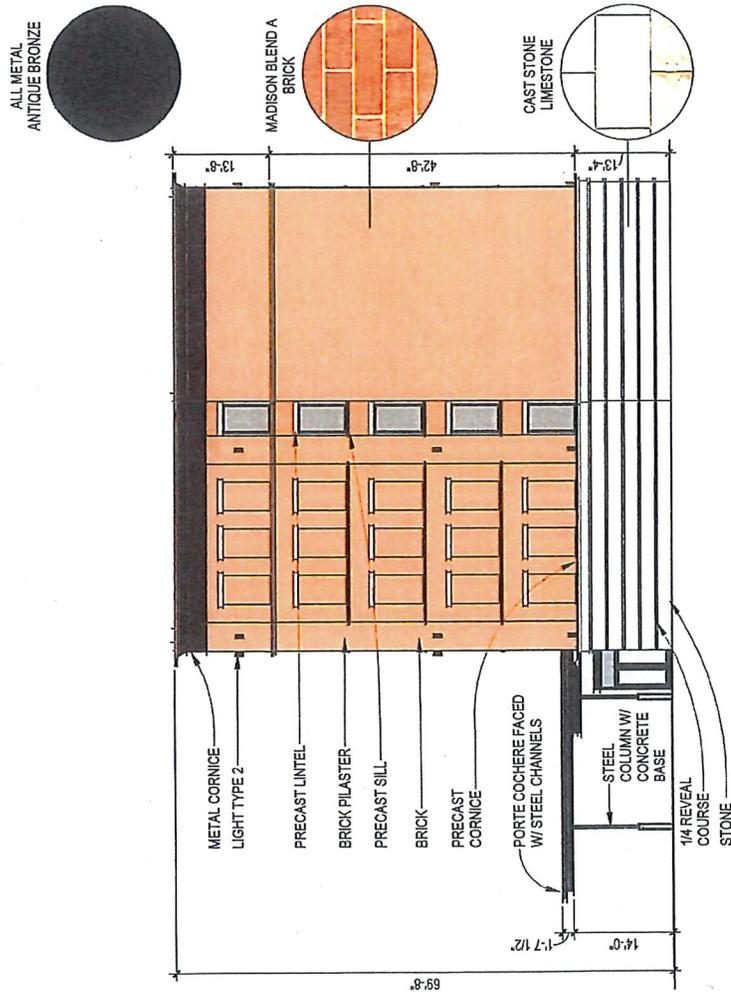


SOUTH ELEVATION

Hampton Inn - 7 Spring ST
HPC Formal Review
9/26/18



COPY

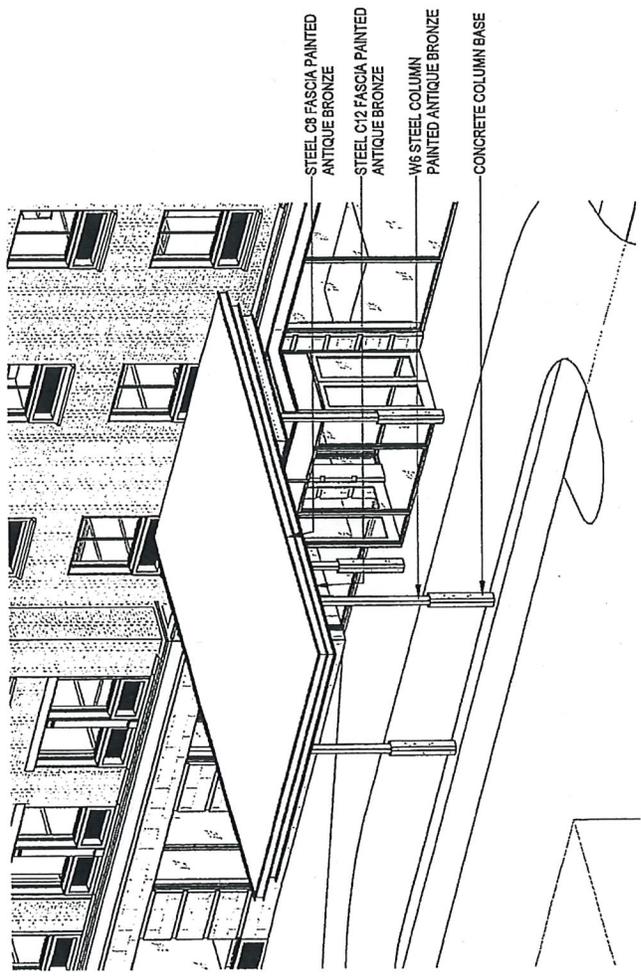
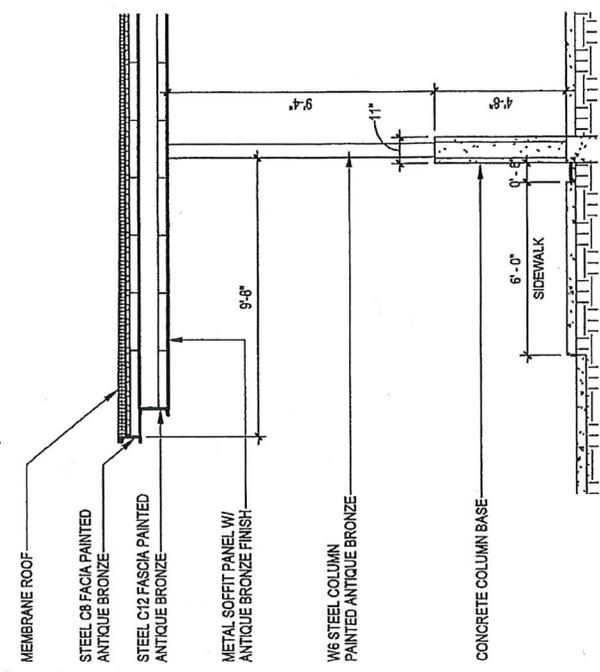


