CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
MEETING TO BE HELD VIRTUALY VIA CISCO Webex**
6:30 P.M.

AGENDA

REGULAR MEETING January 27, 2021

1. ROLL CALL

2. ELECTION OF OFFICERS

3. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on December 16, 2020 as recorded and transcribed.

4. REGULAR BUSINESS

A. 2021-0047: A request by Triad Architects for proposed bank building renovation and addition at 33 West William Street, which is zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

PUBLIC COMMENT PROCEDURES:

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- EMAIL, LETTER, PETITION: written public comment received by 3 p.m. the date of the meeting will be presented to the Commission and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. **Name and address are required.**

- FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

B. 2021-0049: A request by MOHIO Pizza for an Informal Review for a proposed rear permanent patio at 23 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

PUBLIC COMMENT PROCEDURES:

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for**

public comment. Comments are limited to 3 minutes.

- o EMAIL, LETTER, PETITION: written public comment received by 3 p.m. the date of the meeting will be presented to the Commission and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. **Name and address are required.**

- o FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

C. DISCUSSIONS
(1) Fiberglass-Clad Windows

6. STAFF COMMENTS

7. COMMISSION MEMBER COMMENTS AND DISCUSSION

8. NEXT REGULAR MEETING: February 24, 2021

9. ADJOURNMENT

**This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by the Commission, staff, or the public will be available.

HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
December 16, 2020

ITEM 1. Roll Call
Vice-Chairman Coleman called the virtual meeting to order at 6:30 p.m.

Members Present: Cara Hering, Mark Reed, Mark Smiles, Sherry Riviera, Councilwoman Lisa Keller, Vice-Chairman Joe Coleman

Members Absent: Stephanie VanGundy

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Commissioner VanGundy, seconded by Councilperson Keller. Motion approved by a 6-0 vote.

ITEM 2. INTRODUCTION OF NEW COMMISSIONERS
- A. Mark Reed, Preservationist
- B. Mark Smiles, Historic District Property Owner

The Clerk introduced the new members to the Commission.

ITEM 3. DISCUSSION OF ELECTION OF OFFICERS
- A. Requirements and Duties of Chairman and Vice-Chairman at scheduled elections at January 27, 2021 Regular Meeting.

The Clerk and Ms. Guenther discussed the role and administrative role for the Chairman and Vice-Chairman of the Commission. Commissioners introduced themselves to the new members.

ITEM 4. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on July 22, 2020, as recorded and transcribed.

Motion: Councilperson Keller motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on July 22, 2020, as recorded and transcribed, seconded by Ms. Riviera. Motion approved with a 6-0 vote.

ITEM 5. REGULAR BUSINESS
- A. 2020-2605: A request by Triad Architects for an Informal Review for proposed bank building renovation and addition at 33 West William Street, which is zoned B-3 (Community Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided historical background information relating to the property site. The building is not original to the site and constructed in 1969.

The current subject site occupies three parcels: the mini-bank building with drive-through lanes, the side parking lot, and the rear entrance driveway. The appearance of the 51-year old, 500 square foot mini-bank building and site has remained unchanged since its construction. The proposal is for the existing 500 square foot mini-bank building to be renovated and have a 2,170 square foot addition constructed on its west side into the existing side parking lot area. The current three drive-through lanes will remain and be upgraded. There are no plans to have changes to the access of the property or to traffic patterns. She reviewed the proposed materials and colors. Ms. Guenther discussed that this is currently before the Commission as an informal review and that the applicant is seeking comment from members regarding the proposed mini-bank building renovation and addition to accommodate a full-service banking facility for the First Citizens National Bank of Upper Sandusky.

APPLICANT:
Zach Price
Triad Architects
328 North Liberty Street
Delaware, Ohio

Mr. Smiles questioned the limestone water table and if this was a common use. He discussed that the building had a too modern look and questioned if the brick could be moved further down and have more of a limestone base. He discussed that the applicant would most likely want a fence around the landscaping and if there was an alternative use for the blocked-in windows, such as a walk-up ATM.

Vice-Chairman Coleman discussed that there were other buildings in the district with the blocked-in windows. Mr. Price discussed the interior layout and security as part of the reason for the blocked-in windows but was open to other options.

Ms. Riviera discussed that she liked the design and that the roof was complimentary to other buildings. She discussed her preference for the water table as it provided a look of stability. She was also in agreement for the fencing and landscaping plans.

Mr. Reed discussed the top line on the water table and feels it goes well with the Masonic Temple.

Vice-Chairman Coleman felt overall this will be an improvement to the corner and good start on the design. He discussed the setback and roofline as the Standards call for a flat roof line, the siding on the south elevation, and preferred the blocked-in windows and feels they balance out the building. He voiced his support to the screening of the parking lot and introducing some elements to

obscure the parking lot spaces from Franklin Street. He did question the height of the monument sign.

Mr. Price expressed that there was a previous monument sign in that location that has been removed and they have not submitted the signage plans yet. Mr. Coleman suggested to work with the City on the plans.

B. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission voiced their support on having this item remain on the table until the January 2021 meeting.

ITEM 6. STAFF COMMENTS
A. Adoption of 2021 Meeting Schedule

The Commission voiced no concerns on the meeting schedule for 2021.

ITEM 7. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 8. NEXT REGULAR MEETING: January 27, 2021

ITEM 9. ADJOURNMENT

Motion: Councilperson Keller moved to adjourn the meeting, seconded by Ms. Riviera. The Historic Preservation Commission meeting adjourned at 7:49 p.m.

_____
Chairperson

_____
Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

HISTORIC PRESERVATION COMMISSION / STAFF REPORT
CASE NUMBER: 2021-0047
REQUEST: CERTIFICATE OF APPROPRIATENESS
PROJECT: 33 West William St. Bank Renovation & Addition
MEETING DATE: January 27, 2021

APPLICANT
Triad Architects
172 East State Street
Columbus, OH 43215

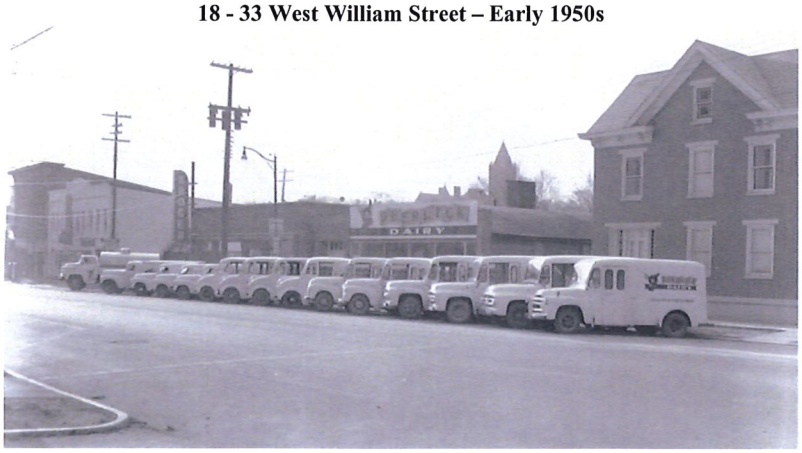
2021-0047: A request by Triad Architects for a Certificate of Appropriateness for proposed bank building renovation and addition at 33 West William Street, which is zoned B-3 (Community Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION
The project site is located at 33 West William Street, on the southeast corner of West William Street and South Franklin Street in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the north, east, south, and west of this parcel also lie within the Transitional Sub-district. The zoning of the property is B-3 (Community Business District), as are the surrounding properties to the south, east, and west. The properties to the north are zoned B-2 (Central Business District).

BACKGROUND
The Applicant appeared for an Informal Review (HPC 2020-2605) before HPC at its Regular Meeting on December 16, 2020 to seek input and comment of this proposed project. The project entails renovation of the existing mini-bank building and drive-through lanes at 33 West William Street, and a 2,170 square foot addition to its west side. HPC offered a series of suggestions and design adjustments and expressed an overall positive review and support of the project.

A history of the subject project area was presented and is recapped here. The south side of West William Street between South Sandusky Street and South Franklin Street has undergone construction, de-construction, and reconstruction over the past 135 years. Circa 1890-1900 two-story residential structures gave way to commercial structures as the downtown central business district expanded to the west.

18 - 33 West William Street – Early 1950s



In the 1950s, the Deerlick Dairy occupied 33 West William St. The facility processed milk from local dairy farmers and delivered "Dairy Products of Excellence" to Delaware residents with its Deerlick Dairy Fleet of trucks (featured in the above photograph). To the west of Deerlick Dairy stood a circa 1900 two-story wood-framed home on the southeast corner of West William Street and South Franklin Street. In 1969, these two structures were demolished to construct the 'Delaware County Bank Drive-In Auto Bank.' The new 500 SF mini-bank building and three drive-through lanes was assigned the address of 33 West William Street and offered the modern convenience of drive-through banking. It is still in existence today, and its appearance has changed little in the last 51 years.

The subject property occupies three parcels: the mini-bank building with drive-through lanes and the side parking lot occupies two parcels fronting West William Street, and the rear driveway into the site occupies the third parcel fronting South Franklin Street. (Records indicate a residential structure had occupied the third parcel at one time.)

Site Map – 33 West William Street



Delaware County Bank Drive-In Auto Bank - 1977



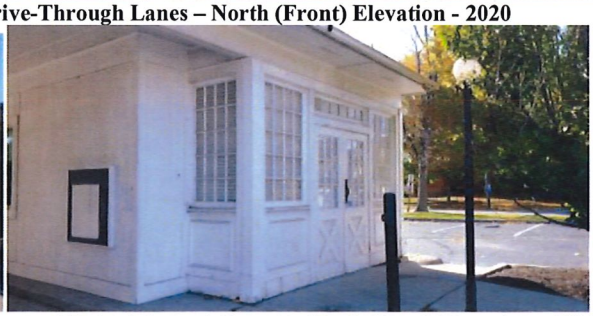
West William St. and South Franklin St. Elevations – 2019





Existing Mini-Bank Building and Drive-Through Lanes – North (Front) Elevation - 2020





Existing Side Parking Lot, Mini-Bank Building and Drive-Through Lanes – South (Rear) Elevation - 2020





(Photographs and Narrative: City of Delaware, Delaware Genealogical Society, Delaware County Historical Society)

The property is owned by Masonic Lodge No. 18 (since 2014). In 2017, Delaware County Bank merged with First Commonwealth Bank, which elected to discontinue service at this location. The mini-bank building has been vacant for approximately two years. The Applicant is representing the First Citizens National Bank of Upper Sandusky, which is leasing the property to use as a full-service bank branch location.

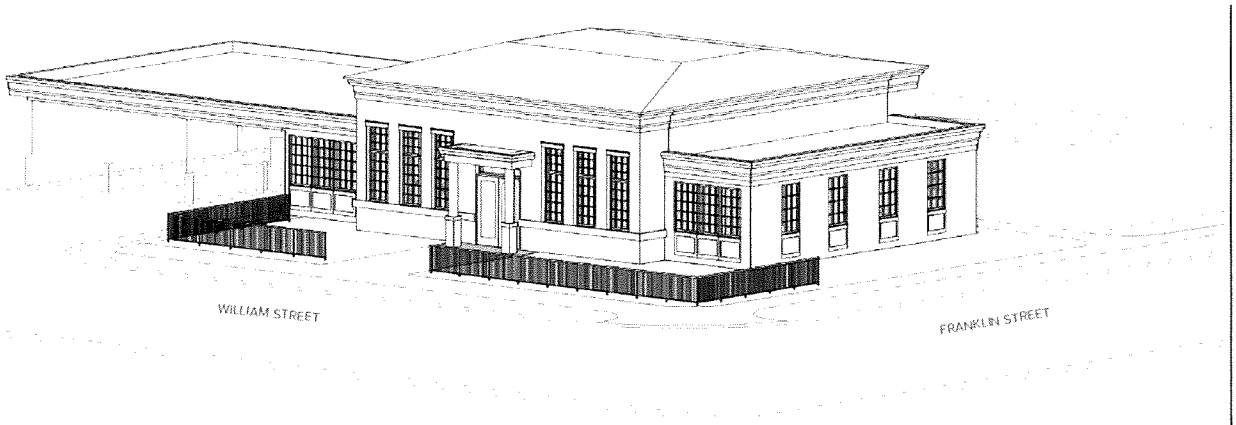
PROPOSAL

The drawings from the Informal Review are also included in this Staff Report to allow comparison to the revised renderings, which considers the input from HPC. The existing 500 SF mini-bank building will be renovated, and a 2,170 SF addition constructed on its west side expanding into the entire width of the existing side parking lot area. The existing three drive-through lanes on the building's east side will remain and will be upgraded. The remainder of the parking lot area (providing appropriate handicapped parking), driveway, and drive-through lanes will be re-paved. The existing traffic circulation pattern will be maintained. Customers will enter and exit the parking lot from the South Franklin St. entrance. Customers using the drive-through service will enter from the South Franklin St. entrance and exit onto West William St. using the pre-existing Right Turn Only / Exit Only driveway. Updated landscaping, lighting, and signage are proposed. The design change to the site plan includes: To help provide an appearance of a continuous streetwall, a 3-foot-high historically appropriate black metal picket-style fence will be added along the public sidewalk along the West William St. frontage and continues along South Franklin St., transitioning to plantings at the addition's west façade.

Proposed Site Plan (Revised)

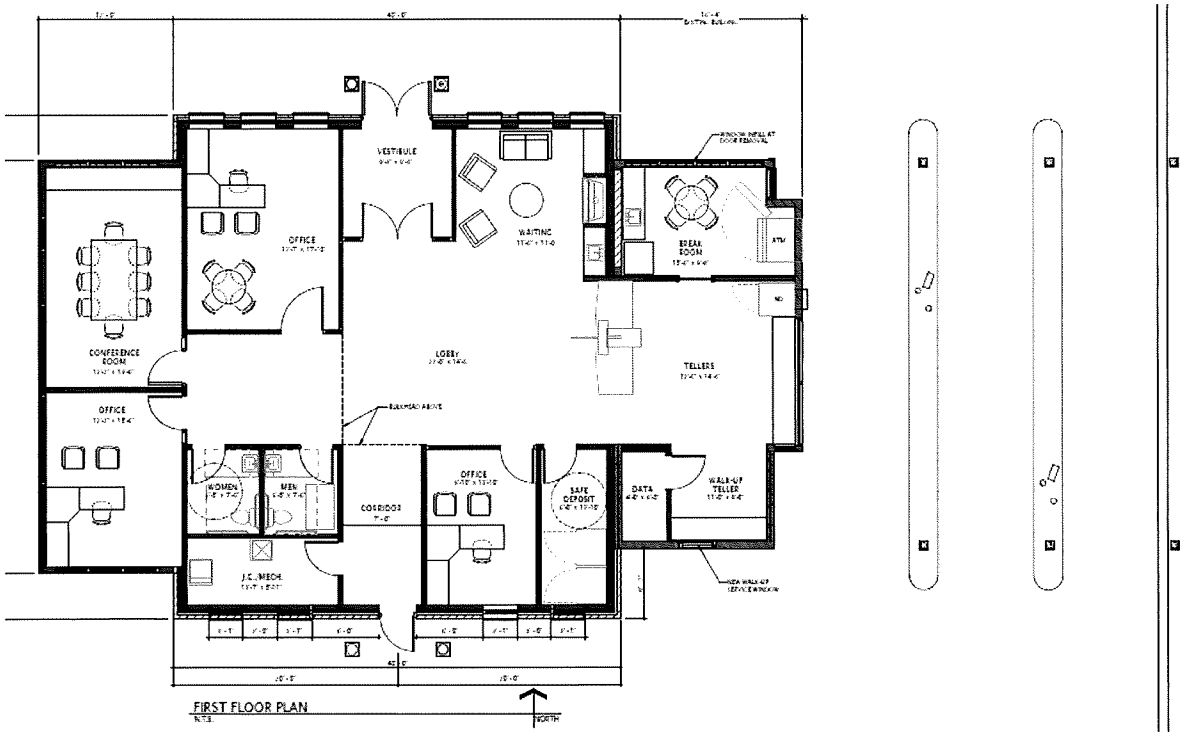


Proposed New Bank Building Rendering (Revised)



The interior floor plan has been revised. The south (rear) elevation is also revised as a result.

Proposed Interior Floor Plan (Revised)



The exterior materials and coloration of the existing mini-bank building influence those of the proposed bank building, which comply with the Architectural Standards. They include: (1) Grey asphalt shingle roofing; (2) Red brick; (3) Cast limestone band; (4) White cornice and trim; (5) White smooth finish 5-1/4" horizontal fiber cement lap siding (with 4" exposure); (6) White inset panels under east and west wing windows to match existing; (7) White aluminum clad wood windows with appearance of true muntins. (Including white aluminum clad wood entry doors with maximum 75% glass and muntins to match windows); (8) 3-foot-high black metal historically appropriate fence.