WEST ELEVATION

Hampton Inn - 7 Spring ST
HPC Formal Review
9/26/18



COPY

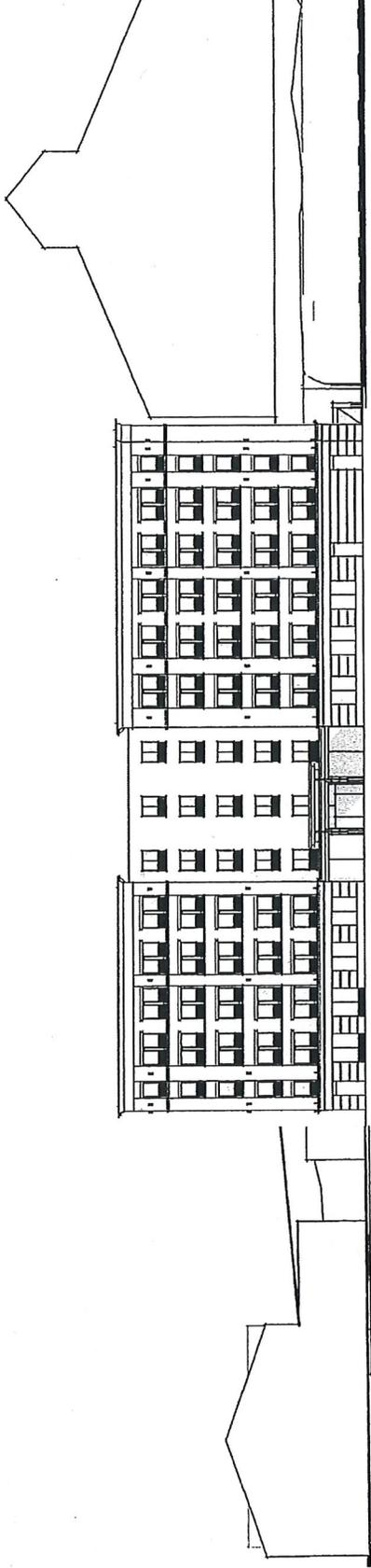


PORTE COCHERE DETAIL

Hampton Inn - 7 Spring ST
HPC Formal Review
9/26/18

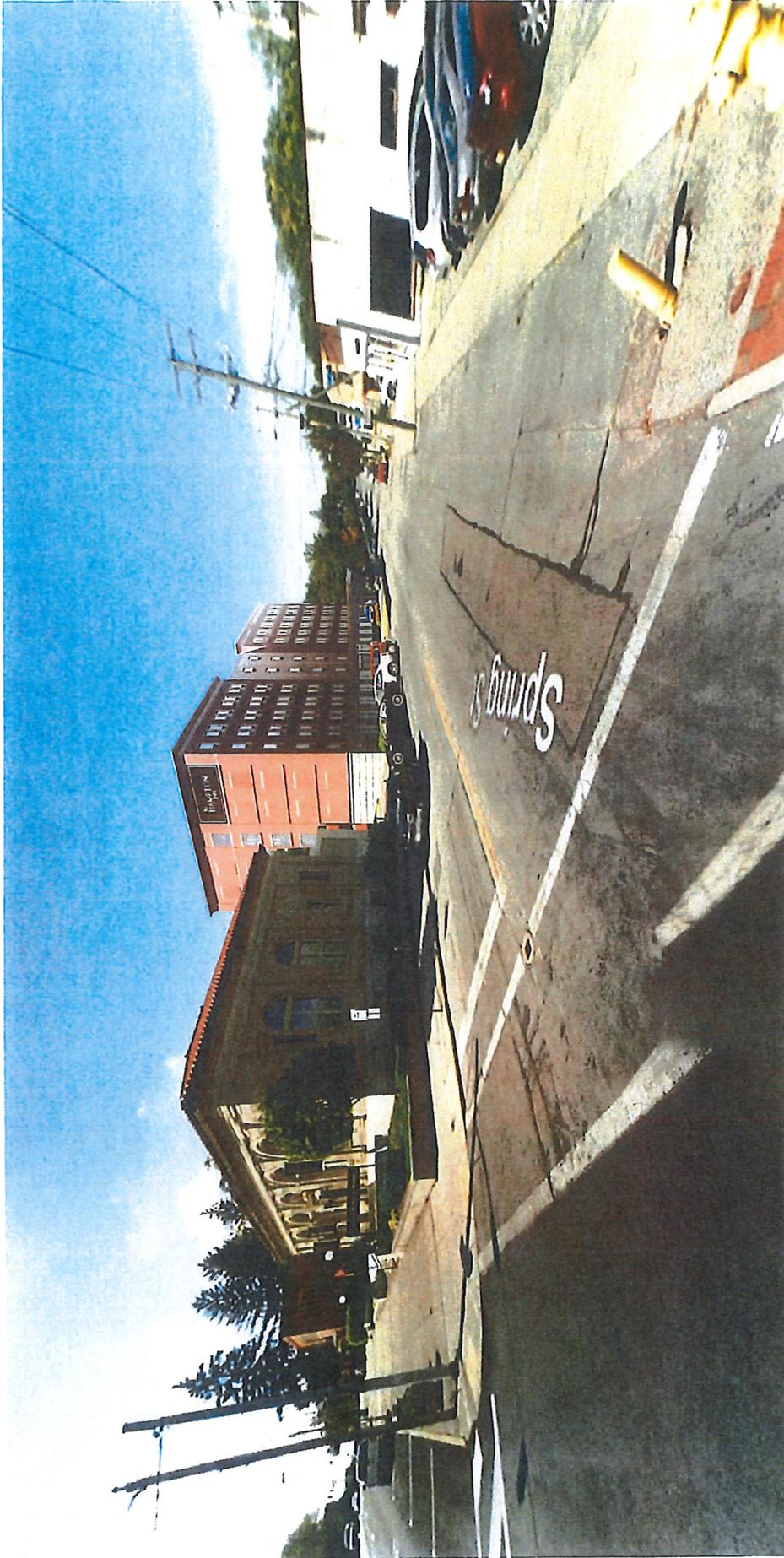


COPY



CONTEXTUAL ELEVATION
Hampton Inn - 7 Spring ST
HPC FORMAL
09/26/18





SUPERIMPOSED VIEW FROM SPRING

Hampton Inn - 7 Spring ST

HPC FORMAL

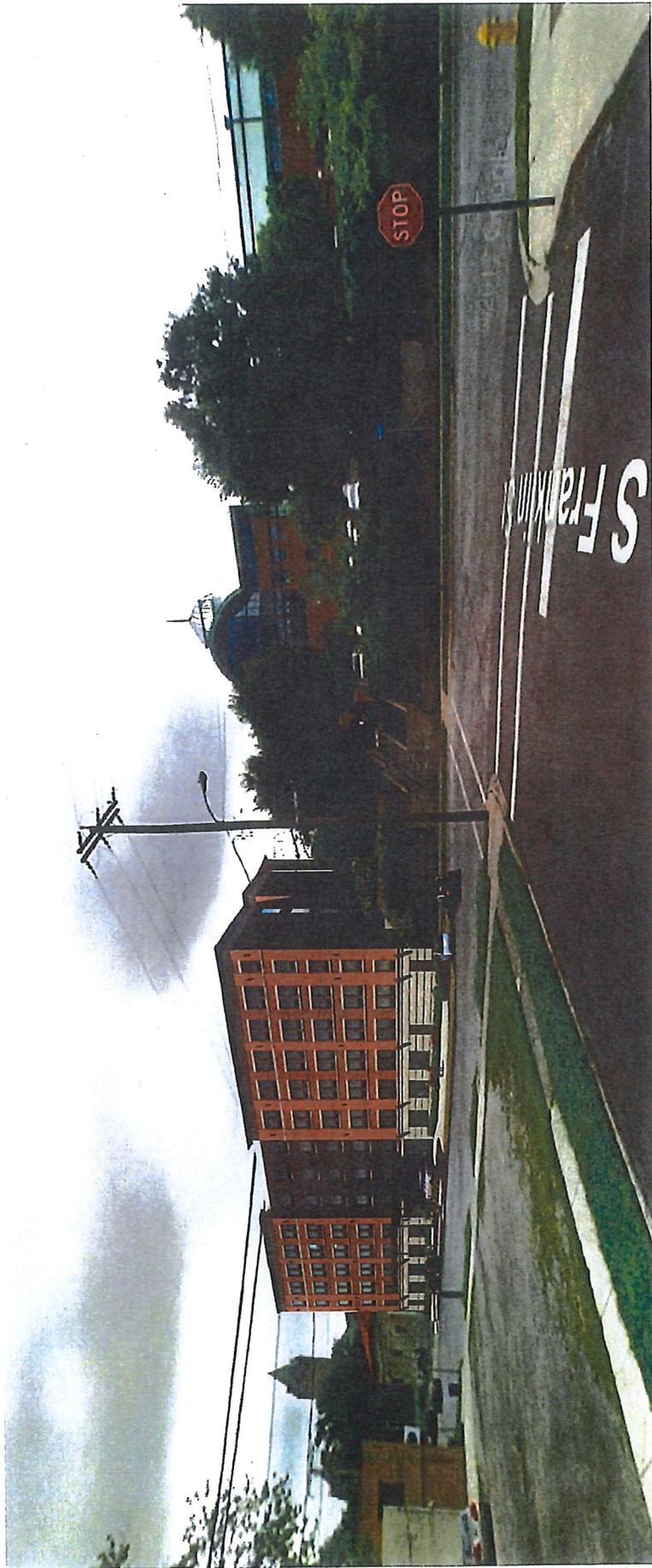
09/26/18



Indus
HOTELS



COPY



SUPERIMPOSED VIEW FROM FRANKLIN

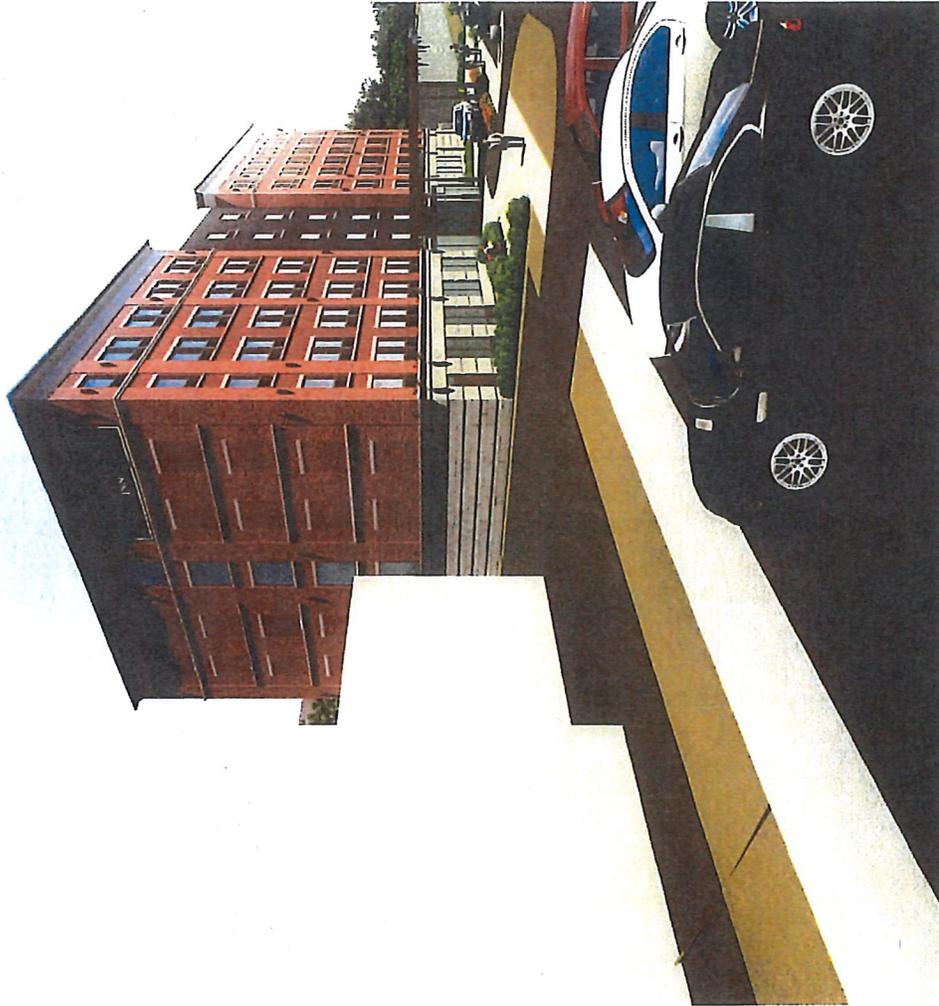
Hampton Inn - 7 Spring St
HPC FORMAL
09/26/18

COPY



Inclus
HOTELS





EAST RENDERING

Hampton Inn - 7 Spring ST
HPC FORMAL
09/26/18



Inclus
HOTELS



COPY



NORTH EAST RENDERING

Hampton Inn - 7 Spring ST

HPC FORMAL

09/26/18

COPY



Indus
HOTELS





NORTH WEST RENDERING

Hampton Inn - 7 Spring ST

HPC FORMAL

09/26/18

COPY



Inclus
HOTELS



Advancing Our World

APPLICANT

Surge Staffing
1110 Morse Road
Columbus, OH 43229

REQUEST

2020-0245: A request by Surge Staffing for a Certificate of Appropriateness for proposed storefront renovations at 67 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 67 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, east, and west of this parcel lie within the Downtown Core 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, east, and west.

BACKGROUND

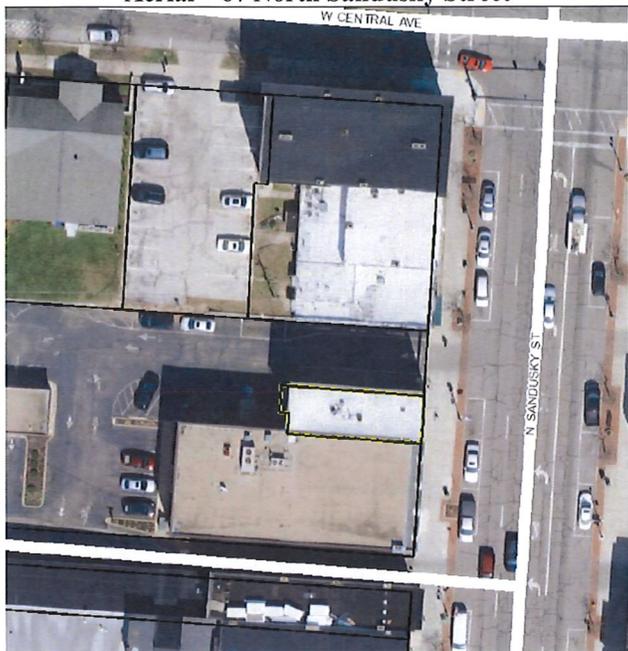
The subject property is a contributing building in the National Register Sandusky Street Historic District. It is an example of circa 1870-1880 era Italianate commercial architecture, the most popular architectural style along Sandusky Street. The three-story commercial structure features round arched windows, which are slightly recessed, and arcaded brickwork (a series of arched brick) above the second and third story windows. However, the building appears to be missing its typical bracketed cornice. The third story windows retain a 6-over-6 sash, while the second-floor windows have been replaced with 1960s aluminum jalousie windows with a filler panel in the window arches. The north and west elevations bear a coating of stucco. The storefront has been modified numerous times over the building's lifetime.

67 North Sandusky Street – 2019



The building sits in between two alleys and is the remaining original building in that section of streetscape. The Central Garage to its north and two buildings to its south were demolished to make way for the new ‘Citizen Federal Bank’ building (now Chase Bank) constructed in 1979. The iron beam from the garage is still attached to the north elevation of 67 North Sandusky Street.