Proposed Materials and Colors

(1) Grey asphalt shingles



(2) Red brick



(3) Cast limestone band

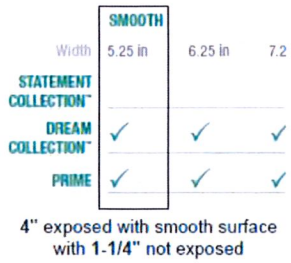


(4) White cornice & trim



(5) White smooth finish 5-1/4" horizontal fiber cement lap siding (with 4" exposure)







(6) White window base inset panels



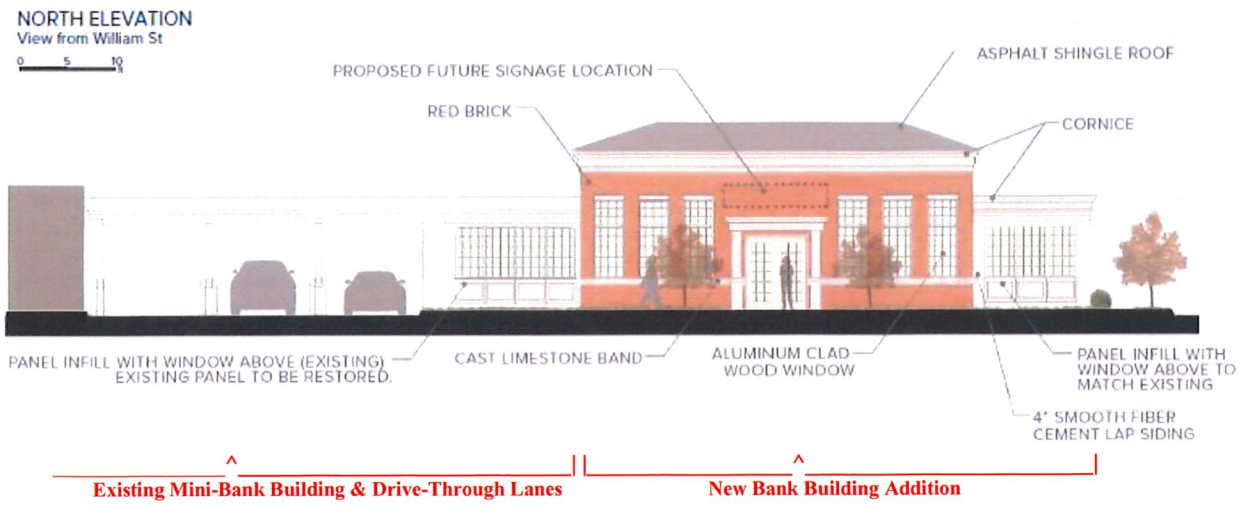
(7) White aluminum clad wood windows & entry doors



(8) 3-foot-high black metal historically appropriate fence

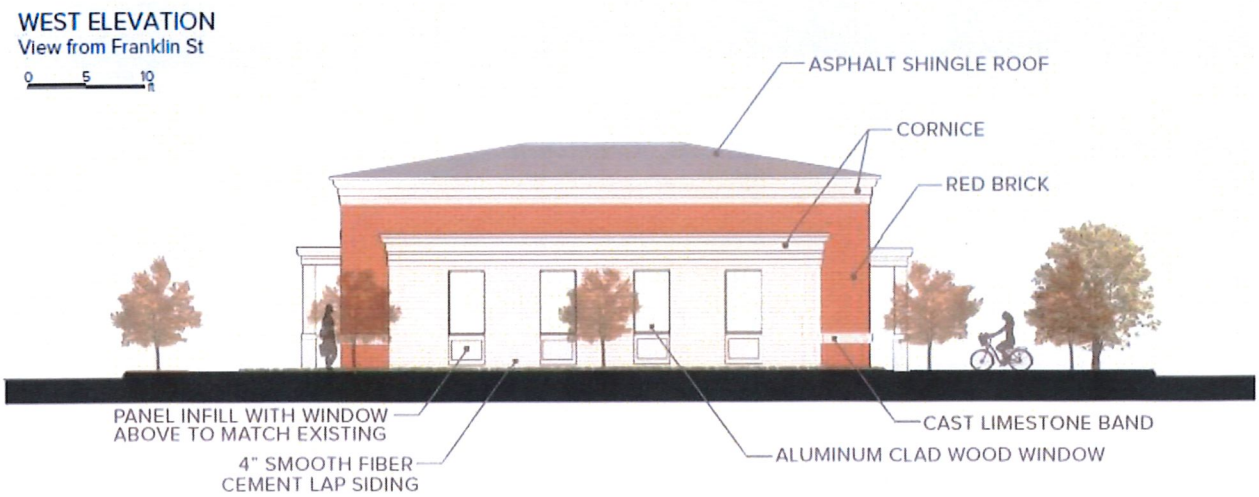


Proposed North (Front) Elevation (Revised) – View From West William Street



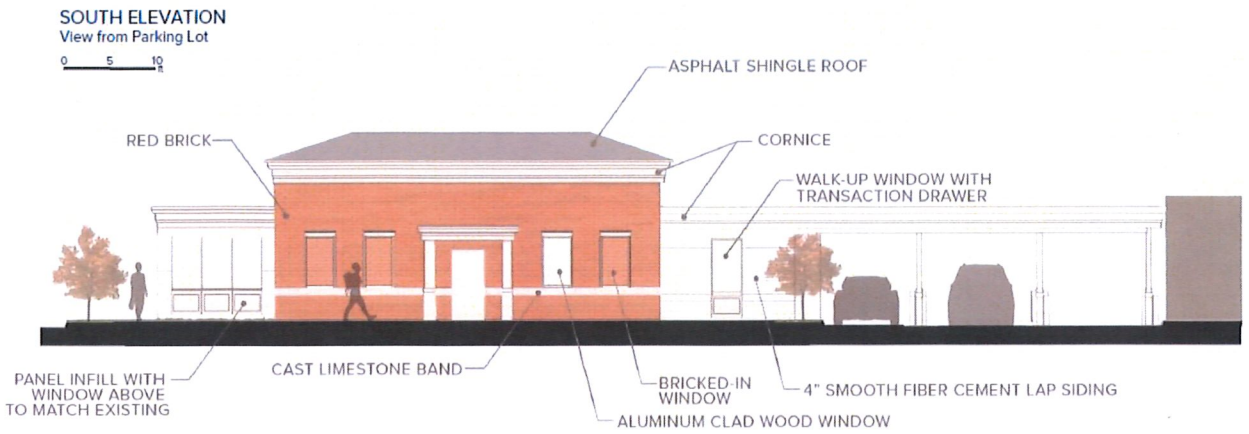
The design changes to the north (front) elevation from the previous version include: The limestone watertable on the brick addition is replaced with a cast limestone band with red brick continuing to ground level. A wall sign area is designated above the front entrance portico. The white aluminum clad wood entry doors will be maximum 75% glass with muntins to match the white aluminum clad wood windows. As previously presented, the existing cupula and asphalt shingle gable roof over the existing mini-bank building (the proposed east 'wing') and the asphalt shingle gable roof over the drive-through lanes will be removed and replaced with a flat roof with a white cornice. The entry door of the existing mini-bank building will be replaced with white aluminum clad wood windows to match the existing window style. The bank addition will be primarily red brick with an asphalt shingle hip roof to match material and profiles of adjacent Historic District buildings, such as the Masonic Lodge to its west. The lower, roofed portion to its west (the west 'wing') is designed and scaled to complement the existing mini-bank building (the east wing) in shape, material, and window type to lend an appearance of balance to the building. It will also have a flat roof with a white cornice and will be clad with white horizontal fiber cement lap siding with 4" exposure. The new bank building's front entrance with a portico faces West William St.

Proposed West (Side) Elevation (Revised) – View From South Franklin Street



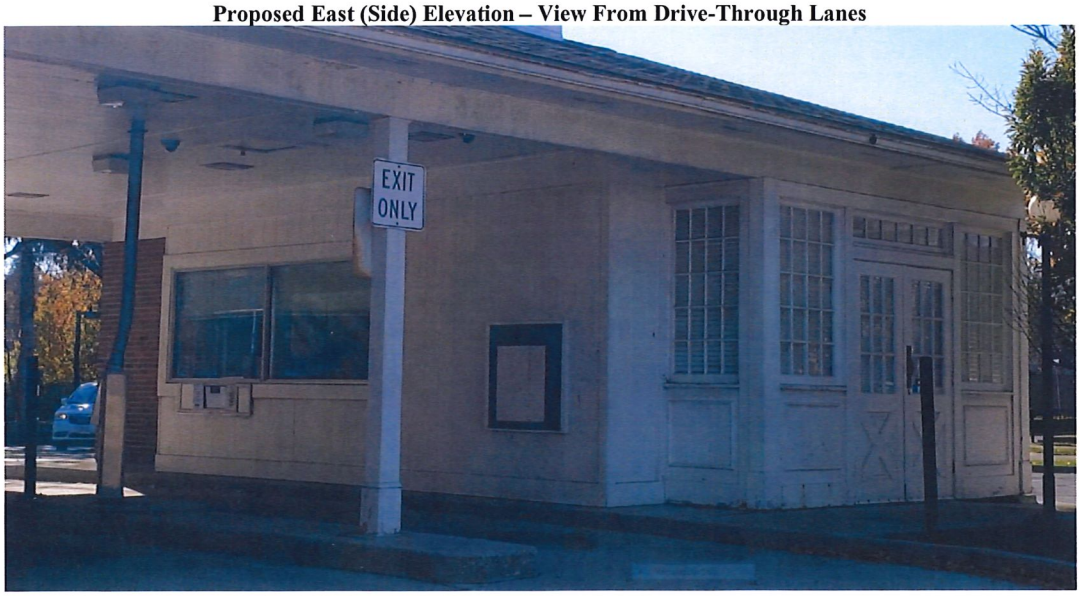
The design change to the west (side) elevation from the previous version: The limestone watertable on the brick addition is replaced with a cast limestone band with red brick continuing to ground level.

Proposed South (Rear) Elevation (Revised) – View From Rear Parking Lot



The design changes to the south (rear) elevation from the previous version include: The limestone watertable on the brick addition is replaced with a cast limestone band with red brick continuing to ground level. The rear white aluminum clad wood entry door will be maximum 75% glass with muntins to match the white aluminum clad wood windows. With the interior design change, the number of window openings decreased from six to four. To provide visual balance, the rear entry door of the new bank building will be flanked by two inset brick window profiles on its left and one white aluminum clad wood window and one inset brick window profile on its right. On the east wing, instead of a flush wall of siding, the existing mini-bank building rear entry door opening will be replaced with a walk-up teller window with a transaction drawer, providing visual balance of the east and west wings. As previously presented, the brick on the south elevation of the existing mini-bank building (the east wing) will be re-clad with white horizontal fiber cement lap siding with 4" exposure. The new bank building's rear entrance with a portico faces the south rear parking lot.

Proposed East (Side) Elevation – View From Drive-Through Lanes



The east elevation of the proposed east wing fronts the drive-through lanes. All window openings will remain intact. The two existing multi-paned windows at the front and rear will be replaced with white aluminum clad wood windows with the appearance of true muntins and white window base inset panels. The ATM machine will maintain its position north of the existing drive-up teller window. A night deposit box will be added adjacent to the teller window. The east elevation will be clad with white horizontal fiber cement lap siding with 4" exposure.

The Applicant has undertaken design changes based on HPC's comments and suggestions from the Informal Review, as well as additional detail from the Architectural Standards. Based in Upper Sandusky, First Citizens National Bank maintains branches in Carey, Dunkirk, Nevada, Marion, and Powell and is motivated to become a part of the Delaware community. The Applicant and bank representatives have met with City staff on the project regarding the required development processes to undertake this project.

The project appears to be an appropriate fit for this site, which has been occupied by a banking facility for over 50 years. Should the support of HPC continue to be favorable, and a Certificate of Appropriateness is issued, the Applicant will coordinate with City Planning Department staff to undertake the required development processes so that all building and zoning requirements for the site and building are met. The Applicant welcomes comment from HPC regarding the proposed mini-bank building renovation and addition at 33 West William Street to accommodate a full-service banking facility for the First Citizens National Bank.

STAFF ANALYSIS

The project site is located on the southwestern boundary of the Downtown Historic District in the Transitional Sub-district. This Sub-district is a transitional environment between the downtown and the surrounding residential neighborhoods. The intersection of West William Street and South Franklin Street, however, is surrounded by a band of adjoining commercial, retail, and institutional uses that were created as the downtown expanded to the west. Staff offers that the renovation of the building by a financial institution providing drive-through services would be an appropriate use of the site since this has been its only use for the past 51 years. The outlying residential occupants beyond that, and further to the north and west, therefore, will continue to maintain the quiet enjoyment of their neighborhoods.

This building is not original to the site. Its 1969 architectural design did attempt to blend into the surrounding historic business district and neighborhood with a mixed red brick and white painted wood façade, a gable style asphalt shingle roof, a cupula, multi-paned wood windows, and wood inset base panels. Barely over 50 years of age, the federal and state government milestone to be considered 'historic,' Staff offers that although the structure as it stands may not appear to contain any apparent historic architectural significance, carrying the existing design elements into the proposed renovation and addition of the project site would not appear to be detrimental to the overall historic district and neighboring buildings. Its redevelopment will re-occupy a vacant property, help extend the existing streetwall on this block to the intersection and enhance and activate this prominent street corner once again.

The Transitional Sub-district consists primarily of commercial buildings of one or two stories. Some form a uniform streetwall (as in the Downtown Core), while others appear as separate buildings. The Standards do allow for a one story, separate building with a continuous wall surface that carries down to the street level around a storefront. The proposed building contains banks of window openings rather than a fully glazed storefront system, and the wall materials do carry down to street level. Transitional Sub-district Standards allow more latitude for more building variations; thus, the overall building design would not be contrary to the Standards.

The Applicant understands materials, design, and color palette need to be compatible with the existing area and the Architectural Standards. In reviewing the Architectural Standards for New Construction in the Transitional Sub-district, overall, the proposed project will actually bring the property more in line with them.

In terms of building elements, the façade of the 52 LF by 42 LF addition is primarily brick as per the Standards. The design change to a cast limestone band and extending the brick to ground level lightens the weightiness of the lower façade, while complementing the lower facade on the Masonic Lodge directly to its west. The east and west wings will be clad in smooth finish white horizontal fiber cement lap siding with 4" exposure. Proposed windows and doors will replicate those in place and comply with the Standards as presented. A walk-up teller window is introduced on the rear east wing wall to add visual balance with the rear west wing windows. Regarding the bricked-in window openings on the south (rear) elevation, given the width of the brick addition itself is only 40

LF, as an option, perhaps HPC would consider eliminating this element on this one-story New Construction addition. If windows were pre-existing, and windows were eliminated due to interior re-design, bricking-in the openings would be the appropriate action. Balance of the rear elevation is still achieved through the east and west wing windows. Regarding the roofline, the Standards indicate the street-facing roofline shall be horizontal. Staff offers that the flat roofs on the east and west wings, drive-through lanes, and the entrance porticos and the proposed hip roof on the central brick building blend as transitional elements between the flat roofs of the downtown and the nearby roofs of the Masonic Lodge, Ollie's Ice Cream, and the surrounding neighborhood. The mixed design elements appear to be appropriate. The cornice as presented appears appropriate. Per the Standards, the cornice shall be plain and not heavily articulated. The cornice height shall be approximately 1/15th of the total building height. Alternatively, the vertical dimension of the cornice of an adjacent building may be approximated.

As per the Standards, the main entrance is at the front of the building. The building does have a rear entrance that is designed as a true entrance. Entry doors do not need to be recessed. Transom windows are placed above both entry doors; they may have transparent or opaque glass.

Transitional Sub-district buildings are to be built to the back of the sidewalk and cover the entire lot width to maintain a continuous streetwall. The proposed building design is based on the existing 51-year-old footprint of the mini-bank building and drive-through lanes. The west wing portion of the building is pushed to its furthest point to the parking lot curb so that the facility will cover the entire West William Street lot width. (That point appears to be the property line. Building past that point would appear to be encroaching onto the South Franklin Street curb lawn, which is prior to the public sidewalk and in the city public right-of-way.) Pushing up the new addition, or the drive-through facilities, to the West William St. sidewalk, however, may create a sight hazard for exiting drive-through vehicles and a safety hazard for sidewalk users. Eliminating or minimizing safety hazards may have been the original intent for the placement of the building where it is today.

An appropriate alternative to convey the same effect of the appearance of a continuous streetwall is the proposed installation of a 3-foot-high historically-appropriate black metal fence along the West William Street frontage and along South Franklin Street, transitioning to landscaping along the building's west facade. Staff offers HPC granted this consideration in three similar situations where the existing or proposed building was set back from the public sidewalk: The Old Bag of Nails Pub, 66 North Sandusky Street (HPC 2004-009); Proposed Manos Restaurant, 14 West William Street (HPC 2015-1859); and Smohked Ohio BBQ & Bar, 14 West William Street (HPC 2016-2532). 66 North Sandusky Street is in the Downtown Core, and 14 West William Street is in the Transitional Sub-district, approximately 4/10 mile east of the subject site. The three sites mentioned are in the B-2 Central Business District. This alternative, however, does not fully address the building set-back zoning requirements in the B-3 Community Business District.

The Standards indicate parking may be on the street or on-site at the rear of the building (as proposed) but shall not be on the side of the building (which will be eliminated by the bank building addition). The existing rear parking lot may be screened from the public way along South Franklin Street with fencing and landscaping (potentially to match what may be installed along the West William Street frontage). On-street parking is available at the front and side of the facility. A public parking lot is located approximately 250 feet south of the proposed facility, adjacent to 19 South Franklin Street. The bank facility also may wish to entertain an agreement with their landlord for off-site employee parking during the workday at the rear Masonic Temple parking lot directly across South Franklin St. from the facility. The on-site and off-site options, however, do not fully address the parking requirements in the B-3 Community Business District.

Thus, the proposed banking facility and the location site lend themselves to re-zoning the site to B-2 Central Business District. As mentioned previously, the site is located on the southwestern boundary of the Downtown Historic District in the Transitional Sub-district, a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. As evidenced, with the continued growth of our community, residential uses and buildings are slowly giving way to commercial uses as the downtown business district continues to expand to the west. The project site is already encircled by a band of adjoining commercial,

retail, and institutional uses, with residential uses beyond that. Thus, the site as-is is essentially incorporated into the downtown business district. The Applicant may have elected to pursue re-opening the site as-is with the application for a building permit and administrative approval by HPC for repairs under the current B-3 Community Business District zoning designation and seeking potential zoning variances for building set-backs and parking requirements as needed. However, to provide a full service investment into the Delaware community with a well-appointed facility, to accommodate this proposal and to achieve a better fit within the overall context of its location, re-zoning the site to B-2 Central Business District from the B-3 Community Business District would be advantageous and cure potential zoning set-back and parking requirements. (This same approach was undertaken for 50 West William Street [HPC 2019-1575], kitty-corner across the intersection from this site.) The Applicant is open to this suggestion.

Should the project re-designed based on HPC input move forward and obtains a Certificate of Appropriateness from this formal review by the Historic Preservation Commission, the Applicant intends to work with City Staff to pursue re-zoning and development plan reviews, as is the City's normal and customary procedure to achieve compliance with applicable building and zoning codes.

Staff is very supportive of the re-occupancy of this project site and encourages HPC's consideration of the proposed re-design of the site and facility. The proposed building and site design will add favorably to the historic fabric of the Historic District by rebuilding the streetwall in a sensitive, yet reasonable, manner to the proposed (and long-standing) use of this site, while not being contrary to the Architectural Standards. The City of Delaware would be pleased to welcome the Applicant and the proposed banking facility to historic Downtown Delaware and the community at large.

STAFF RECOMMENDATION (HPC 2021-0047– CERTIFICATE OF APPROPRIATENESS)
Staff recommends approval of the request by Triad Architects for a Certificate of Appropriateness for the for proposed bank building renovation and addition at 33 West William Street 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 storm water drainage, parking, and refuse pick-up matters 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) All proposed signage and the final building exterior 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.
4) The Applicant shall notify adjoining property owners/business owners of construction timelines.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE: PLANNING/HPC CASES/2021 CASES/2021-0047_33 W WM BANKRENOADD STFRPT.DOC
ORIGINAL: 01/18/21

January 11, 2021
Attachment to HPC Certificate of Appropriateness Application for 33 W. William Street

Work Description

Project Details:

1. The existing site is located at 33 W. William Street which is at the intersection of William and Franklin St.
2. The site is home to a former drive-thru banking business that ceased operation approximately two years ago, and the site has not been used since.
3. First Citizens National Bank of Upper Sandusky plans to lease the property from the Masonic Lodge, current owners of the parcels, as a bank branch location.

Site Features:

1. Existing bank building (+/- 500 SF) will floor space for approximately five (5) people, a combination of employees and customers.
2. Three (3) drive-thru lanes – closest with at dealer drawer – second and third serviced through a tube system. Each lane allows for stacking of +/- four (4) vehicles behind the vehicle currently being served. Right-turn only signage exists, directing customers how to leave the drive-thru and turn onto William Street.
3. Parking lot contains 14 parking spaces (no designated HC spot) plus +/- four (4) on-street parking spaces along William St. and Franklin St.
4. Former pylon signage was removed, at grade by previous tenant. Sign footing is believed to still be in place.
5. Approximately six (6) light poles exist; however, a few of the fixtures are broke and/or missing.
6. Mature landscaping existing at the building's front entry and along the southern property line.
7. Historical, Downtown Delaware Streetscape items existing along William St. These items include red brick pavers, street trees, trash receptacle, and misc. street/traffic signage.

Materials and Colors: (please refer to elevations and material images)

1. Grey asphalt shingle roofing
2. Red Brick
3. Cast Limestone Band demarking "water table" height
4. White Cornice and trim
5. White 5 ¼" smooth surface, horizontal fiber cement lap siding (4" is exposed with smooth surface with 1 ¼" not exposed).
6. White panel infills under windows to match existing
7. Aluminum Clad Wood Windows with the appearance of true muntins from the exterior
8. Aluminum Clad Wood Entry doors with maximum 75% glass and muntins to match the proposed Aluminum Clad Wood Windows.
9. 3-foot high historically-appropriate black metal fence

Features:

1. The south elevation of the existing bank building brick will be reclad with white 5 ¼" horizontal fiber cement lap siding (4" exposed smooth surface with 1 ¼" not exposed).
2. The existing asphalt roof over the existing bank building and drive-thru canopy will be removed and replaced with a flat roof with white cornice.

TRIAD ARCHITECTS
172 E. State Street, Suite 600 | Columbus, OH 43215

T: 614.942.1050 | E: INFO@TRIADARCHITECTS.COM
www.triadarchitects.com

3. The bank addition will be a red brick with asphalt shingle roof to match material and profile of adjacent Delaware buildings. A lower roofed portion to the west will have a flat roof with cornice and be scaled to complement the existing bank building in shape, material, and window type.
4. A 3-foot high historically-appropriate black metal fence (acting in appearance of a continuous streetwall) will be along portions of West William Street and South Franklin Street. The street wall continues along South Franklin Street transitioning from the metal fence to plantings and the west façade of the building.

TRIAD ARCHITECTS
172 E. State Street, Suite 600 | Columbus, OH 43215

T: 614.942.1050 | E: INFO@TRIADARCHITECTS.COM
www.triadarchitects.com

SITE CONTEXT

NORTH ELEVATION
View from William St



WEST ELEVATION
View from Franklin St



REVISED SET OF DRAWINGS

FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

TRIAD

SITE CONTEXT

Corner of William St & Franklin St



EXISTING BUILDING & DRIVE-THRU





FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

OPTION #1

November 6, 2020
Revised: January 11, 2021



Zoning Requirements:

Current zoning classification for 33 W. William Street is B3 - Community Business District. A combined bank and drive-thru use is permitted within the district.

The following are code requirements from which the project will request relief, due to hardship. These include, but are not limited to:

1. Code 1143.03, (d) - Maximum Lot Coverage Requirement:
   a. Required Maximum Lot Coverage (Building & Pavement Coverage): 70%
   b. Proposed Lot Coverage: +/- 74.6%
   c. Zoning Variance Request: Relief of +/- 4.6% of Lot Coverage

2. Code 1143.04, (a) - Building Setback Requirement - Front Yard (from W. William Street):
   a. Required Front Yard Setback: 50'
   b. Proposed Front Yard Setback: +/- 17.5'
   c. Zoning Variance Request: Relief of +/- 32.5'
3. Code 1143.04, (b) - Building Setback Requirement - Side Yard (from S. Franklin Street):
   a. Required Side Yard Setback: 30' (When adjoining a non-residential district)
   b. Proposed Front Yard Setback: +/- 5'
   c. Zoning Variance Request: Relief of +/- 25'

4. Code 1161.04, (c), 3 - Financial Institution/Bank Parking Requirements:
   a. Required Parking: one (1) space per 200 sf of floor space or 2,700 sf / 200 sf = 14 parking spaces.
   b. Proposed: +/- six (6) spaces - five (5) typical space and one (1) HC space
   c. Zoning Variance Request: Relief from +/- eight (8) parking spaces

© RCMA 2020

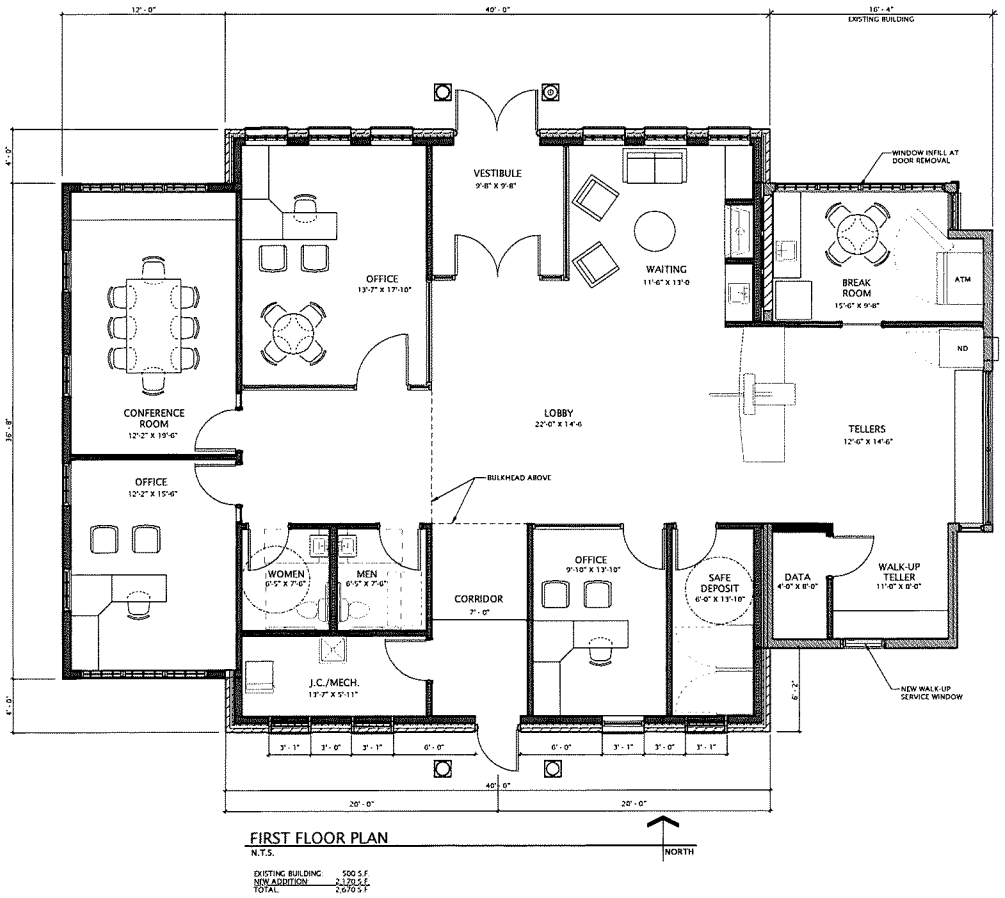
Proposed Site Plan for:

First Citizens National Bank

Delaware, Ohio
JLP / BJG | 20022

RCM architects

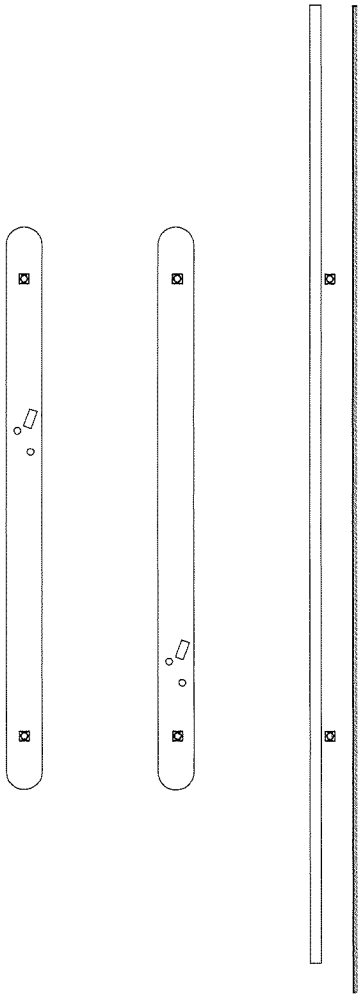
PROPOSED PLAN
JANUARY 11, 2021



FIRST FLOOR PLAN
N.T.S.

NORTH

EXISTING BUILDING:	500 S.F.
NEW ADDITION:	2,170 S.F.
TOTAL:	2,670 S.F.



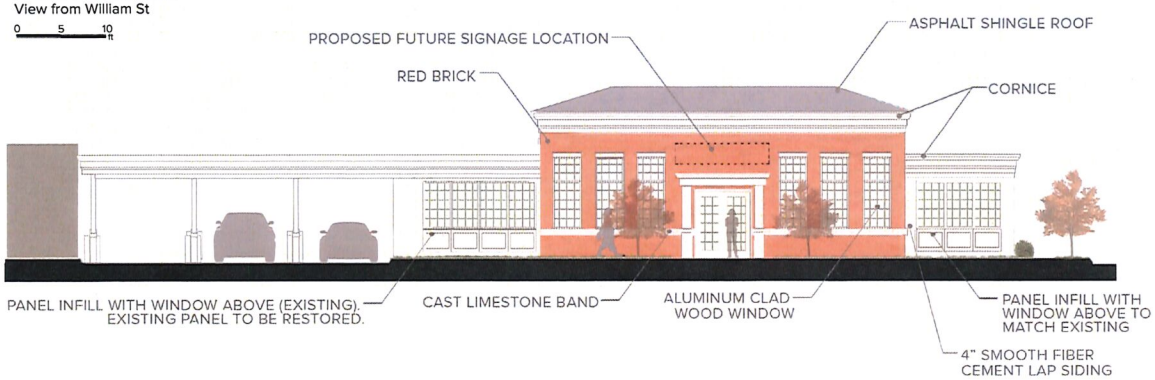
© RCM Architects The drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of RCM Architects Inc. and no part thereof shall be copied, disclosed to or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of RCM Architects Inc.