Aerial – 67 North Sandusky Street



Demolished Demolished 67



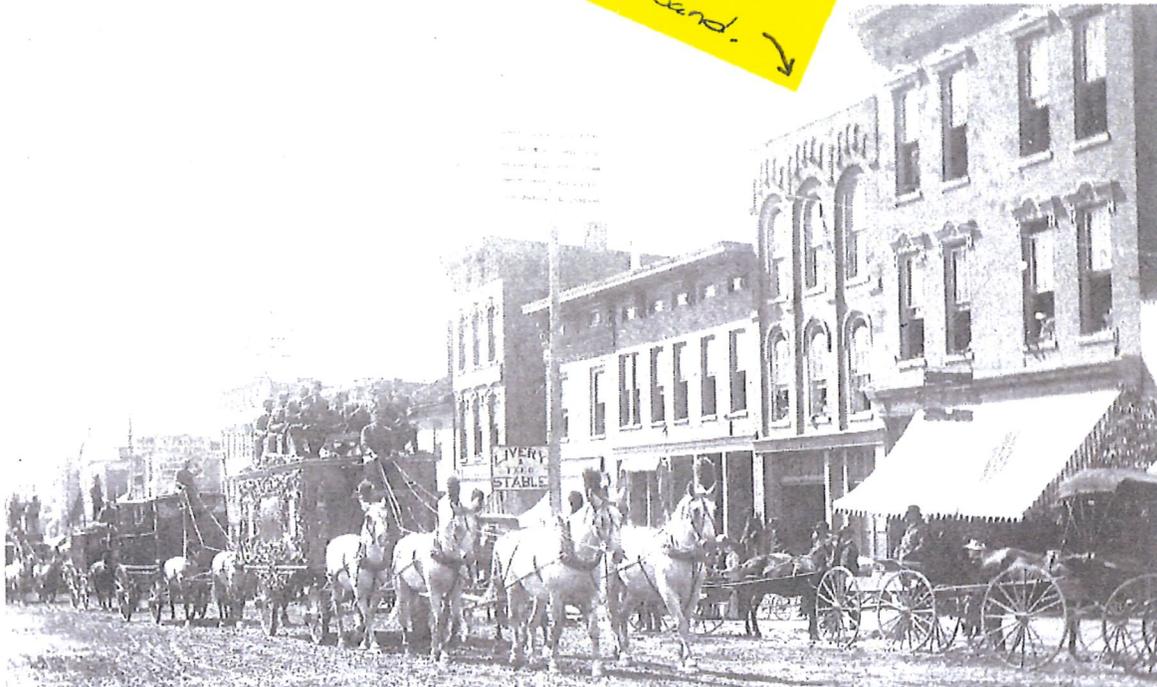
Demolished



A photograph dating from circa 1900 depicts a circus parade on North Sandusky Street near Central Avenue. 67 North Sandusky can be seen in background. A few spectators are barely discernible in the second floor windows. This appears to be the earliest image of the building’s storefront area. According to the Sanborn Fire Insurance Maps from 1885 through 1950, this building was designated as either the manufacture or sale of “Furniture or Furnishings.” The storefront appears to contain a large open area.

67 North Sandusky Street – circa 1900s
South Sand

67 N. Sand. →



By the 1950s, the storefront had prism glass (which became popular in the 1920s and forward) installed in the transom window area. It also did not have a traditional storefront window and door design. A separate entry to the upper floors is shown.

67 North Sandusky Street – circa 1950s



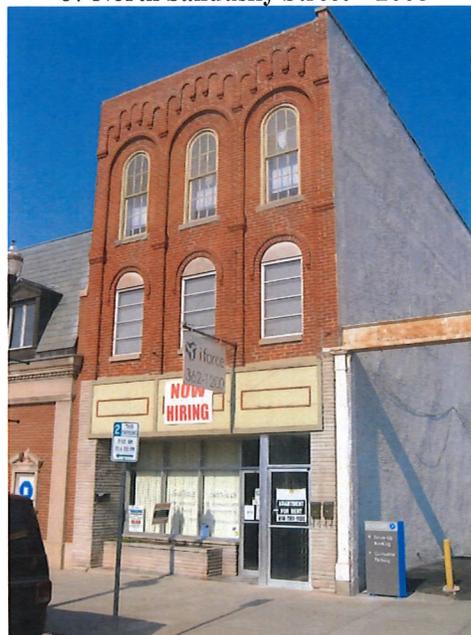
A 1999 photograph illustrates the 1960s aluminum storefront, including the entry door to the upper floors, installed on this building that is in place today. Note an aluminum canopy had also been installed in the transom window area. The original brick had been removed from the columns, and a brick planter box was installed in the inset storefront window area.

67 North Sandusky Street - 1999



By 2008, the aluminum canopy was removed, and the transom window area was covered with painted plywood panels. The storefront system, including the planter box, remained. It is not known if the early prism glass transom windows are still intact underneath; however, it is unlikely due to the aluminum canopy installation.

67 North Sandusky Street – 2008



The building's appearance remains essentially the same today.

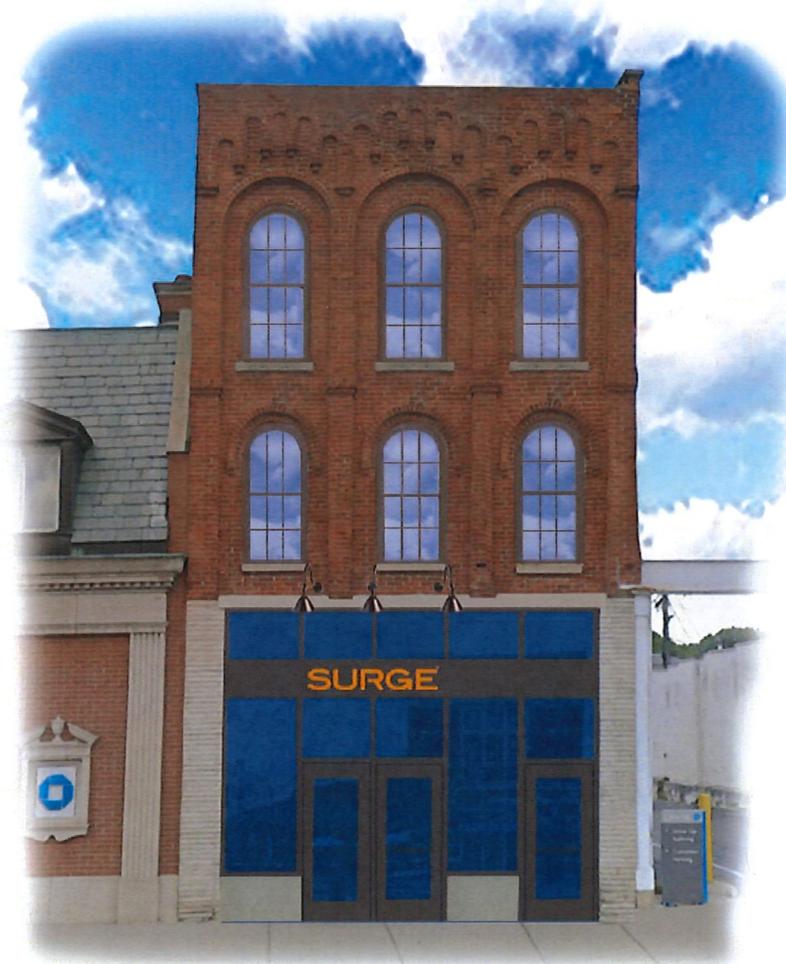
PROPOSAL

The Applicant appeared before HPC on January 22, 2020 for an Informal Review (HPC 2020-0026) seeking comments from the Commission on the proposed storefront renovation. Taking into consideration the suggestions put forth from the Chairman and the Commission, the Applicant is proposing the following:

- 1) Remove the existing storefront glass system.
- 2) Remove brick planter box.
- 3) Remove plywood covering over transom window area. Expose and repair prism glass windows if intact. If not intact, transom window area will be created with matte bronze aluminum storefront system.
- 4) Install new matte bronze aluminum storefront system flush with the building face.
- 5) Install bronze aluminum sign panel to serve as base trim for transom window area. Install black gooseneck lights to illuminate sign area.
- 6) Install cast stone limestone storefront window base on either side central double entry doors to match adjacent building to south.
- 7) On the second floor, remove existing aluminum jalousie windows. Replace with six-over-six, arched wood windows to match third floor windows design.
- 8) Paint window sashes and frames in bronze color paint to match bronze aluminum storefront system.

A rendering of the proposed storefront and second floor window replacement is presented below:

67 North Sandusky Street – Proposed Storefront Design



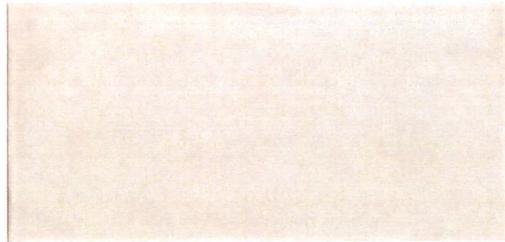
The Applicant will bring material samples to the HPC meeting. Proposed materials are as follows:

1. Storefront system: Matte bronze color, with maximum 75% glass entry door style. A single 42"x96" narrow stile entry door with 9.5" bottom rail will achieve maximum 75% glass area.

Aluminum Doors Finish Options



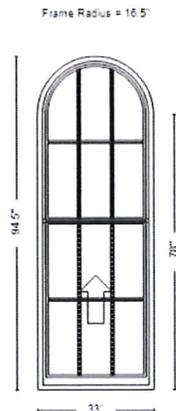
2. Storefront window base: Continuous piece of smooth texture cast stone limestone on either side of the storefront entry door.



cast stone limestone



3. Replacement windows: Arched wood window with six-over-six profile with grilles giving appearance from the exterior as true muntins as per the Architectural Standards.



Grilles - Pella® Reserve™ - Traditional Hung Window

Three grille types are available on Pella Reserve hung windows.

- **Integral Light Technology® Grilles** are historically accurate; adhered to the exterior and interior face.
- **Grilles-between-the-glass** are permanent aluminum grilles that are factory installed between the panes of glass to provide easy cleaning.
- **Removable Interior Grilles** can be removed for glass cleaning.



4. Upper façade window color: Custom bronze color to complement storefront color



5. Gooseneck light fixtures: Light fixtures over sign band in bronze



Existing Façade



Initial Proposal



Revised Proposal



STAFF ANALYSIS

The Applicant is appreciative of HPC’s comments received and has taken them into account in the final version of the proposal presented in this submission. City Staff is supportive of the proposed plan presented for this atypical existing storefront design with its large inset storefront window and brick planter box.

The Applicant, in working with City Staff and HPC, brings in elements that reflect the Architectural Standards. These include reinstating a transom window area and creating a limestone storefront window base that matches the adjacent infill building to its south. All entry doors will be 75% glass in area. When researching the suggestion to delineate the entrance to the storefront from the entrance to the upper floors with perhaps an inset entrance, the Applicant found that the space limitations of an approximate 17 LF storefront and building code requirements precluded the construction of an inset entry. An inset entrance would also infringe on needed office space in the interior. In lieu of this, the Applicant is introducing a double entry door and moving the entry from the right side away from the upper floor entry to the center of the storefront area for a more accessible entrance to the storefront. An awning with signage opportunities was suggested by HPC, and this may be a project for the future.

The Applicant is interested in cutting back the interior ceiling behind the reinstated transom window area to bring additional light into the storefront area. Current signage is a projecting sign; additional signage opportunity will be provided through a wall sign on the sign band to be installed below the transom window area. The sign area will be externally illuminated with black gooseneck lighting, another feature prevalent in the downtown historic district.

The three second floor jalousie windows are being replaced to match the design of the third-floor arched double-hung windows. The third floor appears to retain an early design. New custom wood windows will be installed on the second floor in a design to replicate the third-floor windows, which are six-over-six, arched windows. The window sashes and frames will be painted a bronze color to match the matte bronze aluminum storefront system.

Staff offers that similar aluminum non-mill finish storefront systems have been approved by the Historic Preservation Commission: 25 North Sandusky Street (Formerly The Bee Hive Bookstore, HPC2005-010), 28 East William Street (The Strand Theatre Block Storefronts, HPC2011-2099 & HPC2012-1280), and 9 East William Street (Upper Cut Barber Shop, HPC2012-0312).