FIRST CITIZENS NATIONAL BANK
DELAWARE BRANCH ADDITION & ALTERATIONS
33 W. WILLIAM STREET, DELAWARE, OH
DR / LRB | 20022

RCM architects

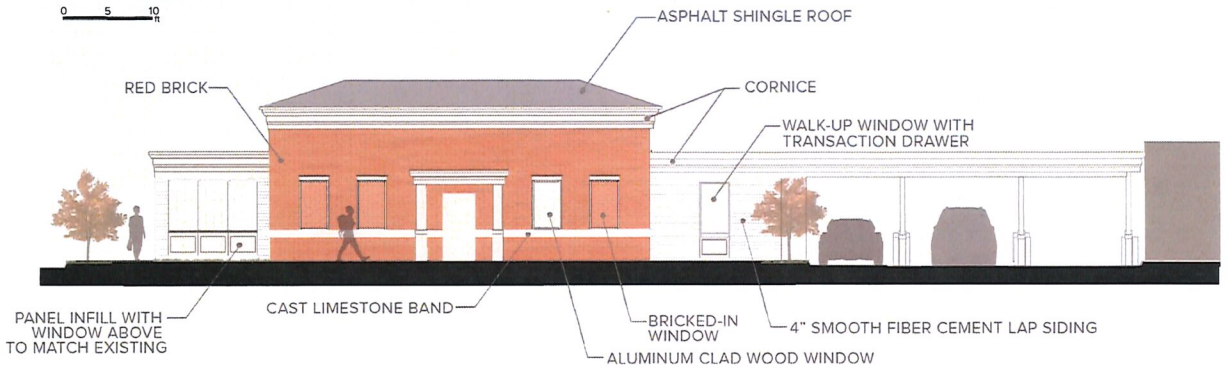
NORTH ELEVATION
View from William St

0 5 10 ft



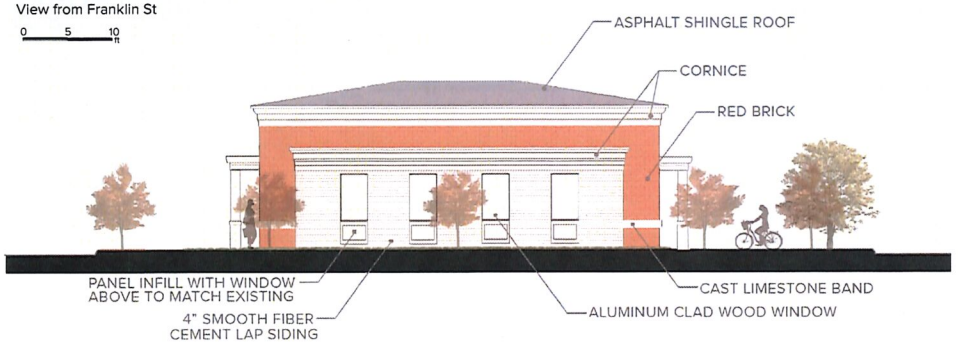
SOUTH ELEVATION
View from Parking Lot

0 5 10 ft



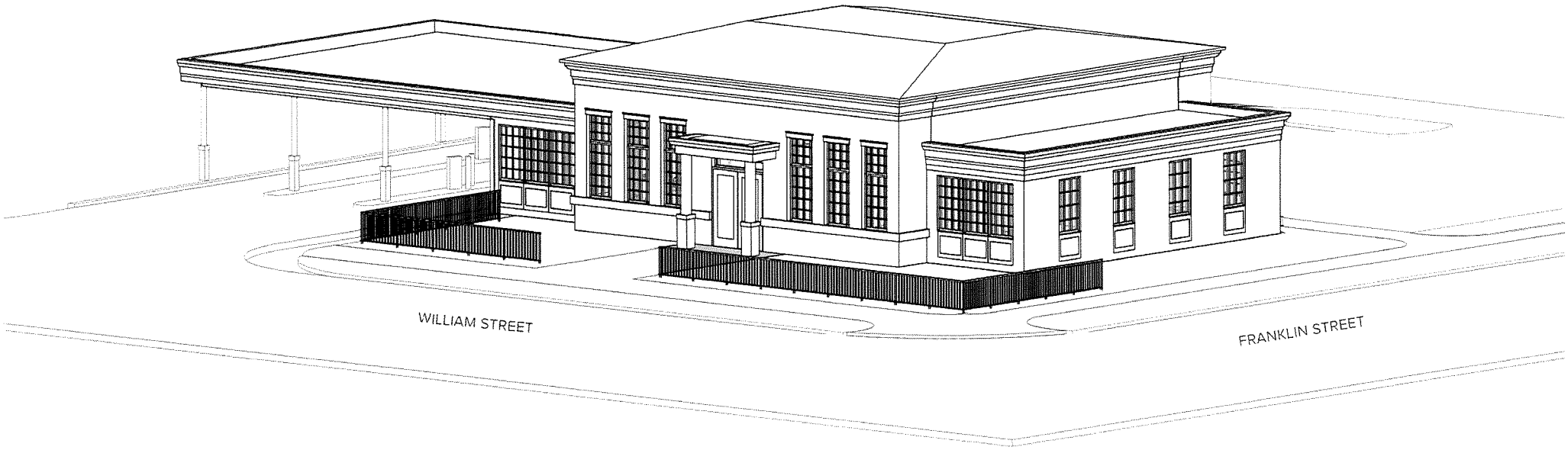
WEST ELEVATION
View from Franklin St

0 5 10 ft



FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

TRIAD

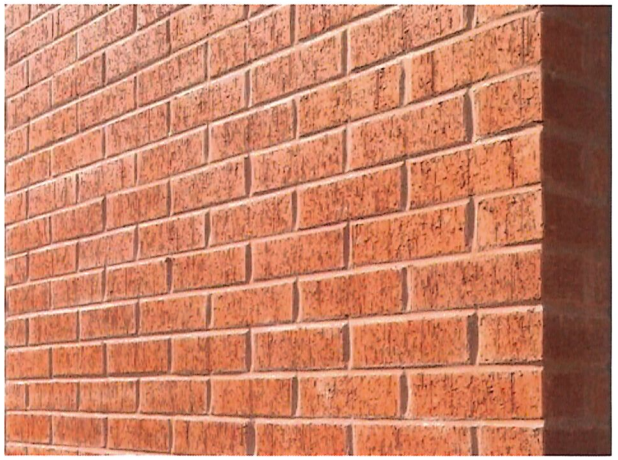


FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

MATERIALS



ASPHALT SHINGLE ROOFING



RED BRICK



CORNICE



CAST LIMESTONE

FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

PRODUCT:
FORTIN IRONWORKS FENCING



STYLE: F5





EXAMPLE IMAGES

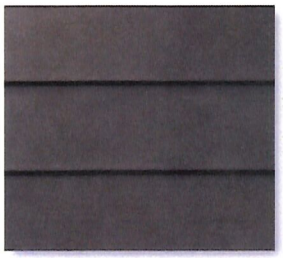
FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

PRODUCT:
HARDIEPLANK 4" SMOOTH FIBER CEMENT LAP SIDING

JamesHardie™
Siding | Trim

HardiePlank
Thickness 5/16 in
Length 12 ft planks

SMOOTH



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

4" exposed with smooth surface
with **1-1/4"** not exposed

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering

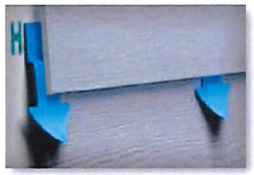


Trim Color Offering



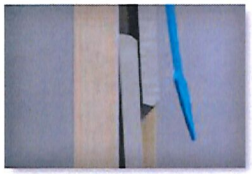
Soffit Color Offering





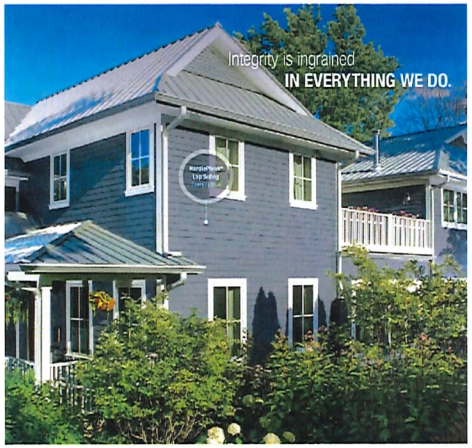
Sloped Top

Positive slope at top drains moisture to outer face of lap



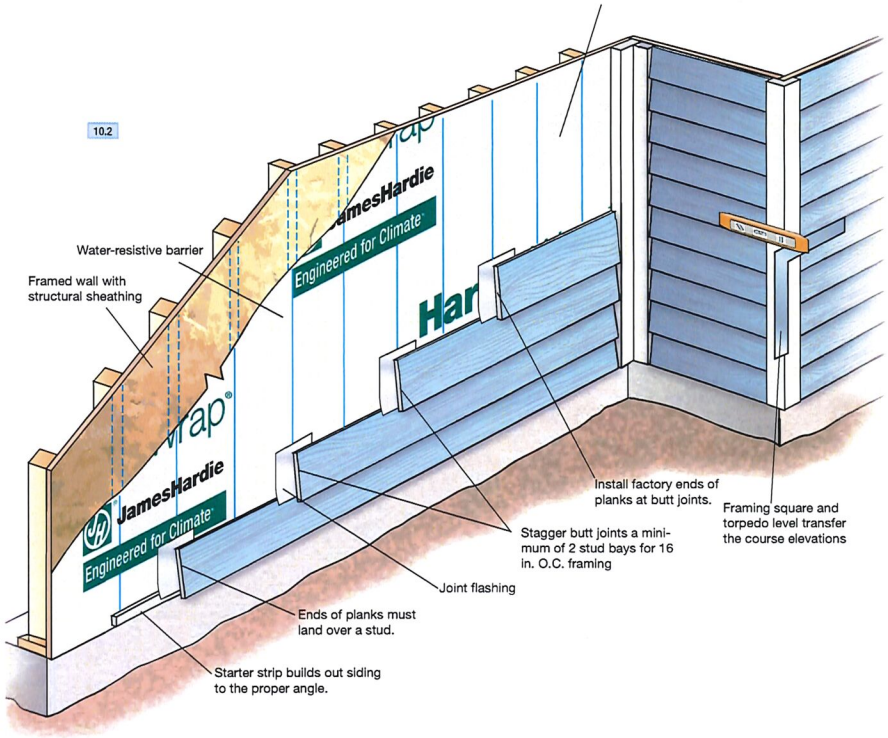
Profiled Drip Edge

Bottom bullnose drip edge allows moisture to drain away from lap



OVERVIEW OF HARDIEPLANK LAP SIDING

TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

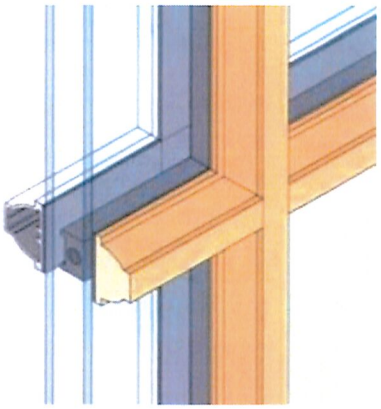


FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

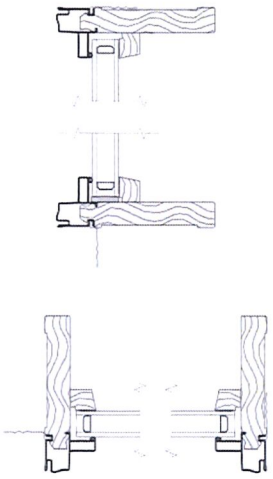
PRODUCT:
PELLA RESERVE ALUMINUM CLAD WOOD WINDOWS



EXAMPLE OF PELLA RESERVE FIXED WINDOW



GRILLE PROFILE

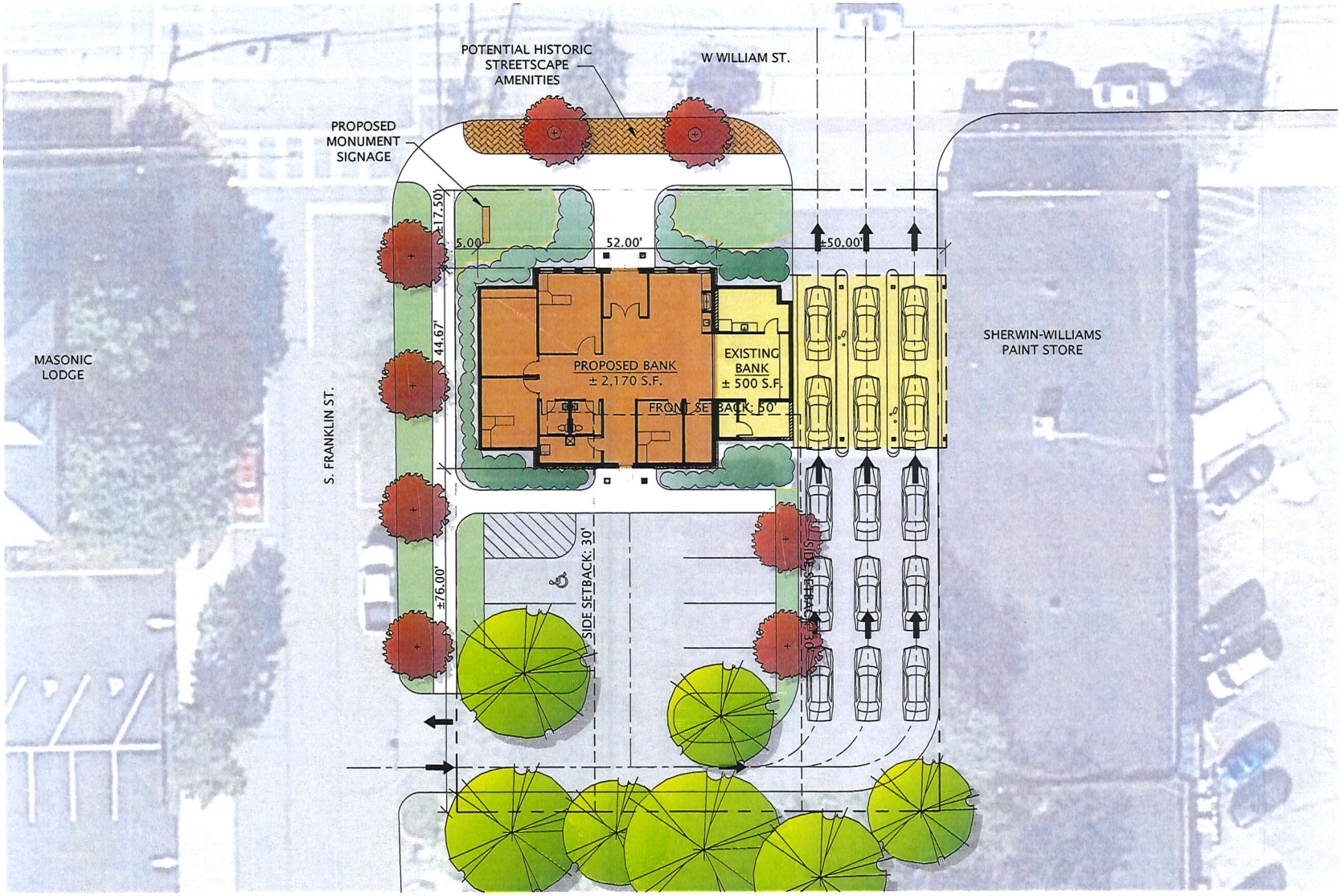


DETAILS

FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

OPTION #1

November 6, 2020
Revised: November 17, 2020



Zoning Requirements:

Current zoning classification for 33 W. William Street is B3 - Community Business District. A combined bank and drive-thru use is permitted within the district.

The following are code requirements from which the project will request relief, due to hardship. These include, but are not limited to:

1. Code 1143.03, (d) - Maximum Lot Coverage Requirement:
   a. Required Maximum Lot Coverage (Building & Pavement Coverage): 70%
   b. Proposed Lot Coverage: +/- 74.6%
   c. Zoning Variance Request: Relief of +/- 4.6% of Lot Coverage
2. INITIAL SET OF COMMENTS INTERNAL REVIEW 12-16-2020
3.
4. per 200 sf of floor space or 2,700 sf / 200 sf = 14 parking spaces.
   b. Proposed: +/- six (6) spaces - five (5) typical space and one (1) HC space
   c. Zoning Variance Request: Relief from +/- eight (8) parking spaces

© RCM 1111 ...

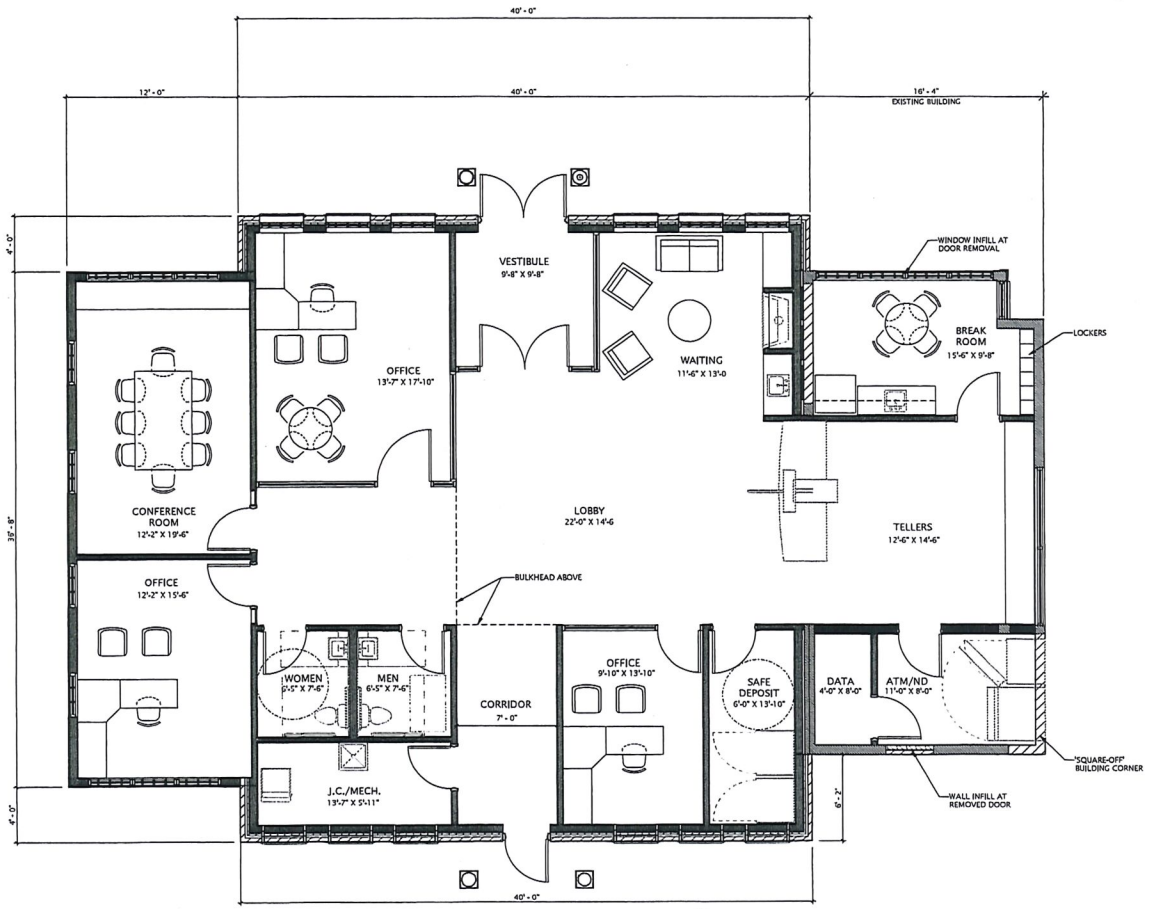
Proposed Site Plan for:

First Citizens National Bank

Delaware, Ohio
JLF/BJC | 20022

RCM architects

OPTION #2
NOVEMBER 18, 2020



FIRST FLOOR PLAN
1/4" = 1'-0"

NORTH

EXISTING BUILDING:	500 S.F.
NEW ADDITION:	2,170 S.F.
TOTAL:	2,670 S.F.

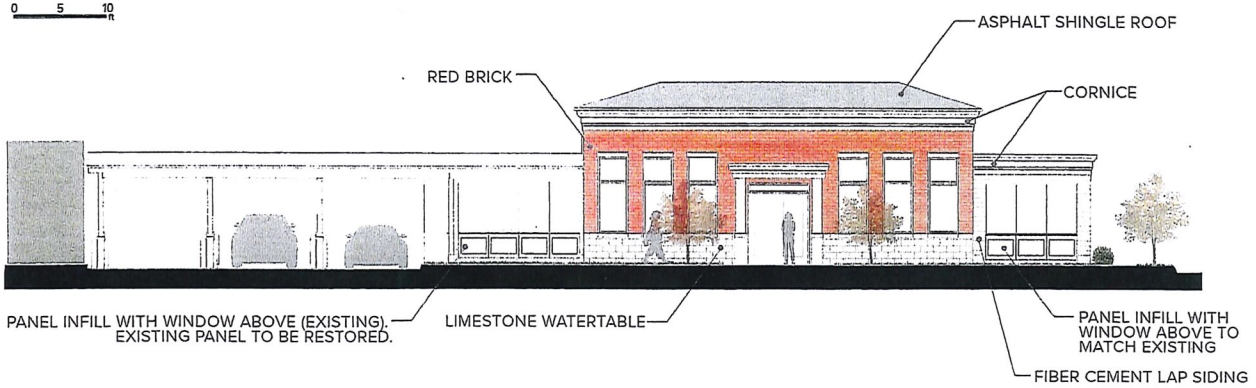
© RCM ARCHITECTS

FIRST CITIZENS NATIONAL BANK
DELAWARE BRANCH ADDITION & ALTERATIONS
38 W. WILLIAM STREET, DELAWARE, OH
IDR / LRB | 2020/2

RCM architects

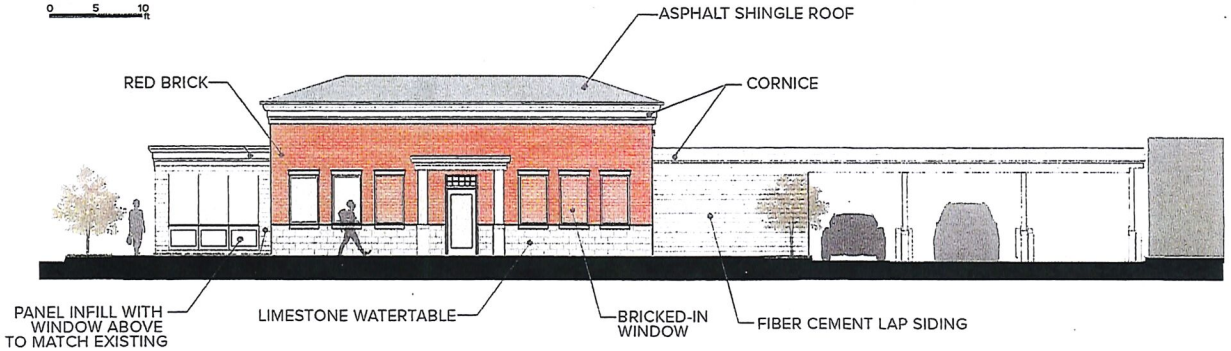
NORTH ELEVATION
View from William St

0 5 10 ft



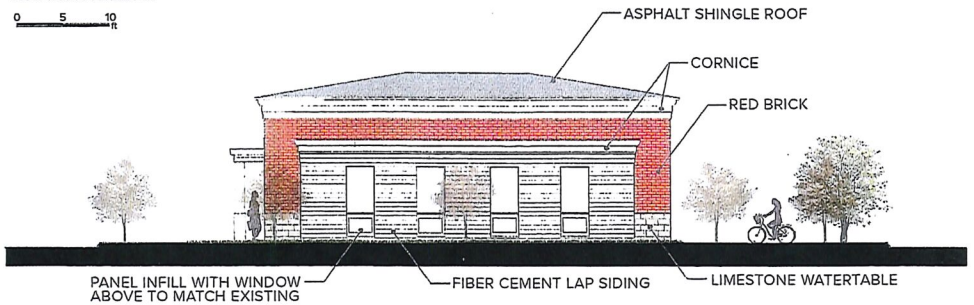
SOUTH ELEVATION
View from Parking Lot

0 5 10 ft

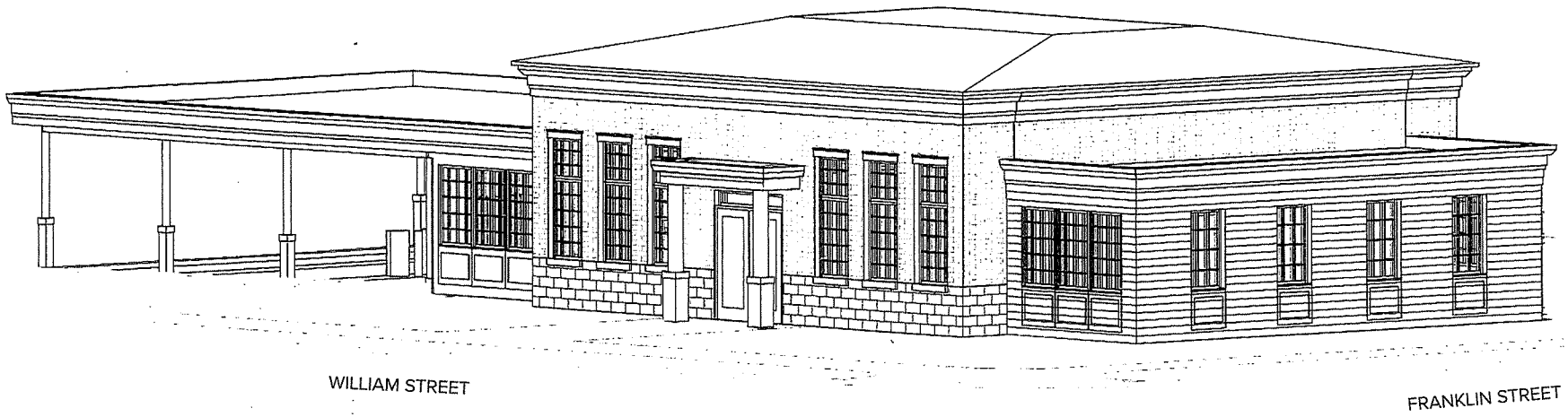


WEST ELEVATION
View from Franklin St

0 5 10 ft

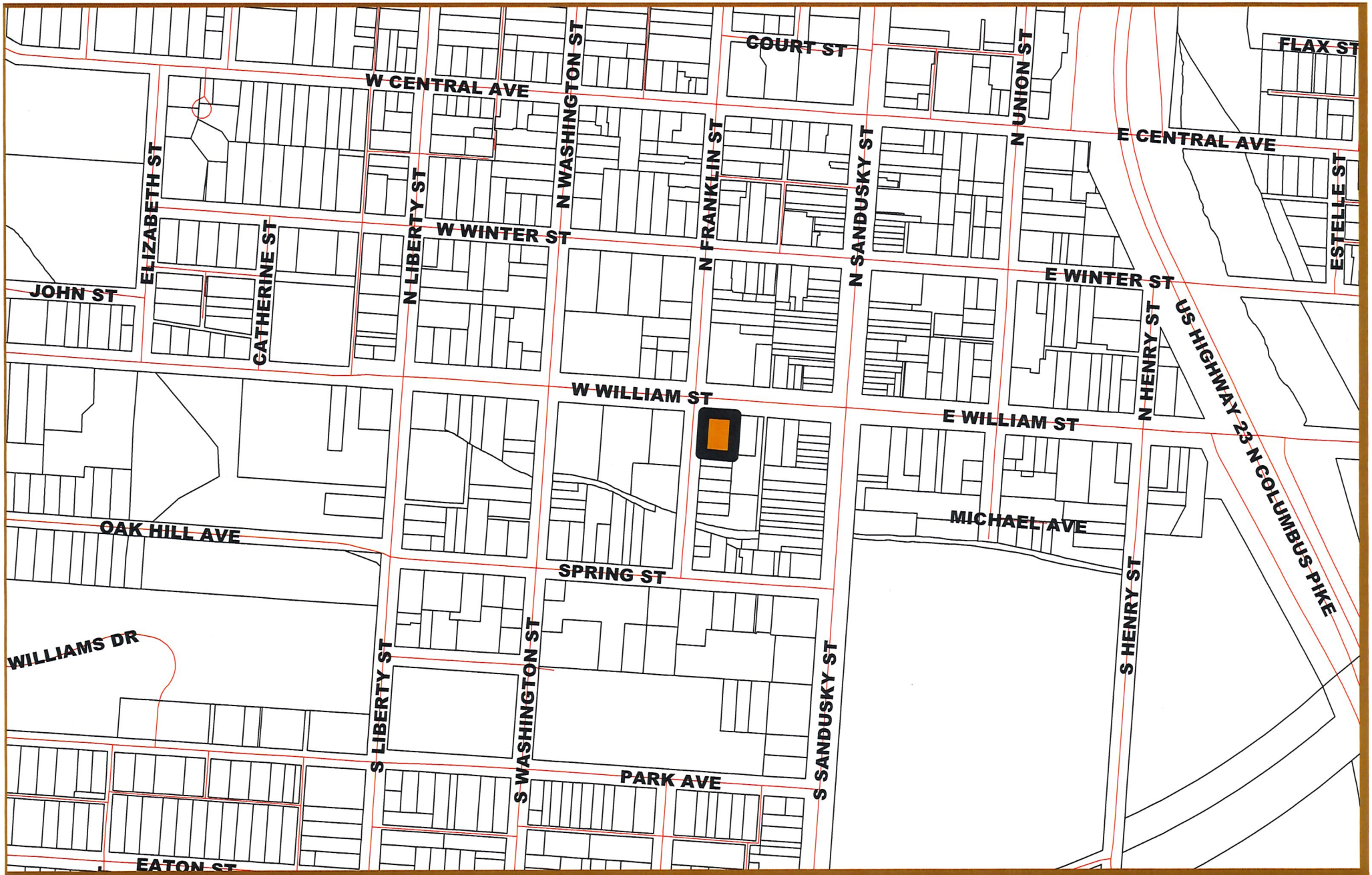


FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO



FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

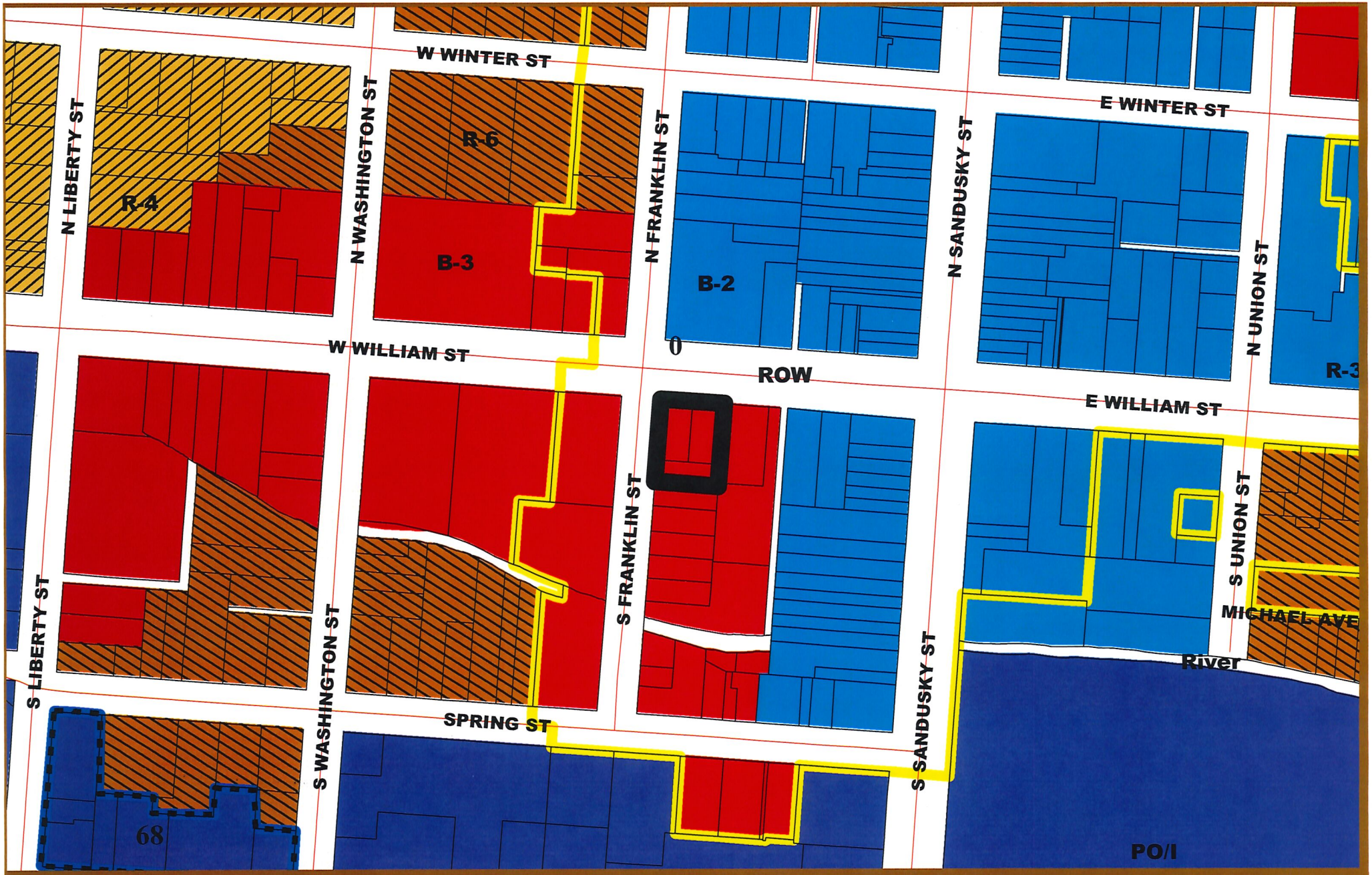
TRIAD



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2021-0047 - Certificate of Appropriateness
33 West William Street
Bank Building Renovation & Addition
Location Map

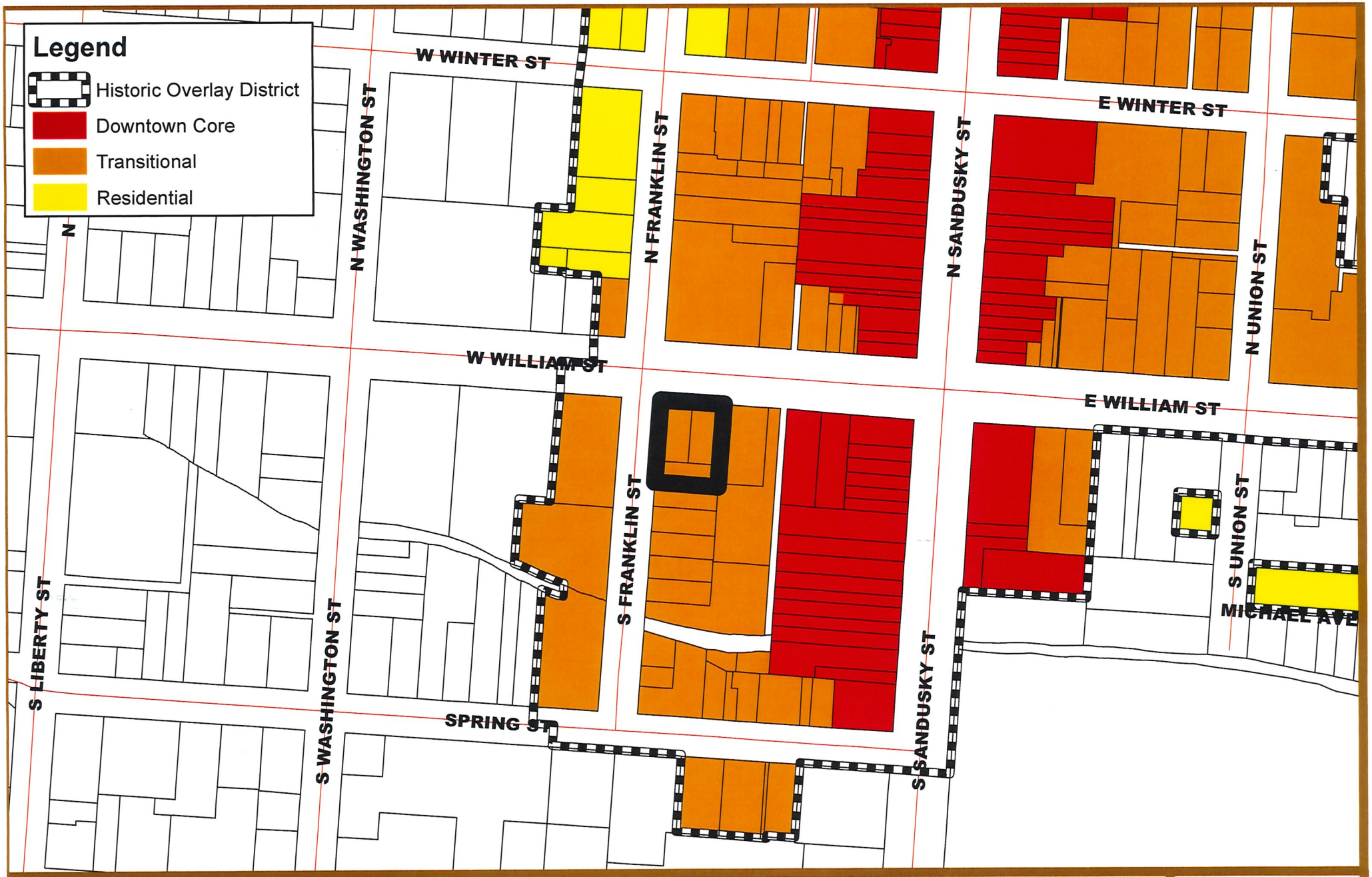
N



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2021-0047 - Certificate of Appropriateness
33 West William Street
Bank Building Renovation & Addition
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2021-0047 - Certificate of Appropriateness
33 West William Street
Bank Building Renovation & Addition
Historic District Map