In the Architectural Standards:

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

New Construction in the Downtown Core/Storefront.

The Downtown Core storefront shall consist of a solid base, transparent glass, and a header (which may be of transparent or opaque glass). The base shall be 12 to 24 inches high.

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

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

The resulting storefront proposal appears to blend well with its neighboring buildings as well as the upper façade features in this section of the Historic District and taking into account elements from the Standards. The proposal would not appear to detract from the historic value of the historic district. The overall project appears to comply with the intent of the Architectural Standards.

STAFF RECOMMENDATION (HPC 2020-0245 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by Surge Staffing for a Certificate of Appropriateness for proposed storefront renovations at 67 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. 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.

2) The Applicant shall undertake this project according to the State Building Code, City codes, and Historic District Architectural Standards. Closures of the sidewalk and street to accommodate the construction process require a City Right of Way permit.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

67 North Sandusky Street - Storefront Design





2020-0245
Certificate of Appropriateness
67 North Sandusky Street – Storefront Renovation
Location Map



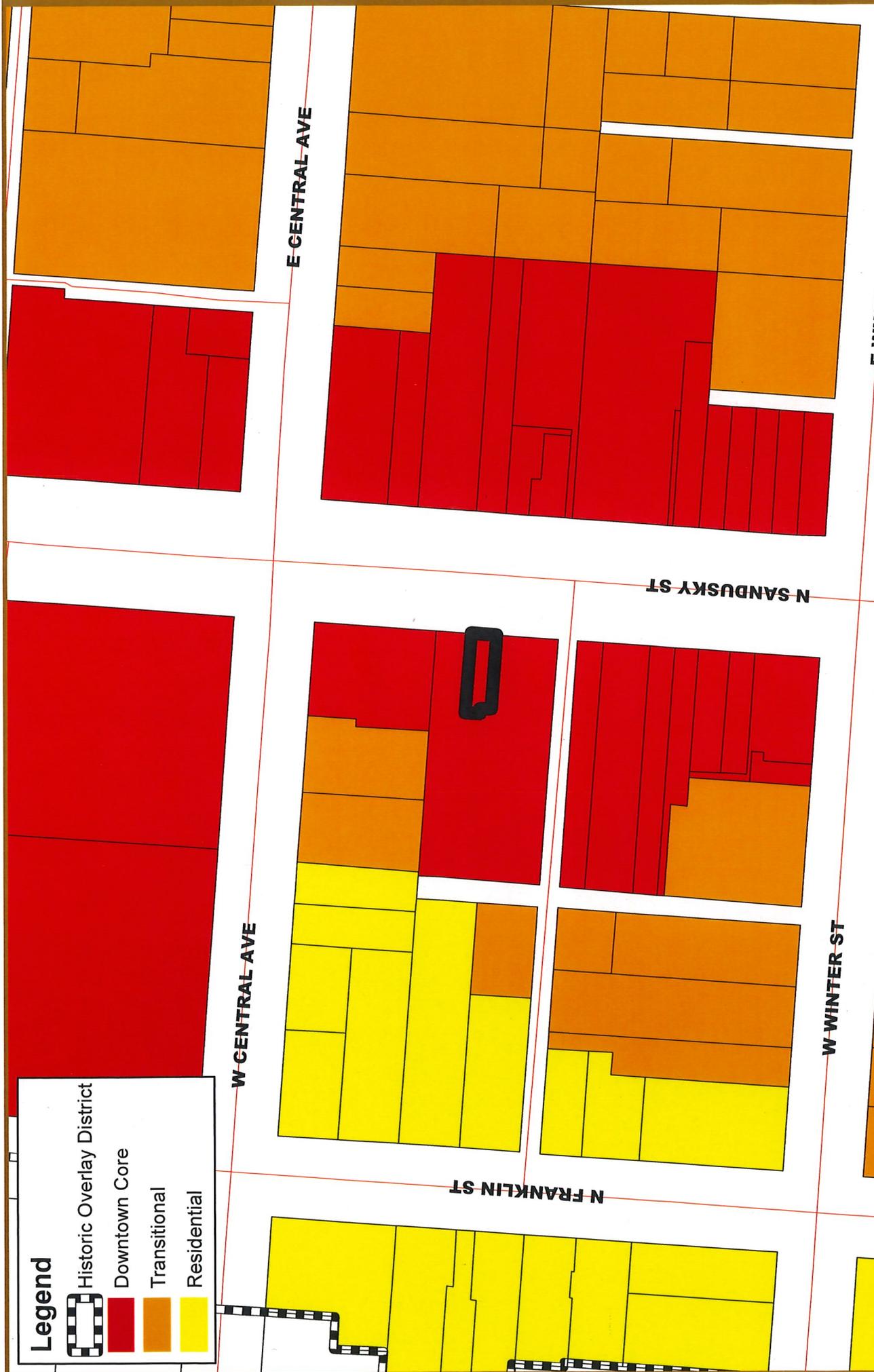


2020-0245
 Certificate of Appropriateness
 67 North Sandusky Street – Storefront Renovation
 Zoning Map



Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



2020-0245
Certificate of Appropriateness
67 North Sandusky Street – Storefront Renovation
Historic District Map





2020-0245
 Certificate of Appropriateness
 67 North Sandusky Street – Storefront Renovation
 Aerial (2016) Map





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2020-0245
COA

Certificate of Appropriateness Application

Historic Subdistrict Downtown Core Residential Transitional

Address 67 North Sandusky Street

Business name Surge Staffing

Applicant Name/Contact Person Mark Lundquist Phone 614-431-5100 or 3301

Address 1100 Morse Road Columbus OH 43229

Email mlundquist@surgestaffing.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 RYLEE LTD Phone _____

Address 1110 Morse Rd, Columbus, OH 43229

Email _____

Project Type

- Signs, Graphics or Awnings
- Demolition Permit(s)
- Other
- New Construction
- Exterior Building/Site Alterations (specify): 1

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.

1. Remove existing glass system 2. Remove planter box
 3. Remove Plywood transom. 4. Install bronze/Aluminum glass
 flush with Building face. 5. A Sign Panel is
 placed over the door allowing as Transom to be
 seen similar to the original. 6. Limestone window wall
 placed on both sides of the double doors.
 7. The lower windows replaced with custom windows to
 match 3rd floor windows. 8. Window paint to match
 bronze aluminum frame.

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:

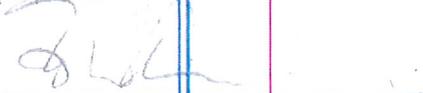
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable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

 _____ 2/4/2020
 Signature of Applicant _____ Date

 _____ 2/4/2020
 Signature of Owner (if not the Applicant) _____ Date
APPComb

Application Fee \$50.00 Fees Received \$ 50⁰⁰ Received by dyg Date 2/7/2020

APPLICANT

KB38 LTD
5 East Winter Street
Delaware, OH 43015

REQUEST

2020-0275: A request by KB38 LTD for a Certificate of Appropriateness for the proposed demolition of the rear structure at 40 South 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 40 South Sandusky Street, on the west side of South Sandusky Street between Spring and West William Streets, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north lie within the Downtown Core, the properties to the south lie within the Downtown Core and Transitional Sub-district, the properties to the west lie in the Transitional Sub-district, and the properties to the east are not in the Downtown Historic District Overlay. The zoning of the property is B-2 (Central Business District) as are the properties to the north and south. The properties to the east are zoned PO/I (Planned Office/Institutional District) and to west are zoned B-3 (Community Business District).

BACKGROUND

40 South Sandusky is a contributing building in the National Register Sandusky Street Historic District. The brick building constructed for William N. Noble in 1909 was occupied by the Swickheimer & Noble Furniture Store through the first half of the 20th century. It is not original to the site and had replaced several earlier, smaller brick buildings. It is an example of early 20th century commercial architecture that features three-part upper façade windows, contrasting buff and orange brickface, and a cornice with “Noble Block” still discernible and inscribed in stone near the upper window line. The building later was home to Benton’s Furniture Store in the 1960s and 1970s. Clancey’s Pub, a popular downtown eating and drinking establishment, opened here in 2001. The storefront has been modified a number of times over the years to accommodate the different businesses.

Benton’s Furniture Store – circa 1970



Clancey’s Pub -- 2020



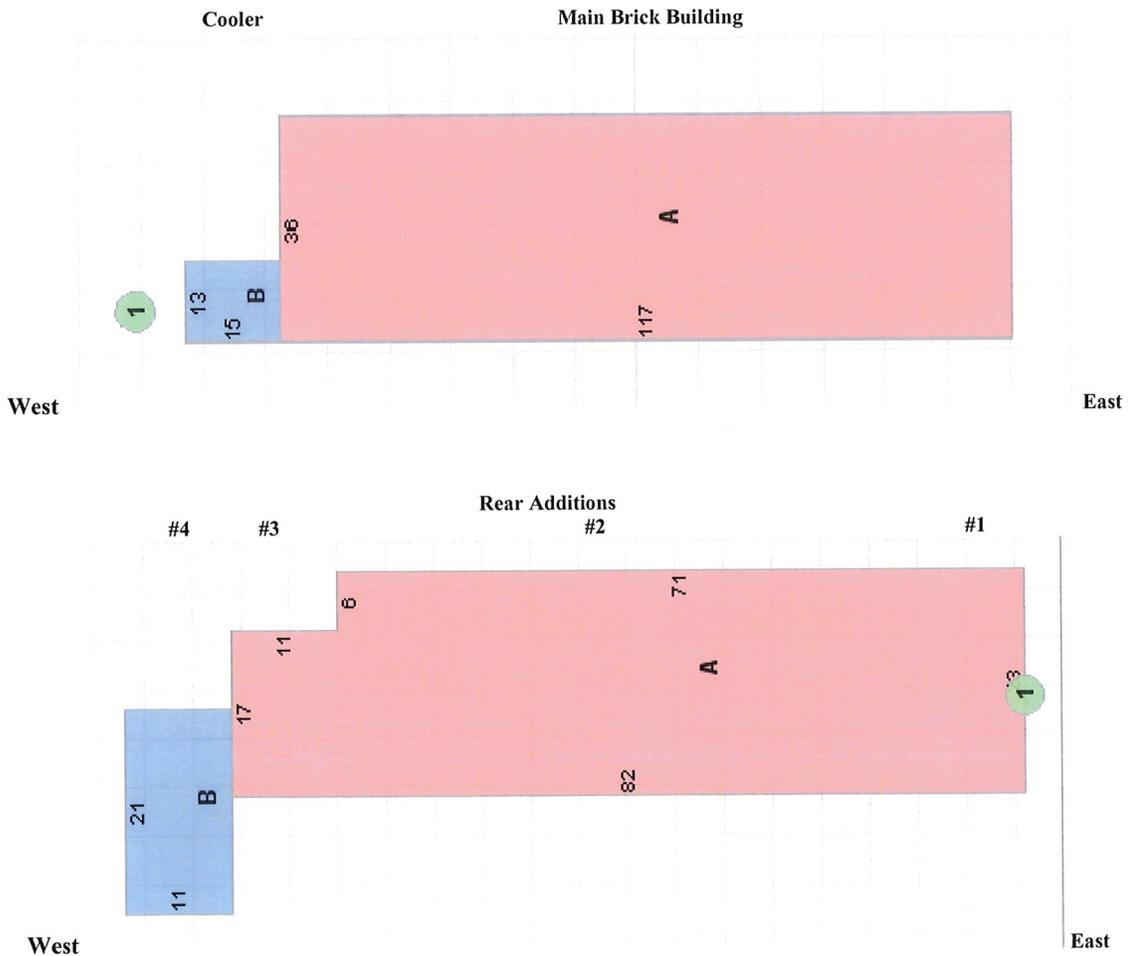
The main emphasis of this submission involves the rear structure of 40 South Sandusky Street. The project site also has the distinction of being constructed on the edge of the Delaware Run. The northern building line of the main brick building sits on the edge of the Run. A series of four wood-framed additions were constructed and telescoped out from the rear of the main brick building to accommodate the manufacture and storage of built furniture on site. At 100+ years old, the wood siding and flooring began to rot. The additions were eventually covered with vertical corrugated metal siding and various roofing materials, giving the appearance of one rear structure. Additionally, the north side of the rotting and rusting rear structure overhangs the Run by approximately a foot and is beginning to pitch toward the Run. The structure has experienced rodent and insect infestation, as

well as break-ins from vandals. Due to its deteriorating condition, the entire rear structure is not usable. The City Chief Building Official has determined the rear structure of 40 South Sandusky Street should be removed.