N



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2021-0047 - Certificate of Appropriateness
33 West William Street
Bank Building Renovation & Addition
Aerial (2019) Map

N

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2021-0047
COA

Certificate of Appropriateness Application

Historic Subdistrict ☐ **Downtown Core** ☐ **Residential** ☒ **Transitional**

Address 33 W. Williams St., Delaware, OH 43015

Business name First Citizens National Bank of Upper Sandusky

Applicant Name/Contact Person Zach Price Phone 614-354-9591

Address 172 E. State St., Columbus, OH 43215

Email zprice@triadarchitects.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 Hiram Lodge No. 18 F and AM Phone

Address 51 W. William Street, Delaware, OH 43015

Email jraab38@columbus.rr.com

Project Type

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

Work Description (please type or print legibly)

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

Please see attached "Work Description" sheet for detailed descriptions.

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

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

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

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

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

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

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

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

Brent Price — 1/11/21
Signature of Applicant — Date

Donald Poole/Veteran Lodge — 1/11/21
Signature of Owner (if not the Applicant) — Date

Application Fee $50.00 Fees Received $ 50.00 Received by dlg Date 1/12/21

EST 1808
CITY OF
DELAWARE
OHIO

HISTORIC PRESERVATION COMMISSION / STAFF REPORT
CASE NUMBER: 2021-0049
REQUEST: INFORMAL REVIEW
PROJECT: 23 North Sandusky St Rear Permanent Patio
MEETING DATE: January 27, 2021

APPLICANT
MOHIO Pizza Company
23 North Sandusky Street
Delaware, Ohio 43015

REQUEST
2021-0049: A request by MOHIO Pizza for an Informal Review for a proposed rear permanent patio at 23 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

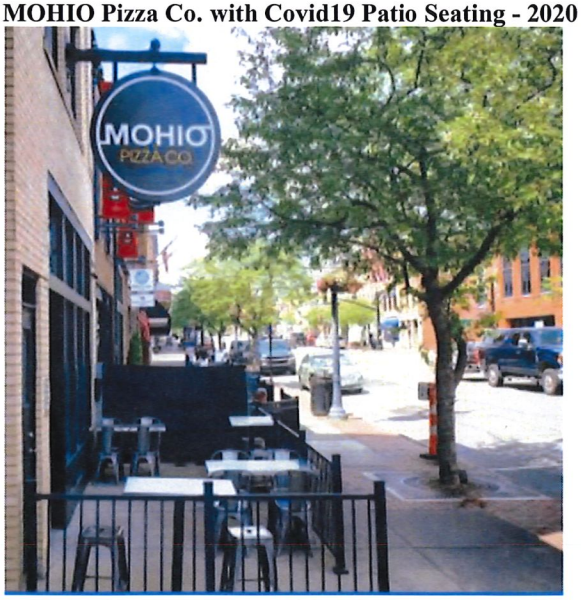
LOCATION & DESCRIPTION
The subject site at 23 North Sandusky Street is located on the west side of North Sandusky Street between William and Winter Streets within the Downtown Core of the Historic District Overlay. The properties immediately to the north, south, and east are also located in the Downtown Core, while the properties to the west are in the Transitional Sub-district of the Historic District Overlay. The zoning is B-2 (Central Business District), as are the surrounding properties.

BACKGROUND
The last appearance of the Applicant before HPC was July 29, 2015 when façade renovations to the subject building were approved (HPC 2015-1399). Once the home to The Nectar Candyland from 1946 until 2008 when it closed, the site became the Delaware Dog restaurant from 2012 through early 2015. The Applicant purchased the building and transformed the storefront into a chic bistro serving artisanal pizzas baked in a brick oven, sandwiches, and salads, plus locally crafted beers, wine, and cocktails.

The Nectar Candyland – Circa 1950s



MOHIO Pizza Co. with Covid19 Patio Seating - 2020



PROPOSAL
With the onset of the Covid19 health pandemic in March 2020, businesses pivoted to comply with CDC and Delaware County Health Department requirements for social distancing. Seating for the interior of the Applicant's restaurant and front patio became severely limited, and the Applicant was approved by the City of Delaware for a Covid temporary patio permit at the rear of the building, which is on the Applicant's private property. The space is inset between the two adjoining buildings and sits a safe distance from alley traffic and city parking lot traffic.

23 N Sandusky Street Aerial View of Rear Patio Site



Existing Patio Views

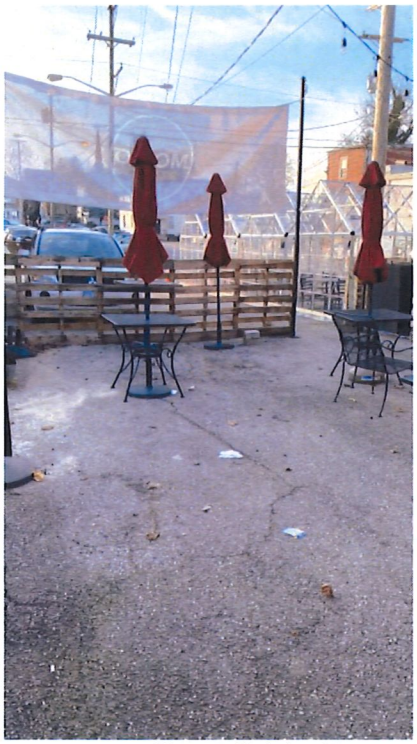
30 Ft From Alley



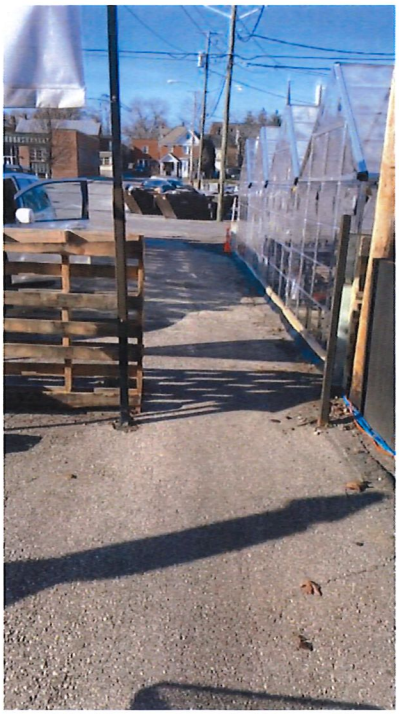
55 Ft From Alley



Views From Building West to Alley and City Parking Lot


Note Adjoining Restaurant Grease Pit Box at Right

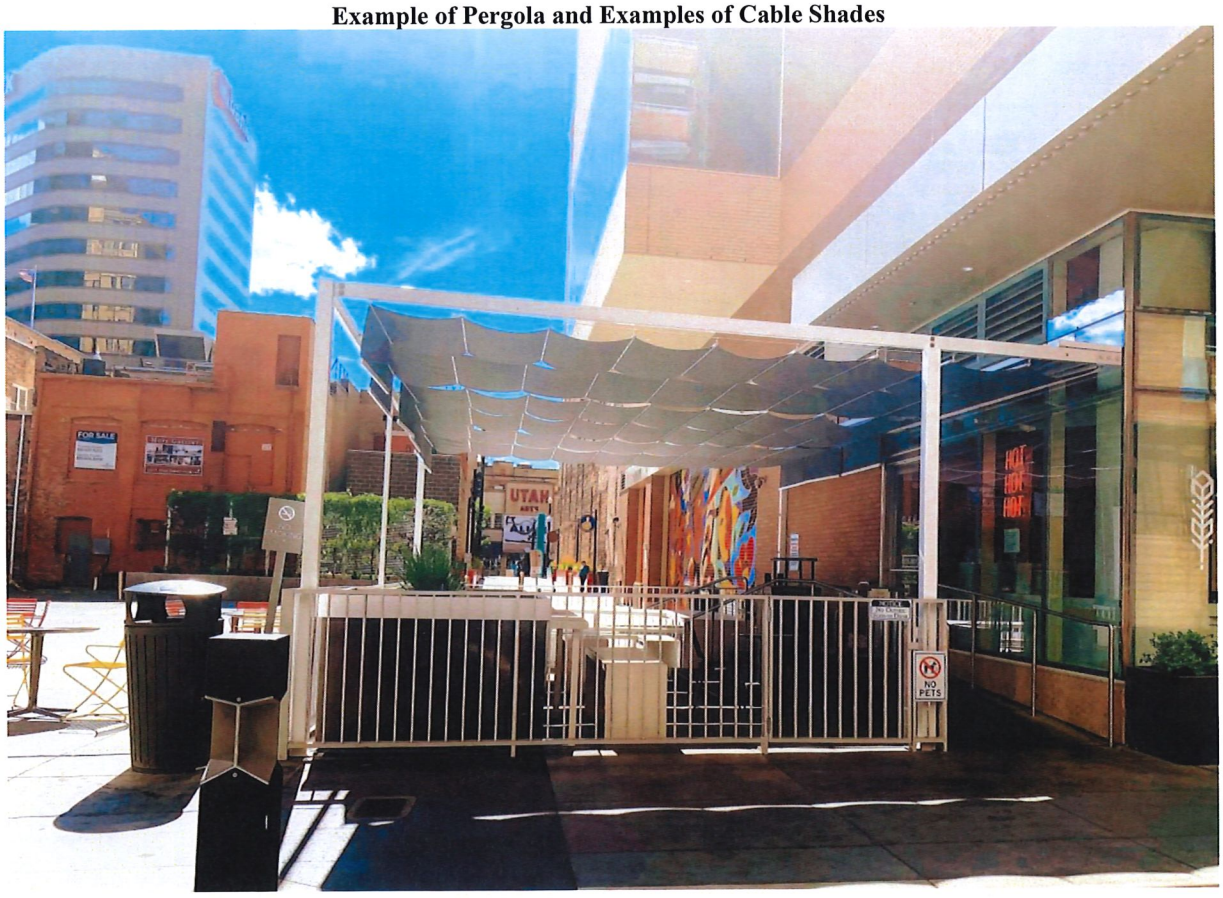



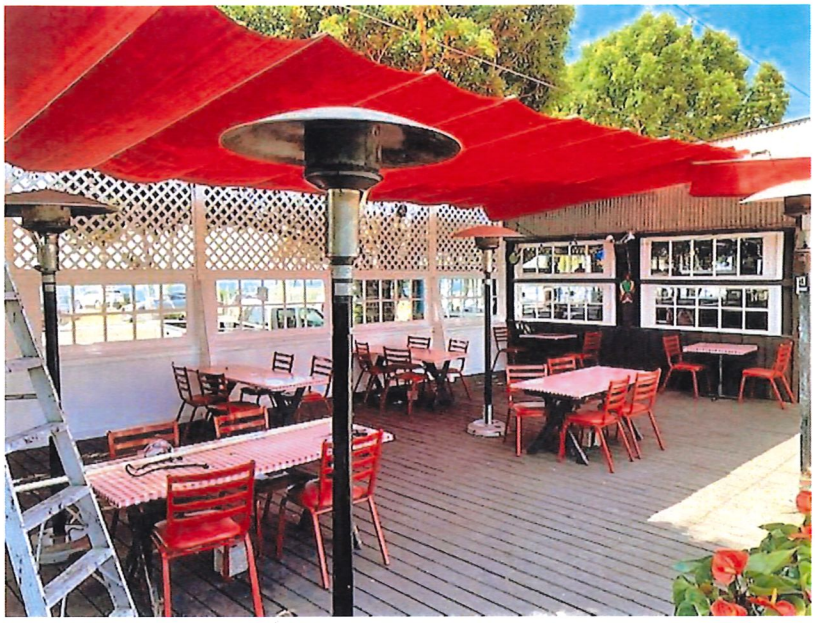

Customers Are Greeted by Dumpsters & Grease Pit at Patio Entrance.
Movable Wood Palettes Attempt to Screen Views

A seemingly ideal location, however, has not quite equated to an ideal dining experience. Due to the western exposure, the area becomes unbearably hot as the sun moves toward the west, even with umbrellas and an extended banner attempting to shield the sun. In addition, the customers' views are of the 'business end' of various elements that are at the back of properties: adjacent grease traps, dumpsters, parking lots, utility wires, etc. Removable wood pallets were erected attempting to screen the unattractive views. Because of the sun and the views, the Applicant indicated customers dine very quickly and leave, or do not want to use the rear patio and prefer to eat inside the restaurant, which has limited seating. At times, customers leave due to unavailable preferred seating. This is not an ideal situation for the customers and is not acceptable to the Applicant.

The Applicant wishes to create a dining experience on the rear patio area that is just as enjoyable as the inside of the restaurant. To that end, the Applicant is proposing to create a soft, warm, inviting permanent patio experience at the rear of the building by constructing a pergola with pleated cable shades on the top and sides. The pergola would have slatted or picket-type patio fencing around its base perimeter, with planters with greenery behind the fencing. Hanging planters and bistro lighting would accent the upper perimeter. The Applicant spoke with Chief Building Official Jerry Warner about the concept; the pergola would be not be attached to or harm the building and would be free-standing.

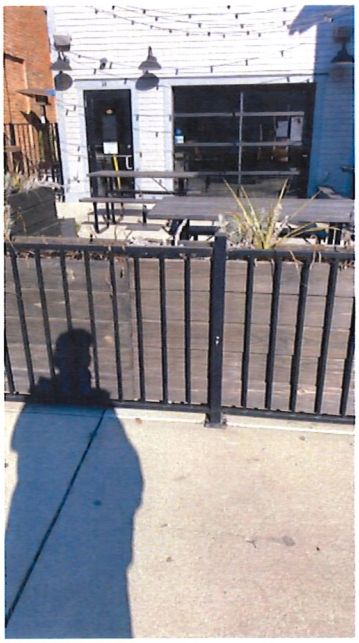
Example of Pergola and Examples of Cable Shades







Example of Black Metal Patio Fencing With Planters
(Site: 14 West William St.)







The Applicant understands the patio would need to comply with the Architectural Standards in terms of colors and materials. The pergola will more than likely be made of wood, using cedar lumber. The cable shades would be Sunbrella or Sunbrella-type fabric in a muted red brick color to blend into the brick building surroundings and the rear awnings already in place. The planter boxes will be wood, and the black metal patio fencing. He will be mindful of access points to his building's rear entrances and the Board of Realtors Office to the south, Restoration BrewWorx to the north, and any easements. The patio will be planned with proper openings for emergency forces access and public egress. He believes this concept will be good for the customers, good for his business, and

good for Downtown Delaware. The Applicant is hopeful HPC is supportive of the concept and is open to comments and suggestions.

Proposed Rear Permanent Patio Area



STAFF ANALYSIS

City Staff is excited and supportive of this permanent patio concept for MOHIO Pizza Co. at the rear of the building on the Applicant's private property. It appears to fit the evolution of the Downtown nicely in creating and resulting in a pleasurable dining experience. The City Parking Plan calls for beautifying the parking lots and engaging in more activation of rear areas such as this, where appropriate and where there is room. The concept still leaves room for the every-day "business" of trash/dumpster location if needed in the future, as well as space for parking for the restaurant and the building. To the extent that any plant material could be included and survive this environment would be very helpful and make the space feel much more friendly and inviting. With the space being on the western exposure, and the amount of heat that is generated throughout the day, the idea of cable shades and pull-downs for the south side and the west side of patio makes sense. The concept seems to be a fit for this property, and as proposed, should be well-constructed and well-received.