**Aerial Map of 40 South Sandusky Street
 Illustrating Main Brick Building and Rear Structure at the Delaware Run**



Property Sketches Illustrating Main Brick Building and Rear Additions



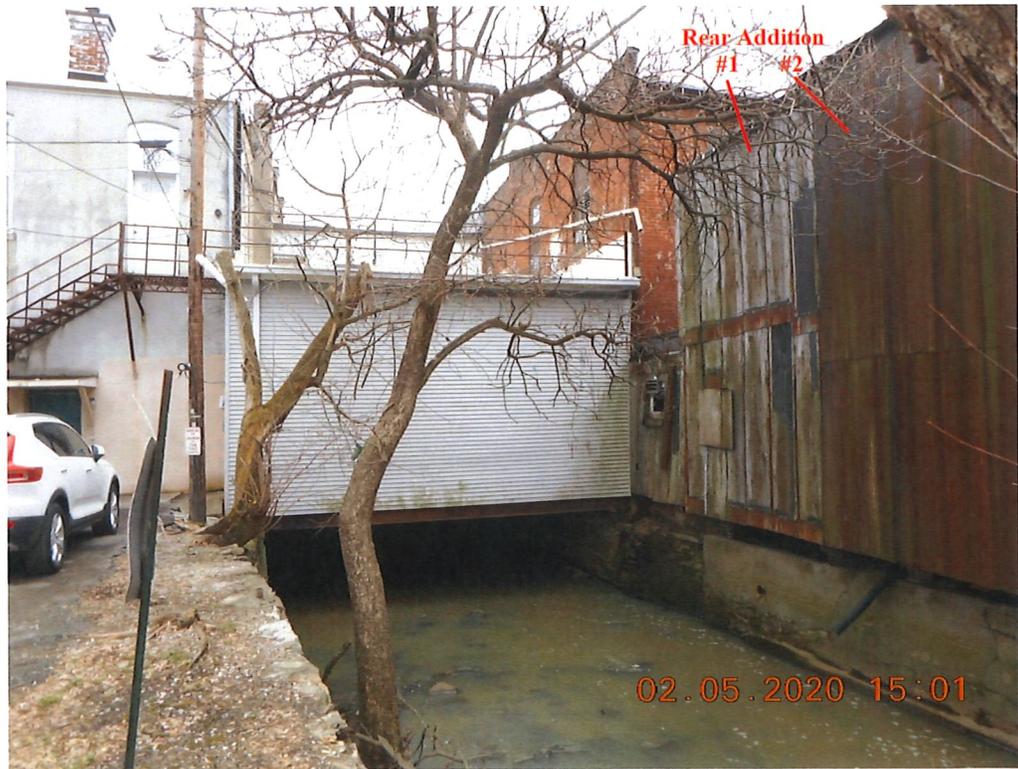
The photographs below depict the existing condition of the rear building:

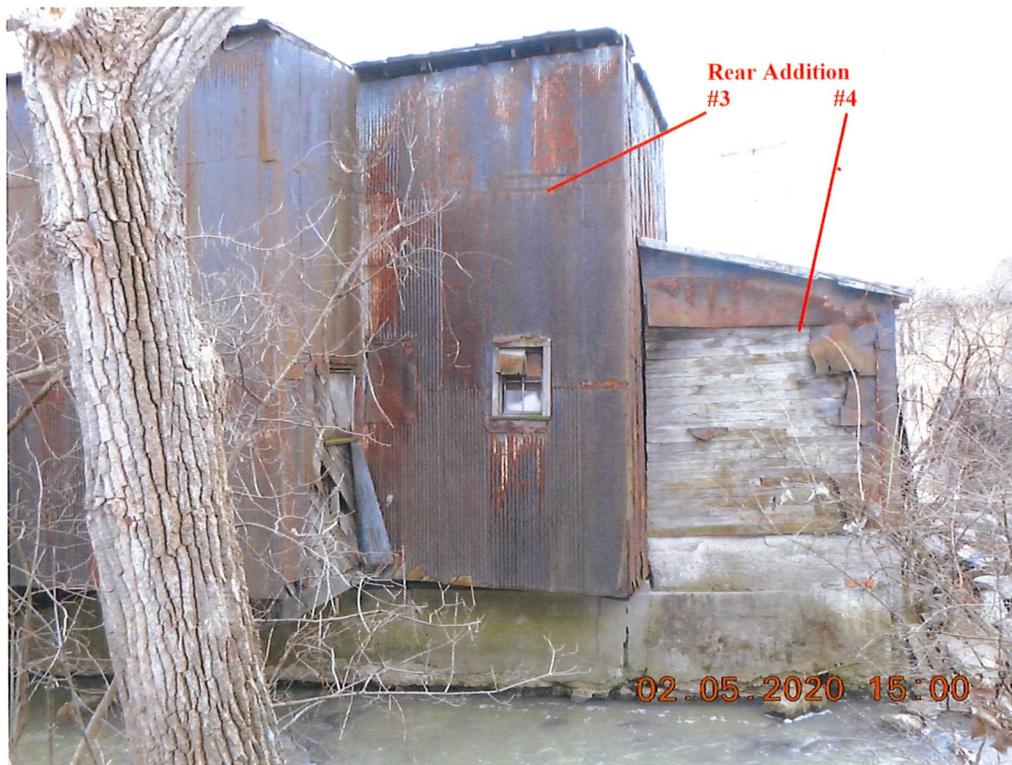
South Elevation





North Elevation







Interior



Missing Wood and Corrugated Metal Siding – Note the Waters of the Delaware Run



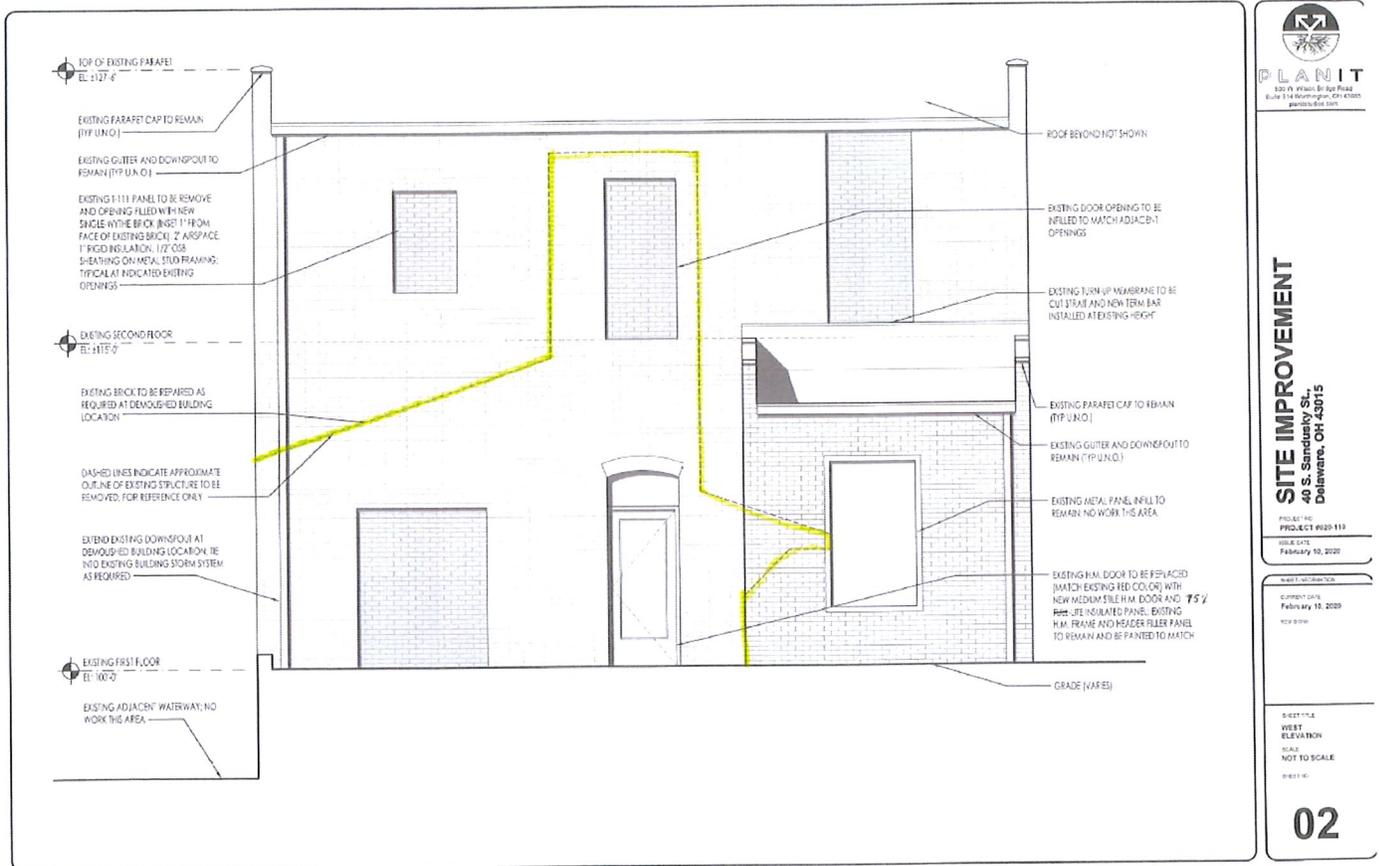
Daylight Through Deteriorated Roofing



Moisture and Insect Damaged Flooring and Siding

siding and replace with cement fiberboard (Hardi-plank) textured lap siding with 4" exposure. Color: Navajo Beige.

Drawing Illustrating Repairs to Affected Areas on West Elevation of Main Building



Proposed Window for Upper Center Door Opening on West Elevation of Main Building

W-2500™ WINDOWS

DOUBLE-HUNG

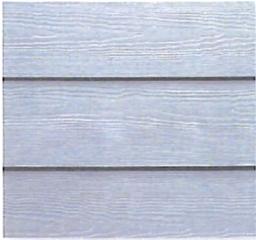
Suited to many architectural styles, a double-hung window features an upper and lower sash that slide vertically past each other in a single frame.

- Both sash tilt in for easy cleaning

Proposed Siding for Rear Cooler Addition

HardiePlank®
 Thickness 5/16 in
 Length 12 ft planks

SELECT CEDARMILL®

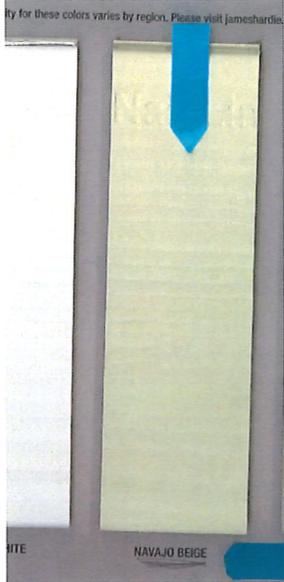


SELECT CEDARMILL® & SMOOTH

| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* |
|----------------------|---------|---------|---------|---------|----------|
| Exposure | 4 in | 5 in | 6 in | 7 in | 8 in |
| Prime Pcs/Pallet | 360 | 308 | 252 | 230 | 190 |
| ColorPlus Pcs/Pallet | 324 | 280 | 252 | 210 | - |
| Pcs/Sq | 25.0 | 20.0 | 16.7 | 14.3 | 12.5 |

SELECT CEDARMILL®

| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* |
|------------------------------|---------|---------|---------|---------|----------|
| STATEMENT COLLECTION™ | | | ✓ | ✓ | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ | |
| PRIME | ✓ | ✓ | ✓ | ✓ | ✓ |



NAVAJO BEIGE

Interior of Rear Addition #1



Existing Rear Cooler Addition



Repair plans may be modified as on-site conditions warrant and additional HPC approvals will be obtained as needed.

With the closing of Clancey’s Bar in January 2020, the Applicant is partnering with the new tenant of 40 South Sandusky Street to undertake the demolition and repair efforts of this project: Todd Tucky, Owner of the Camp Delaware Brewing Company. The demolition of the rear structure, and the repair of the west elevation wall, is the first phase of the renovation project of the building to establish the micro-brewery and full service restaurant in Historic Downtown Delaware. An experienced Project Contractor is in place. Mr. Tucky will be appearing before HPC in the near future to present the brewing company and restaurant project for review as may be required.

The Applicant and the Camp Delaware Brewing Company are seeking approval from HPC for a Certificate of Appropriateness to move forward with this demolition and west elevation wall project. This is a major undertaking and a major investment in Historic Downtown Delaware. Both are appreciative of HPC comment and cooperation with their request.

STAFF ANALYSIS

The Applicant has been accommodating as The Camp Delaware Brewing Company and Project Contractor have been performing their due diligence and working with Staff on the development of this phase of the project and the overall future occupancy of 40 South Sandusky Street.

The project site is located on the southern boundary of the Downtown Historic District near Spring Street. The property is in the Downtown Core and Staff is supportive of the plans to renovate the site into a microbrewery and restaurant. Staff concurs with the City Chief Building Official that the rear structure is substandard and should be removed. The rear structure does not appear to contain any apparent historic architectural significance. Thus, the proposed removal of the rear structure and the proposed renovation of the project site would not appear to be detrimental to the Historic District, and redevelopment will enhance and anchor the southern boundary area of the district.

All parties understand that all repairs to the main brick building will need to be made of materials, design, and color palette compatible with the existing area and the Architectural Standards. The project contractor is

experienced and is becoming familiar with the Architectural Standards and the historic fabric of the downtown area.

Staff is supportive of the demolition of the rear structure of 40 South Sandusky, which when accomplished would not appear to detract from the Historic District due to its severe deterioration. Section 1190.07(a) of the City Codified Ordinances does allow demolition of a substandard structure in the Historic District. It reads as follows:

Section 1190.07. - Demolition.

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

Staff finds that this project would fulfill both Section 1190.07(a)(1) and (a)(2). The Architectural Standards indicate that the rear and sides of buildings are also important. Because the structure is visible from adjacent property parking areas and a side street, the rear structure's removal will actually enhance the appearance of the entire area. It would appear that the rear structure does not rise to the level of the historical nature of the main building and its removal will not negatively impact the Historic District. Given its condition, Staff's opinion is that this demolition will indeed enhance the Historic District overall.

Should HPC approve this request, and the project continues to move forward, the all parties will need to continue to work with City Staff to achieve compliance with applicable building and zoning codes regarding the future plans of the establishment of a microbrewery and restaurant at this location.

STAFF RECOMMENDATION (HPC 2020-0275 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of a request by KB38 LTD for a Certificate of Appropriateness for the proposed demolition of the rear structure at 40 South 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 notify adjoining property owners/business owners of demolition timeline and shall obtain necessary permits and make any necessary repairs to the main building of 40 South Sandusky Street, adjacent buildings and/or sites as a result of the demolition process according to the State Building Code and Historic District Architectural Standards.
- 2) The Applicant shall adhere to Historic District Architectural Standards for any final details of repairs and improvements to the rear of the main brick building. 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.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:



PLANIT
 600 W. Wilson Bridge Road
 Suite 314 Worthington, OH 43085
 planitusa.com

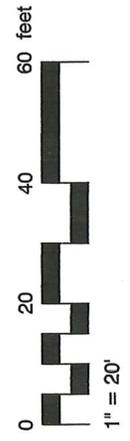
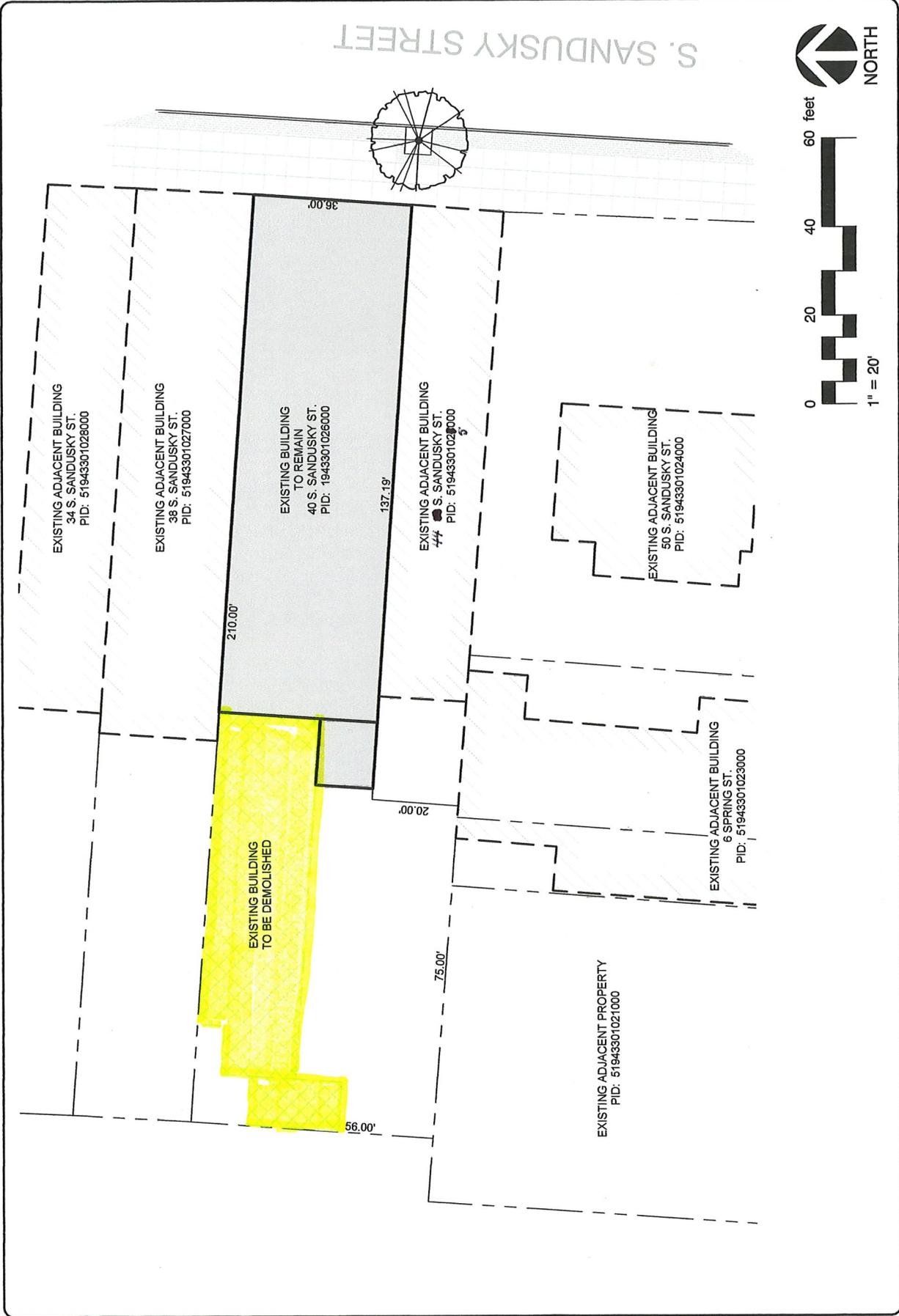
SITE IMPROVEMENT
 40 S. Sandusky St.,
 Delaware, OH 43015

PROJECT NO. PRO20-110
 ISSUE DATE February 10, 2020

SHEET INFORMATION
 CURRENT DATE February 10, 2020
 REVISIONS

SHEET TITLE DEMO SITE PLAN
 SCALE AS NOTED
 SHEET NO.

01





PLANIT
 500 W. Wilson Bridge Road
 Suite 314 Worthington, OH 43085
 planitusa.com