The Architectural Standards speak to guidelines established for tables and chairs proposed for temporary placement on the public sidewalk area. The tables and chairs shall be comprised of metal or wood. The colors shall complement the storefront and not be "garish, bright, or fluorescent." The style and material of any barriers (planters, fences, etc.) shall complement the storefront. Regarding alcoholic beverage service, the area is be delineated by a physical boundary as required by the State Division of Liquor Control. The Standards do indicate a historically appropriate metal fence, and the typical fence in the downtown area is a black metal picket-style fence. The acceptability of the perimeters by Liquor Control prevails in this regard. As precedence, in addition to patio areas located on the public sidewalk rights-of-way, there are a number of patios located on private property

in the Downtown area receiving HPC approvals, including: Amato's Pizza-6 South Sandusky Street, Old Dog Alehouse-13 West William Street, SMOHKED BBQ-14 West William Street, Roops Bar-17 North Union Street, Old Bag of Nails-66 North Sandusky Street, Moose Lodge-80 North Sandusky Street, and the Redmen Club-137 East Winter Street.

Staff also offers that a pergola concept was positively received for the 14 West William Street new construction project during its Informal Review (HPC 2016-2532). The Applicant was not able to fit that design into the project budget, and the alternate patio design as currently existing on site was approved.

Front Patio Concept – 14 West William Street : HPC2016-2532



Should HPC be supportive of the concept, in materials and colors that comply with the Architectural Standards, the Applicant will coordinate with City Staff to develop a plan that speaks to the technicalities of the project. Items such as safety force access, building ingress/egress, location of underground utility easements, access for adjoining properties, construction plans, traffic barriers, etc. will be discussed. The Applicant will then return to HPC with a request for a Certificate of Appropriateness. The Applicant and City Staff are open to comments and suggestions from HPC.

STAFF RECOMMENDATION (HPC 2021-0049 – INFORMAL REVIEW)
This project is presented for 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:

FILE: 2021-0049_23 N SAND MOHIO REARPERMPATIO\2021-0049 MOHIO INF REV 23 NSAND REARPERMPATIO.DOC
ORIGINAL: 1/21/2021

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2021-0049
INF REVIEW

Certificate of Appropriateness Application

Historic Subdistrict ☑ Downtown Core ☐ Residential ☐ Transitional

Address 23 N. SANDUSKY ST.

Business name MOHIO PIZZA CO.

Applicant Name/Contact Person MONROE NELSON Phone 614.496.8422

Address 6467 TAGGART RD Del. OH 43015

Email MOH1065@HOTMAIL.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 MONROE NELSON / ALLISON FUNKE Phone 614.778.1080

Address 6467 TAGGART RD. Del. OH 43015

Email ABH@DOFDESIGNINC.COM / MOH1065@HOTMAIL.COM

Project Type

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

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.

- ADDING A COVERED OUTSIDE PATIO.
- CABLE SHADES FOR COVER
- COLORS TBD - WANT TO BLEND IN WITH BRICK FACADES
- WOOD & METAL MATERIALS TO BE USED. PLANTERS FOR GREENERY

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

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

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

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

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

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

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

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

Signature of Applicant — Date 1/19/21

Signature of Owner (if not the Applicant) — Date 1/15/20

Application Fee $50.00 Fees Received $ n/a Received by dlg Date 1/20/21
(Informal Review - Fee Does Not Apply)



EST 1808
CITY OF
DELAWARE
OHIO

2021-0049 - Informal Review
23 North Sandusky Street
MOHIO Pizza - Rear Permanent Patio
Location Map

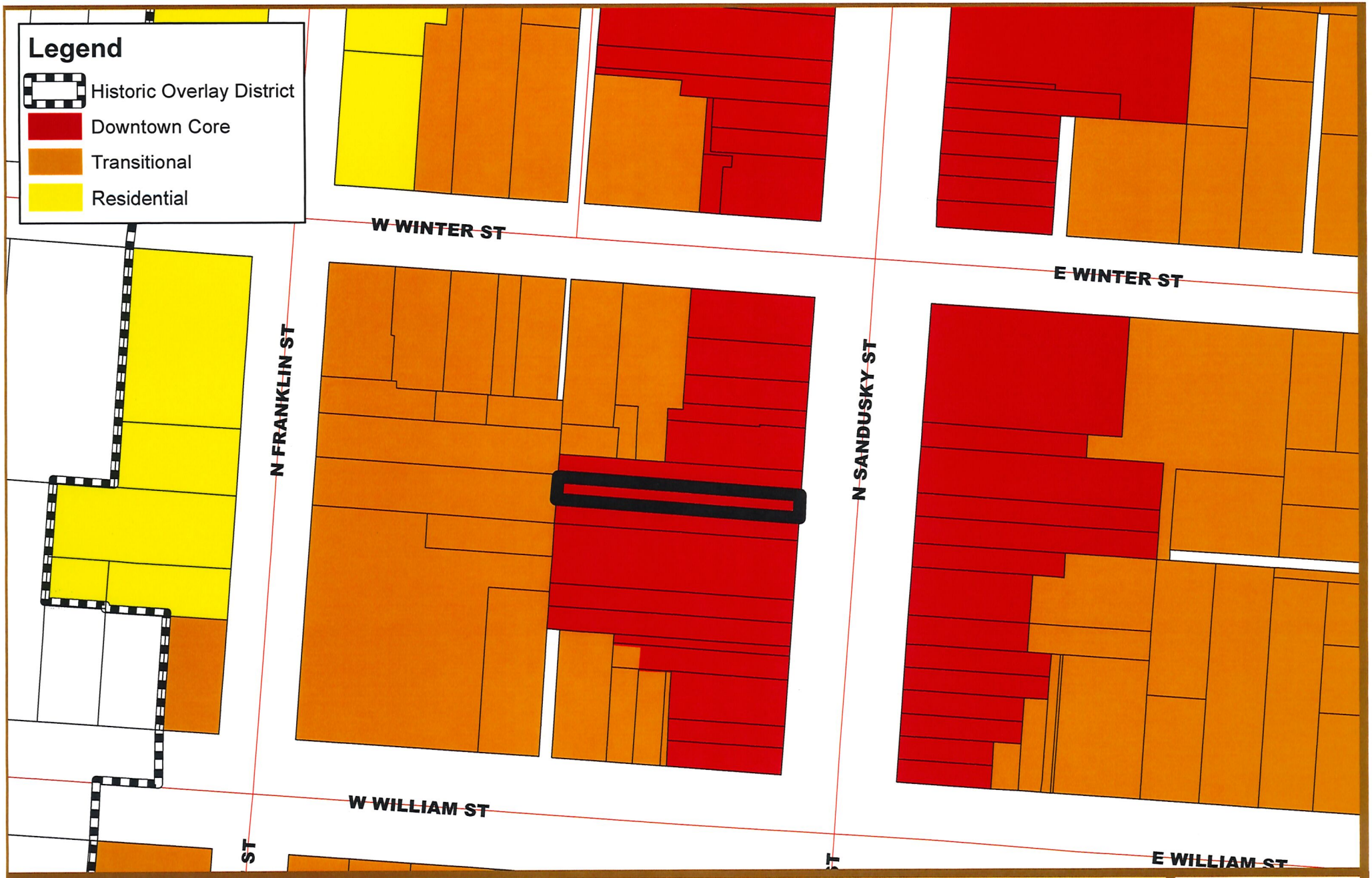
N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0049 - Informal Review
23 North Sandusky Street
MOHIO Pizza - Rear Permanent Patio
Zoning Map

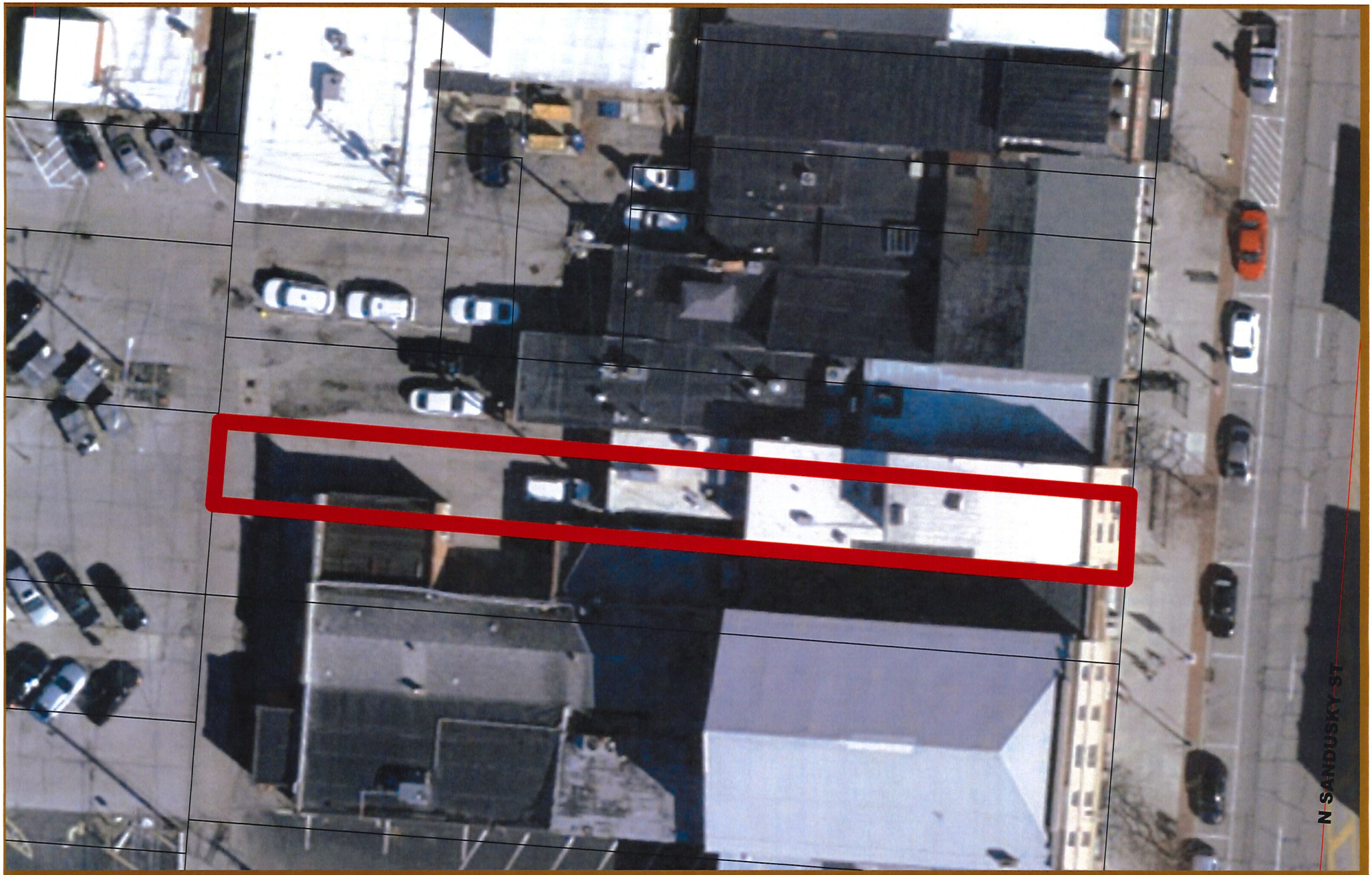
N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0049 - Informal Review
23 North Sandusky Street
MOHIO Pizza - Rear Permanent Patio
Historic District Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0049 - Informal Review
23 North Sandusky Street
MOHIO Pizza - Rear Permanent Patio
Aerial (2019) Map

N

EST 1808

CITY OF DELAWARE OHIO

MEMORANDUM ***DISCUSSION: FIBERGLASS-CLAD WINDOWS***

To: Historic Preservation Commission Members

From: David Efland, Planning and Community Development Director
Dianne Guenther, Development Planner

Date: January 27, 2021

RE: Proposed Change to Architectural Standards for Downtown Delaware:
Inclusion of Fiberglass-Clad Windows As An Acceptable Window Treatment

==========

At last discussion of the referenced topic by the Historic Preservation Commission, it was requested that City Staff reach out to its state and federal contacts regarding the use of fiberglass-clad wood windows (fiberglass exterior/wood interior windows) as an approved window in historic districts.

First, as way of information, Staff offers the following timeline regarding this topic:

- 07/25/2018: Case HPC 2018-1514 presented to HPC regarding a request for a Certificate of Appropriateness by CoHatch for exterior renovations at 18 East William Street. The request included a variance to use fiberglass-clad wood windows instead of aluminum-clad wood windows, which the Applicant indicated would result in similar or better durability and an overall cost-savings for the project. Commissioners were given opportunity prior to the meeting to inspect full-size samples of both window types. The request was denied. Commissioner VanGundy suggested and the Commission recommended to have further discussion regarding fiberglass-clad windows and for Staff to research the longevity and other historic cities that have worked this type of window into their Architectural Standards.
- 01/23/2019: At its regular meeting, the four attending Commissioners were given a presentation regarding fiberglass-clad wood windows by representatives of the Marvin Windows manufacturing company. The Commission requested City Staff to advise HPC of the process to revise the Architectural Standards to include fiberglass-clad windows, possible ramifications, and a listing of window manufacturers and window models that would be ideal candidates for use in the Historic District. The City of Columbus approved window listing was suggested as a model. Absent Commissioners were encouraged to view the recorded meeting.
- 02/27/2019: Reference attached February 27, 2019 Staff Memorandum to HPC regarding above request. Staff explained the regulatory process to incorporate new language into the Architectural Standards. HPC requested Staff contact the City of Columbus regarding the vetting process used to allow fiberglass-clad windows in its historic districts.
- 01/22/2020: Reference attached January 22, 2020 Staff Memorandum to HPC regarding above request. A full discussion was not undertaken due to absent commission members; however, City Staff was requested to reach out to its state and federal contacts regarding this product.

To that end, City Staff had conversation with one federal-level and two state-level representatives and discovered there is a paradigm shift at the state and federal level regarding materials in order to achieve historic profile appearance.

The City of Delaware is a Certified Local Government, a designation granted by the National Park Service (NPS) and the State Historic Preservation Office or SHPO (Ohio History Connection in Columbus) to communities committing to historic preservation efforts. As such, the City is able to access technical assistance from these entities. The creation of the Historic Preservation Commission and the Architectural Standards are based on NPS and SHPO guidelines, yet the City can exercise latitude in its local decision-making process on projects within its designated Historic District Overlay.

In addition, the City of Delaware is a recipient of federal grant funds from the US Department of Housing and Urban Development (HUD) through the Ohio Development Services Agency. The City's Downtown Façade Improvement Program is funded by the federal Community Development Block Grant (CDBG) Program through its CDBG Economic Development Revolving Loan Fund. Projects which apply for this funding must also be reviewed and approved by SHPO to ensure they comply with the NPS Preservation Standards.

City Staff had the pleasure of speaking with John Sandor, architectural historian in the Technical Preservation Services Division of the National Park Service. He reviews rehabilitation projects seeking certification for the federal tax credit program and provides guidance to program users and other state and federal agencies and organizations (such as Heritage Ohio) on technical aspects of preservation. NPS Technical Preservation Services Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors speaks to alternate materials for historic preservation efforts. The substitute materials should match the appearance and general properties of the historic material and not damage the historic resource. He said the key is to use a material for the best look and profile. He indicated he has approved fiberglass exterior/wood interior windows on certain projects; and the material works well. He said the best window product he has seen so far is the Marvin Window Integrity (now called Elevate) series. Window sash replacement or total window replacement is allowable, and again, use a product that will match the existing profile. (The complete set of 50 Preservation Briefs is available through the National Park Service website at https://www.nps.gov/tps/how-to-preserve/briefs.htm.

City Staff spoke with Nathan Bevil, Community Planning & Preservation Manager in the Technical Preservation Services Department with SHPO/Ohio History Connection. He administers the Certified Local Governments program and works with owners of eligible historic properties in Ohio, helping them qualify for federal and state rehabilitation tax credits. He echoed John Sandor's response. He reiterated that profile is key, and if fiberglass-clad windows achieves that, they would be considered an appropriate material.

Lastly, a response was received from JoLayne Morneau, Architecture Development Reviews Manager in the Resource Protection & Review Division with SHPO/Ohio History Connection. She reviews

federally funded or licensed projects in Ohio for effects on historic properties included in, or eligible for, the National Register of Historic Places, as required under Section 106 of the National Historic Preservation Act. She also reviews state-funded projects in accordance with Section 149.53 of the Ohio Revised Code. City Staff works with JoLayne on the Section 106 reviews needed for a project's participation in the City's Downtown Façade Improvement Program and other federally funded projects the City works on. She feels confident in saying that fiberglass-clad wood windows could be added as an alternative in the City's Architectural Standards given the positive remarks from John Sandor from NPS and Nathan Bevil from SHPO/Ohio History Connection Technical Preservation Services (TPS) Department. In terms of a Section 106 Review, the proposed materials would be taken into account in the review to ensure that the integrity of the building(s) would remain after the work is completed.