SITE IMPROVEMENT

40 S. Sandusky St.,
 Delaware, OH 43015

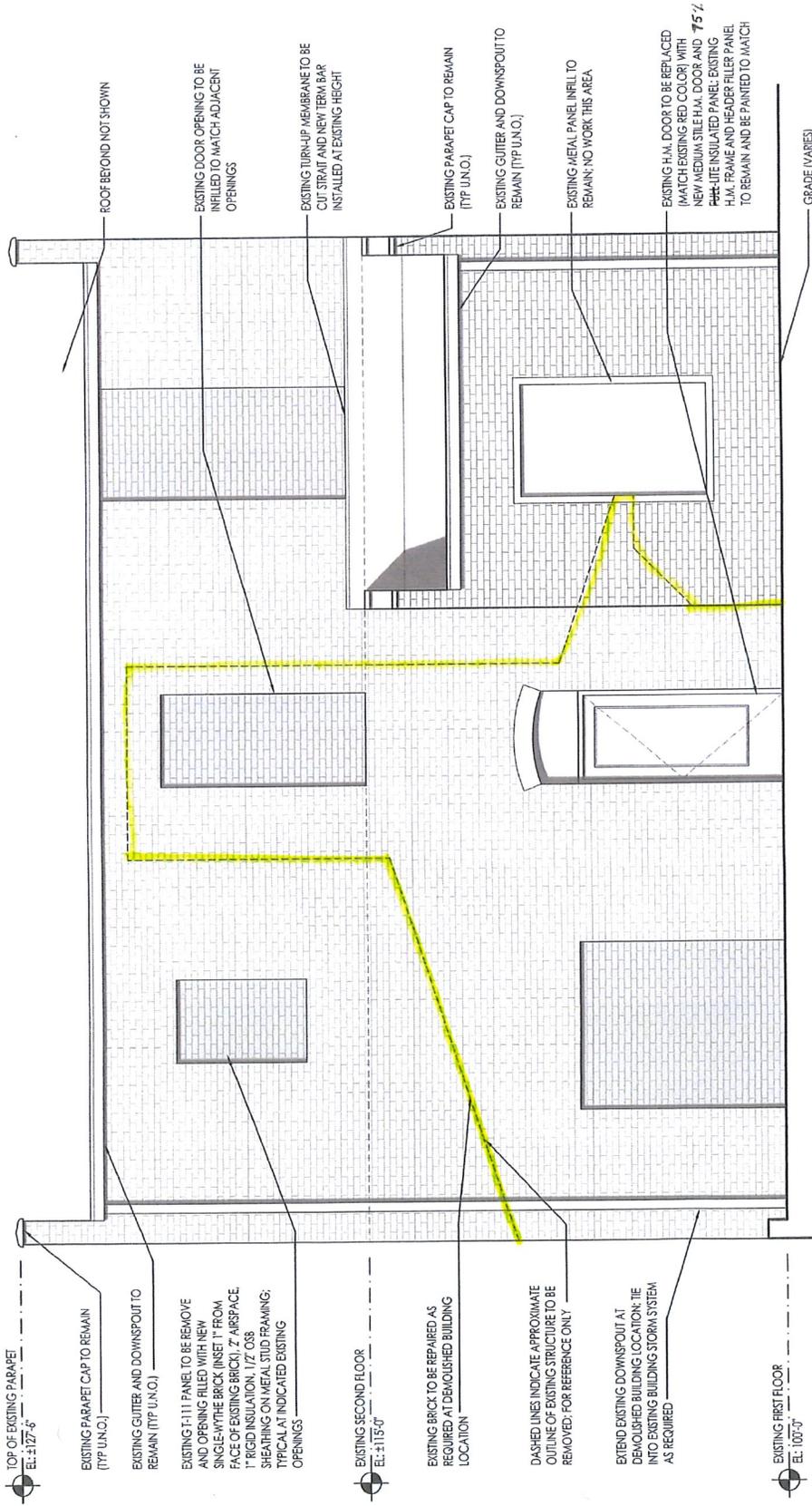
PROJECT NO:
PROJECT #020-110

ISSUE DATE:
February 10, 2020

SHEET INFORMATION
 CURRENT DATE:
February 10, 2020
 REVISIONS:

SHEET TITLE
WEST ELEVATION
 SCALE:
NOT TO SCALE
 SHEET NO:

02



TOP OF EXISTING PARAPET
 EL: +127'-6"

EXISTING PARAPET CAP TO REMAIN
 (TYP UN.O.)

EXISTING GUTTER AND DOWNSPOUT TO
 REMAIN (TYP UN.O.)

EXISTING F-111 PANEL TO BE REMOVE
 AND OPENING FILLED WITH NEW
 SINGLE-WYTHE BRICK (INSET 1" FROM
 FACE OF EXISTING BRICK), 2" AIRSPACE,
 1" RIGID INSULATION, 1/2" OSB
 SHEATHING ON METAL STUD FRAMING;
 TYPICAL AT INDICATED EXISTING
 OPENINGS

EXISTING SECOND FLOOR
 EL: +115'-0"

EXISTING BRICK TO BE REPAIRED AS
 REQUIRED AT DEMOLISHED BUILDING
 LOCATION

DASHED LINES INDICATE APPROXIMATE
 OUTLINE OF EXISTING STRUCTURE TO BE
 REMOVED; FOR REFERENCE ONLY

EXTEND EXISTING DOWNSPOUT AT
 DEMOLISHED BUILDING LOCATION; TIE
 INTO EXISTING BUILDING STORM SYSTEM
 AS REQUIRED

EXISTING FIRST FLOOR
 EL: +107'-0"

EXISTING ADJACENT WATERWAY; NO
 WORK THIS AREA

ROOF BEYOND NOT SHOWN

EXISTING DOOR OPENING TO BE
 INFILLED TO MATCH ADJACENT
 OPENINGS

EXISTING TURN-UP MEMBRANE TO BE
 CUT STRAIT AND NEW TERM BAR
 INSTALLED AT EXISTING HEIGHT

EXISTING PARAPET CAP TO REMAIN
 (TYP UN.O.)

EXISTING GUTTER AND DOWNSPOUT TO
 REMAIN (TYP UN.O.)

EXISTING METAL PANEL IN FILL TO
 REMAIN; NO WORK THIS AREA

EXISTING H.M. DOOR TO BE REPLACED
 (MATCH EXISTING RED COLOR) WITH
 NEW MEDIAN INSULATED H.M. DOOR AND
 H.M. FRAME AND HEADER FILLER PANEL.
 TO REMAIN AND BE PAINTED TO MATCH

GRADE (VARIES)



2020-0275
Certificate of Appropriateness
40 South Sandusky Street - Rear Structure Demolition
Location Map





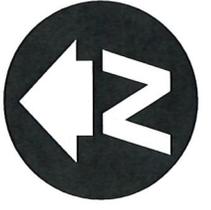
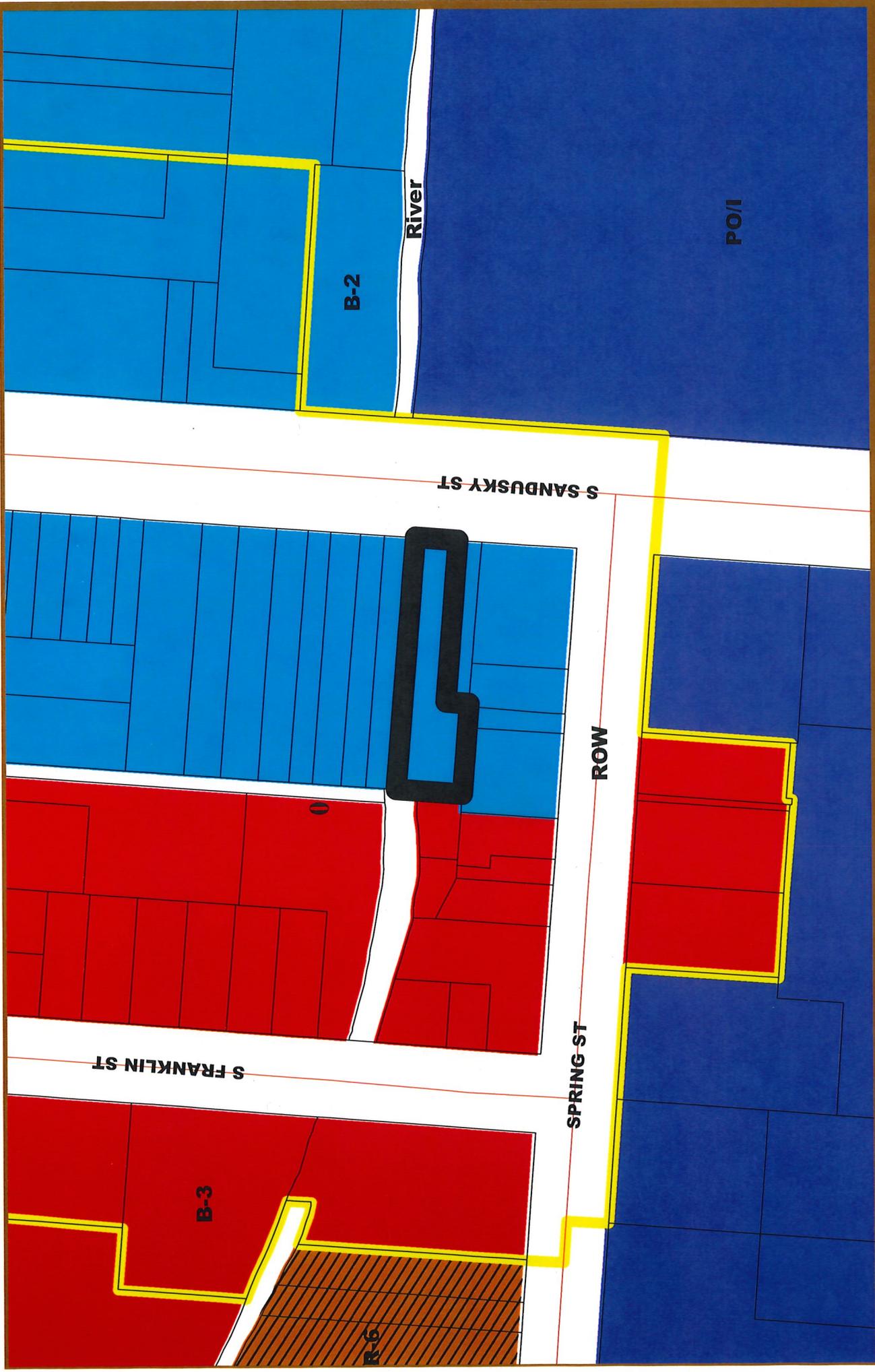
Legend

-  Historic Overlay District
-  Downtown Core
-  Transitional
-  Residential



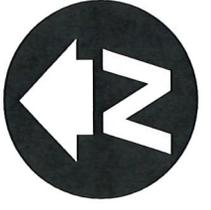
2020-0275
 Certificate of Appropriateness
 40 South Sandusky Street - Rear Structure Demolition
 Historic District Map

EST. 1808
 CITY OF
DELAWARE
 OHIO



2020-0275
 Certificate of Appropriateness
 40 South Sandusky Street - Rear Structure Demolition
 Zoning Map





2020-0275
Certificate of Appropriateness
40 South Sandusky Street - Rear Structure Demolition
Aerial (2016) Map





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2020-
HPC 0275
GDA

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict Downtown Core Residential Transitional

Address 40 S. Sandusky St.

Parcel Number(s) 519-433-01-026-000

Applicant Name/Contact Person Todd Huckey / James DePrey / Denny Bolton Phone 740-815-3558 / 740-707-9029

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

Address

Fax Email Jadepreybuilders@yahoo.com
Huckey@campdelawarebrewingco.com

Property Owner Denny Bolton / Kreg King (K838 LTD) Phone 614-551-6469

Address 5 E. Winter St. Delaware, OH 43015

Fax 877-670-5090 Email Denny@boltoninsuranceagency.com

Project Type

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

Work Description (please type or print legibly)

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

Demolish existing building in back of property. The building in back is not structurally safe and is a hazard risk to any individual who enters the building. We propose to demolish entire building and install siding (4") Concrete lap siding on exposed bump out from main building. 12x12 area. Installation of one window 5'x4' low'e' double hung wood window.

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

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

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

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

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

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

*Interior floor plans, where appropriate

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

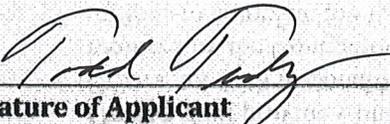
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable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

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

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

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

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



Signature of Applicant 2/11/20
Date

Dennis Bolton

Signature of Owner (if not the Applicant) 2/11/2020
Date

Application Fee \$50.00 Fees Received \$ 50⁰⁰ Received by dlg Date 2/12/2020



APPLICANT

Shade and Shade LLC
236 West Central Avenue
Delaware, OH 43015

REQUEST

2020-0272: A request by Shade and Shade LLC for an Informal Review for proposed renovation of 39 East William Street and 9 North Union Street, which are 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 39 East William Street, on the northwest corner of East William Street and North Union Street, and 9 North Union Street, on the west side of North Union Street between East William and East Winter Streets, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north, east, and west of this parcel lie within the Transitional Sub-district, while the properties to the south lie outside 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, east, and west.

BACKGROUND

9 North Union Street sits directly north and is adjacent to 39 East William Street. Both properties are currently accessed via North Union Street.

Aerial Map of Sites



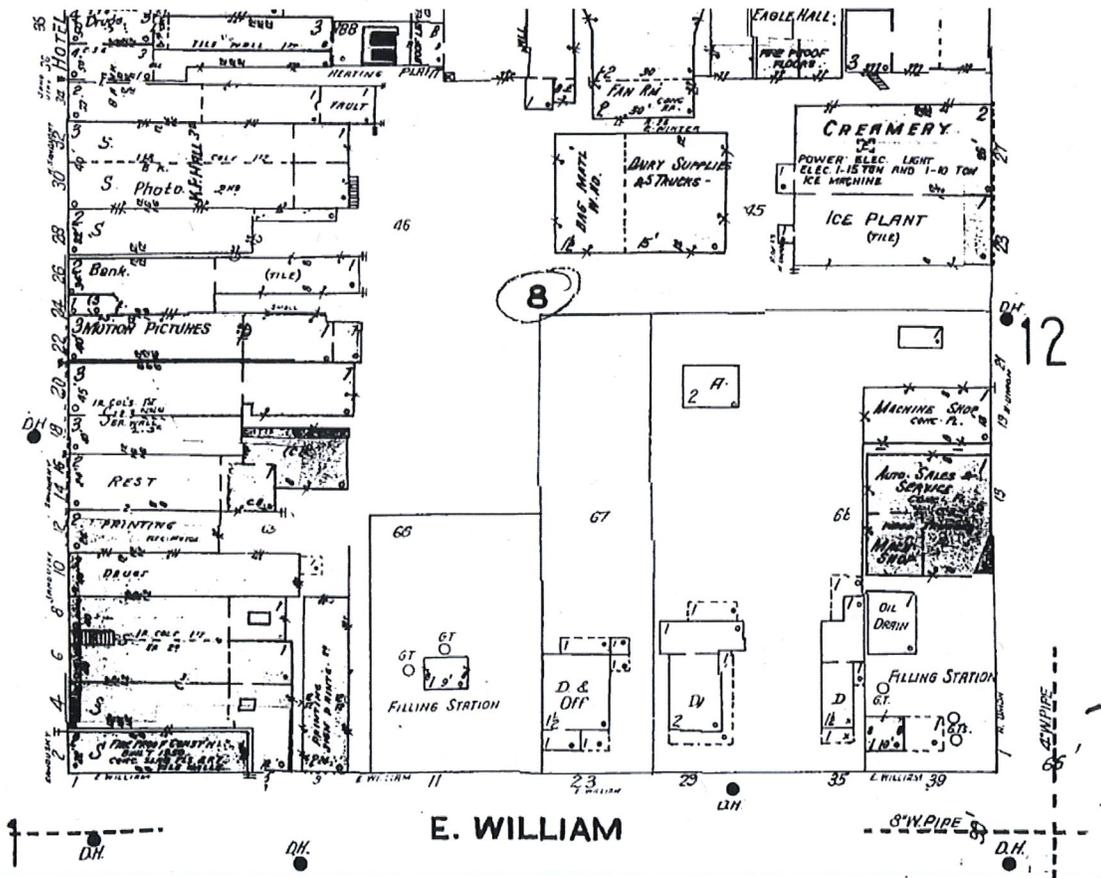
According to the Delaware County Auditor's Office, the simple one story 3,016 SF pitched roof concrete block building at 9 North Union Street was constructed circa 1925. Walter Held of the Delaware Cab Company, which began business in Delaware in 1896, relocated his office from a story and a half home at 23 East William Street to this garage in 1953. The company's 100+ year history in Delaware ended here when the property was sold in 2013 to the current owner. The interior of the building consists of a large single garage bay and two small offices in each corner of the front of the building facing North Union Street.

9 North Union Street – 2012 and 2020



According to the Sanborn Fire Insurance Maps, the northwest corner of East William Street and North Union Streets was occupied by residential dwellings from 1885 through the 1920s. An establishment called The Cottage Hotel held its position on the corner parcel. Sometime between 1923 and 1950, the residential establishment was replaced with a full service filling station: Newell's Pure Oil Station.

Sanborn Fire Insurance Map Dated February 1950



**Newell's Pure Oil Station -- 39 East William Street – circa 1940-1950
(Note Lugger's Machine Shop – 9 North Union Street to its north)**



The photograph on the right depicts Vernie Newell's Pure Oil Station canopy and gasoline pumps in the Spring of 1952. Bill Lugger's Machine Shop, at 9 North Union Street, is in the background. Bill Lugger owned the machine shop from 1950 to 1952. In 1953, the building was occupied by the Delaware Cab Company.

It is not known when the Pure Oil service station was demolished. The Delaware County Auditor's Office indicates the one story 1,316 SF concrete block building currently on site at 39 East William Street was constructed in 1955. It served as a service repair garage until 2004 when it was remodeled and occupied by Amanda Plumbing Sewer & Drain. The company is relocating and will be vacating the premises.

39 East William Street – 1999 and 2020



PROPOSAL

The Applicant is representing a financial institution which is seeking comment from HPC regarding the renovation of 9 North Union Street into its offices and the demolition of the building at 39 East William Street to provide for a usable parking lot and enhancing what is currently in place to service the financial institution offices. The project architect will be attending the HPC meeting to provide a presentation on a proposed building design and features of the adjoining parking lot. The owner of each property has signed the COA application and is aware the project is coming before HPC for an Informal Review.

STAFF ANALYSIS

The sites are located on the southern boundary of the Downtown Historic District on East William Street, in the Transitional Sub-district. This Sub-district type is intended to maintain the character between the downtown and the surrounding residential neighborhoods to their east as the District approaches the Olentangy River. Staff offers that the occupancy of the building by a financial institution without a drive-through would appear to be an appropriate usage of the site while maintaining the quiet enjoyment of the adjacent Ohio Living Sarah Moore residential facility and other retail/service businesses nearby. Neither building is original to the site. Staff finds that both structures do not appear to contain any apparent historic architectural significance. Thus, the proposed renovation of the project site would not appear to be detrimental to the historic district, and redevelopment could enhance and activate this prominent street corner.

The Applicant understands all renovations will need to be constructed of materials, a design, and a color palette compatible with the existing area and the Architectural Standards. The project architect is familiar with the Architectural Standards and the historic fabric of the downtown area.

Staff would be supportive of the demolition of 39 East William Street, which would not appear to detract from the Historic District since it is a non-descript concrete structure which itself has been altered through time and is not original to the site. Section 1190.07(a) of the City Codified Ordinances does allow demolition of a structure in the Historic District. It reads as follows:

Section 1190.07. - Demolition.

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

However, the City of Delaware does not take lightly the demolition of its structures within the Historic District. Given the grade change at the adjoining property line between the two buildings, the project, the site, and the community might be better served by retaining the structure as an office building to complement the services offered at 9 North Union Street. Staff can think of several often complementary uses to financial institutions, such as lawyers, title agencies, and real estate offices to name a few. Consideration would need to be given as to the practicality and costs to account for any environmental remediation, if needed, given the prior use of the property. Staff is not aware of any such issues at this time. Parking opportunities would appear to adequate given the existing size of the parcel's parking lot, on-street parking, and a public parking lot immediately to the west of the site.

The renovation (rather than demolition) of 9 North Union Street is encouraged since the site maintains local history as the long-time home of the Delaware Cab Company, a taxi service established in our community in 1896 with horse-drawn carriages. This building was constructed in 1925, an earlier timeframe than 39 East William Street, and essentially has retained its original configuration for almost 100 years. In addition, the current and most previous building owners have made substantial financial investments in the building using their own funds and funding through the City's Downtown Façade Improvement Program.

Should the project move forward, the Applicant will need to continue to work with City Staff to achieve compliance with applicable building and zoning codes regarding the parking area and the building use.

STAFF RECOMMENDATION (HPC 2020-0272 – 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 project prior to the Applicant's submittal of a formal application for a Certificate of Appropriateness.

COMMISSION NOTES:

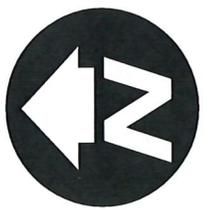
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



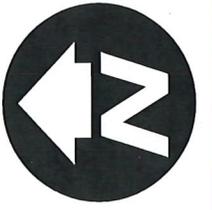
2020-0272
Informal Review
39 East William Street & 9 North Union Street - Redevelopment
Location Map





2020-0272
 Informal Review
 39 East William Street & 9 North Union Street - Redevelopment
 Zoning Map





2020-0272
Informal Review
39 East William Street & 9 North Union Street - Redevelopment
Historic District Map



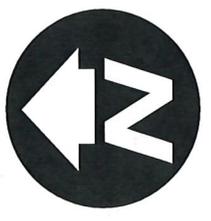
Legend

- Historic Overlay District
- Downtown Core
- Transitional
- Residential



N UNION ST

E WILLIAM ST



2020-0272
Informal Review
39 East William Street & 9 North Union Street - Redevelopment
Aerial (2016) Map





CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2030-
HPC 0372
INFORMAL REVIEW

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

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

Address 39 East William Street and 9 North Union Street, Delaware, OH 43015

Parcel Number(s) 519-431-09-029-000 and 519-431-09-030-000

Applicant Name/Contact Person Michael R. Shade Phone 740-363-9232

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

Address 236 West Central Avenue, Delaware, OH 43015

Fax 740-363-0146 Email mrs@ss-dta.com

Douglas A. Hines, Trustee
Property Owner Richard A. Green Phone 614-203-9747 (Douglas) 501-834-6247 (Richard)

Address 39 East William Street, Delaware, OH 43015 (39) (Douglas)
6308 Gap Point Circle, Sherwood, AR 72210 (9) (Richard)

740-369-1531 (Douglas) plumbing@amandaplumbing.com (Douglas)
Fax None (Richard) Email csmrsg1369@msn.com (Richard)

Project Type

- [] Signs or Graphics [X] New Construction [X] Exterior Building/Site Alterations
[X] 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.

Review of Concept Proposal for Development of 39 E. William Street and 9 North Union Street.

Materials to submit with application (as needed):

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

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

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

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

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

Signature of Applicant Michael R. Shade

02/07/2020

Date

Signature of Owner (if not the Applicant)

2/10/2020

Date

Douglas A. Hines, Trustee

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

(Fee not applicable per Chap 1190 - Informal Review)

Materials to submit with application (as needed):

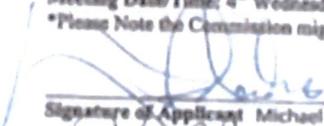
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- Drawings for New Construction, Modifications or Signs, showing dimensions, setbacks, colors, and specifications of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified.
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Signature of Applicant Michael R. Shade

02/07/2020

Date



Signature of Owner (if not the Applicant)
Richard A. Green

2/8/20

Date

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