City Staff also offers that HPC would note that materials listed as alternatives in the Architectural Standards of Downtown Delaware do not rise to the level of specific manufacturers and models. For example, currently, the Standards state:

- Replacement windows shall be of wood and/or wood with aluminum cladding.
- The entire ground-floor street wall shall be a fully-glazed storefront.
- The door shall be glazed (with at least 50% glass in area and not more than 75%)
- Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.

As the City of Columbus noted, manufacturers change the names of windows and may discontinue or add new lines. As technology changes and improves, the materials will do the same. The option should be left open for the addition of comparable quality windows of the Applicant's choosing. The City of Delaware does not endorse the use of any specific manufacturer or would want to present that impression. In City Staff's experience, most building owners are using products that are mid-to-high quality for their investment to result in longevity.

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

DISCUSSION: FIBERGLASS-CLAD WINDOWS

To: Historic Preservation Commission Members

From: David Efland, Planning and Community Development Director
Dianne Guenther, Development Planner

Date: January 22, 2020

RE: Proposed Change to Architectural Standards for Downtown Delaware:
Inclusion of Fiberglass Windows As An Acceptable Window Treatment

---

At last discussion of the referenced topic by the Historic Preservation Commission, it was requested that the City of Columbus be contacted regarding the process utilized to decide to allow fiberglass windows as an approved window in its historic districts.

We received information from Connie Torbeck, one of the Assistant Historic Preservation Officers with the City of Columbus.

The City of Columbus has five Historic Review Commissions (Brewery District, German Village, Italian Village, Victorian Village, and the Historic Resources Commission). Over a period of about 7 or 8 years, each of these Commissions had approved installation of various aluminum-clad and fiberglass windows as "test cases." Allowing these test cases of alternative material windows was based on the City's experience of finding that "new growth" wood windows that were being installed were sometimes requiring replacement within 10 to 12 years. A couple of years ago, the City's Historic Preservation Office (HPO) staff reviewed all of those test cases in the field.

Photographs of all the test case windows were presented to the individual historic review Commissioners, noting which examples the HPO thought were successful and which were not successful. Physical window samples of each of the windows were then collected for all the Commissioners to review at their regular monthly hearings. A final list was voted on and approved by all five Commissions. The current list is attached.

The list will likely continue to change over the years, as other test cases may be approved. Also, manufacturers change the names of windows and may discontinue or add new lines. For example, Marvin Windows has changed the name of their Integrity Wood Ultrex series to Elevate. Any new window would need to go through the same process to finally be added to the list.

Some of the window features the HPO looked at included:

- The width/depth of styles and rails
- Whether there was enough depth at the meeting rails to create a shadow (some were too flat)
- The options for muntins (must be simulated divided lite – not just grids between the glass)
- Options for brick mould

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Historic Preservation Office
Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List

Below is a list of all composite, fiberglass, and aluminum-clad wood windows that have been reviewed by the Brewery District, German Village, Historic Resources, Italian Village, and Victorian Village Commissions. These composite, fiberglass, and aluminum-clad wood windows may be administratively approved by Historic Preservation Office staff. The appropriateness of any particular window model or sash muntin pattern will be determined by H.P.O. staff, based on any photographic or existing evidence of the original windows and/or its compatibility with the style and age of the building. Any composite, fiberglass, or aluminum-clad wood window that is not on this list requires the submission of a window sample and review by the appropriate commission at a regular monthly hearing. **All window replacement projects require a Certificate of Appropriateness from the Historic Preservation Office and a Permit with the Building and Zoning Services Department (614-645-6090) before work begins.**

MANUFACTURER	SERIES	Material
Fiber Frame	2100 Series (Awning)	Fiberglass Exterior & Interior
Pella	Impervia *	Fiberglass Composite Exterior & Interior
Marvin	Elevate (formerly Integrity Wood Ultrex) **	Fiberglass Exterior/Wood Interior
Universal	700 Series	Aluminum Exterior & Interior
JeldWen	Siteline	Aluminum-Clad Wood Exterior/Wood Interior
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
Kolbe	Ultra Series "Sterling"	Aluminum-Clad Wood Exterior/Wood Interior
Trimline	Eclipse EC300	Aluminum-Clad Wood Exterior/Wood Interior
Lincoln	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Loewen	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
Weathershield	Premium Series 8109	Aluminum-Clad Wood Exterior/Wood Interior

NOTES:

- All glass is to be clear, with no decorative patterns or texture, unless otherwise approved by the Commissions.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.
- Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.
- All new windows must be sash kits (aka sash packs) or full frame replacement, in consultation with HPO staff. Insert window (aka pocket window) replacements are not approved.
- All work to be completed in accordance with C.C. 3116.11 Standards for Alteration.
- * Note: Impervia window unit only approved for casement window replacement.
- **Note: Elevate window unit approved only for new construction in German Village H.D. Not approved for historic buildings or additions to historic buildings in German Village H.D.

For assistance, or additional information, please go to the Historic Preservation Office website at www.columbus.gov/planning/historicpreservation, and **click on the appropriate Commission** for all **H. P. O. contact information.**

12/3/2019

EST 1808

CITY OF DELAWARE OHIO

MEMORANDUM

DISCUSSION: FIBERGLASS-CLAD WINDOWS

To: Historic Preservation Commission Members

From: David Efland, Planning and Community Development Director
Dianne Guenther, Development Planner

Date: February 27, 2019

RE: Proposed Change to Architectural Standards for Downtown Delaware:
Inclusion of Fiberglass-Clad Windows As An Acceptable Window Treatment

Goal

On January 23, 2019, four members of the Historic Preservation Commission (HPC) were given a presentation regarding fiberglass-clad windows by representatives of Marvin Windows manufacturing company. In previous discussions by the Commission, it was felt that this type of window, a relatively newer product, may provide a more affordable and energy efficient alternative for building and business owners as compared to the all wood or wood with aluminum-clad window options currently included in the Architectural Standards for Downtown Delaware. The Marvin Window representatives indicated up to a 15% total cost savings over the other options.

The Commission requested City Staff to advise the Commission of the process to revise the Architectural Standards to include fiberglass-clad windows, possible ramifications, and a listing of window manufacturers and window models that would be ideal candidates for use in the Historic District Overlay. The window listing from the City of Columbus was suggested to use as a model.

Authority

To that end, the Commission is considering revising the Architectural Standards to provide additional clarification and guidance for building design as related to window treatments in all Districts of the Historic District Overlay. Zoning Code Chapter 1190 - Historic District Overlay states in Section 1190.04 that the Historic Preservation Commission (HPC) shall have powers and duties which include: "standards and guidelines that may include exterior architectural and design consideration…."

Process

The modifications will be made to the Standards themselves, as referenced in Zoning Code Chapter 1190 - Historic District Overlay, and not to the language itself of the Zoning Code Chapter. Therefore, a slightly expedited adoption process may be undertaken. First, the language of the appropriate text revisions, and the listing of suggested window manufacturers and models, needs to be written, reviewed, finalized and approved by the Commission via majority vote. Second, upon Commission approval, City Staff would prepare an Ordinance for passage by City Council authorizing the incorporation of the revisions to the Architectural Standards as approved by the Historic Preservation Commission. The passage of an Ordinance typically requires a first reading, a second reading with a public hearing, and a third reading and typically passage by City Council. Only City Council can move to waive the required three readings and public hearing at any time during the process. Lastly, the Architectural Standards will

be revised effective the date of the passage of the Ordinance. In the instance where the actual language of Chapter 1190 of the Zoning Code is changed, the language of the text revisions would need to be reviewed by the City Planning Commission prior to City Council review.

Impacts

The Architectural Standards for the Downtown Historic District currently provide only two window replacement options: all wood or wood with aluminum-clad windows. (Repairing and rebuilding the subject window in the same design and materials is also an option, of course.)

The limited options may become problematic due to cost impacts. If cost prohibitive, a building or business owner may elect not to undertake the project and the window treatments in place would continue to deteriorate. Providing an additional window replacement option in the guidelines in the Architectural Standards will help to maintain and perhaps spur appropriate development in the Downtown Historic District.

As long as the building or business owner undertakes window treatments in the same design and allowable materials, and in a color that complements the historic fabric of the building and District, the revised Standards will not present a development impediment for applicants. The majority of window treatment projects are typically administratively approved by the HPC Chairman and the Planning and Community Development Director prior to installation. The clarification of the window treatment options will provide building and business owners better direction on the type of development that is appropriate and expected for the downtown historic district, thus better facilitating a timely finished project. In Staff experience, building and business owners have typically selected to use Trimline Windows Legends Aluminum-Clad Series, Marvin Windows Aluminum-Clad Series, and Pella Windows Aluminum-Clad Series.

The City of Delaware is a CLG (Certified Local Government) community, which means the City has partnered with and has been certified by the National Park Service and the State Historic Preservation Office (the Ohio History Connection in Columbus) to make a local commitment to preserve, protect, and increase awareness of historic preservation and our unique cultural heritage found in the built environment in our community. That said, Staff offers that the Commission may think in terms of both authenticity and aesthetics of window treatments in historic preservation efforts of the city's building historic stock. However, the Commission could potentially remain as strict in regards to window treatments, or continue seeking ways to make window treatments more affordable for building and business owners to achieve the desired aesthetics. In addition to aesthetics, energy efficiency is also a major reason for changing windows leading to a better indoor environment for tenants, shoppers, visitors, and the like. Staff commends the Commission for taking their role seriously and suggests continuing to ask for supporting details of window treatment materials to ensure that products will not detract from the historic fabric of the Historic District Overlay. If per chance, there is an indication that the new products introduced into the District are not holding up in performance or appearance as anticipated, the Commission can certainly reverse itself regarding this particular product.

As of this writing, fiberglass-clad wood windows are not considered eligible for funding by the City's Downtown Façade Improvement Program. This program is funded by federal Community Development Block Grant funds through the Ohio Development Services Agency. Each proposed project must be reviewed by the State Historic Preservation Office (the Ohio History Connection in Columbus) to

determine if the proposed work will have an adverse effect on historic properties. To date, this product has not been approved the State. Thus, in cases of state or federal grants and requirements, the contemplated window materials would not currently be available.

Revisions

Should the Commission so desire, the proposed revisions would include the following sections of the Architectural Standards in regard to window treatments. Suggested language for the revision is bolded below:

Page 3

PART 1: STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

Historic Window and Door Treatments

When existing historic windows cannot be repaired, replacement windows shall maintain the profile and size of the historic window, including sash and trim. Windows shall not be replaced with single fixed light installations. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Replacement windows shall be of wood, ~~**and/or**~~ wood with aluminum cladding, **and/or wood with fiberglass cladding. (A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)** Existing windows shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation.

Page 5

PART 2: STANDARDS FOR NEW CONSTRUCTION

STANDARDS FOR THE DOWNTOWN CORE SUBDISTRICT

Upper Floors

When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double hung or have a horizontal division in the middle and shall be of wood, ~~**and/or**~~ wood with aluminum cladding, **and/or wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. **(A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)**

Page 6
STANDARDS FOR THE TRANSITIONAL SUBDISTRICT

Upper Floors
The upper floors of buildings taller than one-story in the Transitional subdistrict shall have separate, vertically proportioned windows with at least a 2 to 1 height to width proportion. Existing windows are important to the look of a building, and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double-hung or have a horizontal division in the middle and shall be of wood, ~~**and/or**~~ wood with aluminum cladding, **and/or wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. Their placement shall coordinate with the storefront divisions. **(A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)**

Page 8

STANDARDS FOR THE RESIDENTIAL SUBDISTRICT

Windows
Street-facing windows shall be double-hung and shall maintain vertical proportions with at least a 3 to 2 height to width ratio. If divided sash are used, divisions shall appear from the exterior as true muntins. When replacing windows, the profile and size of the original sash and trim shall be maintained.

Required Materials
Main building: Standard modular brick and/or painted horizontal wood siding.

Trim (e.g., fascia, soffit, frieze, casement, etc.): Stone and/or painted wood.

Porch columns, railings, etc.: Painted wood.

Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.

Windows: Wood, wood with aluminum cladding, and/or wood with fiberglass cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. (A list of window manufacturers and models that have been reviewed by the Historic Preservation Commission, and that may be amended from time to time, are encouraged for product selection. Neither the City of Delaware nor the Historic Preservation Commission endorses the use of any specific manufacturer.)

Fiberglass-Clad Wood Window Presentation by Marvin Windows

On January 23, 2019, four members of the Historic Preservation Commission (HPC) were given a presentation regarding fiberglass-clad wood windows by representatives of Marvin Windows manufacturing company. Members not present are encouraged to view the presentation via the on-line video of the HPC meeting of that date at www.delawareohio.net. Some take-away points:

- Fiberglass is not vinyl
- There are different grades of fiberglass
- Better longevity and energy efficiency and maintains integrity of building better than vinyl or aluminum-clad windows
- The cost of aluminum-clad windows is increasing
- Vinyl windows are thermoplastic and are molded into shape
- Extruded aluminum vs. rolled aluminum: product is clipped to an all wood window
- Fiberglass is 800% stronger than vinyl
- Downside: some fiberglass-clad windows are not architecturally correct; sometimes details cannot be captured with fiberglass production. An alternative material would be recommended for such window styles as arched-topped windows.
- Aluminum-clad wood windows are 100% wood windows covered by aluminum on the exterior. Color is applied to the surface of the aluminum product.
- Fiberglass-clad wood windows are 75% fiberglass on the exterior and only 25% wood on the interior. Cohesive color in infused into the fiberglass during manufacturing for durability.
- Marvin Window Integrity series has a 20 year warranty on glass, 10 year warranty on components, and a 100 year warranty on installation
- Does the longevity of fiberglass exceed aluminum? Unknown, due to relativeness newness of product

City of Columbus Historic Preservation Office Approved Window List

A copy of the City of Columbus Historic Preservation Office Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List mentioned at the January 23, 2019 HPC meeting is attached for Commission reference. Please note that one of the window manufacturer models that has successfully been used in the City of Delaware Historic District for a number of years is not included on this list (i.e., Trimline Windows Legends Aluminum-Clad Series).

Staff offers that should the Commission desire to guide building and business owners with a list of approved window manufacturers and models that the option is left open for the addition of comparable quality windows of the Applicant's choosing. Prior to approval, the window specifications could be reviewed by Staff and the HPC Chairman for concurrence for use.

STEVEN R. SCHOENY
Director

SAMPLE

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Historic Preservation Office
Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List

Below is a list of all composite, fiberglass, and aluminum-clad wood windows that have been reviewed by the Brewery District, German Village, Historic Resources, Italian Village, and Victorian Village Commissions. These composite, fiberglass, and aluminum-clad wood windows may be administratively approved by Historic Preservation Office staff. The appropriateness of any particular window model or sash muntin pattern will be determined by H.P.O. staff, based on any photographic or existing evidence of the original windows and/or its compatibility with the style and age of the building. Any composite, fiberglass, or aluminum-clad wood window that is not on this list requires the submission of a window sample and review by the appropriate commission at a regular monthly hearing. **All window replacement projects require a Certificate of Appropriateness from the Historic Preservation Office and a Permit with the Building and Zoning Services Department (614-645-6090) before work begins.**

MANUFACTURER	SERIES	Material
Fiber Frame	2100 Series (Awning)	Fiberglass Exterior & Interior
Pella	Impervia	Fiberglass Composite Exterior & Interior
Marvin	Integrity Wood Ultrex	Fiberglass Exterior/Wood Interior
Marvin	Infinity	Fiberglass Exterior & Interior
Universal	700 Series	Aluminum Exterior & Interior
JeldWen	Siteline	Aluminum-Clad Wood Exterior/Wood Interior
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
Kolbe	Ultra Series "Sterling"	Aluminum-Clad Wood Exterior/Wood Interior
Trimline	Eclipse EC300	Aluminum-Clad Wood Exterior/Wood Interior
Lincoln	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Loewen	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
Weathershield	Premium Series 8109	Aluminum-Clad Wood Exterior/Wood Interior

NOTES:

- All glass is to be clear, with no decorative patterns or texture, unless otherwise approved by the Commissions.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.
- Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.
- All work to be completed in accordance with C.C. 3116.11 Standards for Alteration.

For assistance, or additional information, please go to the Historic Preservation Office website at www.columbus.gov/planning/historicpreservation, and **click on the appropriate Commission** for all **H. P. O. contact information.**

3/14/2018

WINDOWS FOR CITY HALL ANNEX

HISTORIC PRESERVATION MEMBERS PREFERENCE

Commission Member	Window A	Window B	Both	Comments
Joe Coleman				
Mark Hatten				
Cara Hering			✓	
Erinn Nicley			✓	They look nearly identical w/ joints, details. Concerned w/ quality of mullions.
Sherry Riviera			✓	look really good -
Kyle Rohrer				
Stephanie VanGundy			✓	

Survey: Aluminum-Clad vs. Fiberglass-Clad Windows

Case: 2018-1514 - 18 E William St - 7/25/2018