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

AGENDA

REGULAR MEETING DECEMBER 16, 2020

1. ROLL CALL

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

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

4. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on July 22, 2020 as recorded and transcribed.

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.

   Due to the meeting being held virtually, written public comment, no more than 500 words, is requested to be received either before or during the meeting through email at emccloskey@delawareohio.net including name and address for the record. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

   B. DISCUSSIONS
   (1) Fiberglass-Clad Windows

6. STAFF COMMENTS
   A. Adoption of 2021 Meeting Schedule

7. COMMISSION MEMBER COMMENTS AND DISCUSSION

8. NEXT REGULAR MEETING: January 27, 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
July 22, 2020

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

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

Members Absent: Stephanie VanGundy

Staff Present: Dianne Guenther, Development Planner

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 22, 2020, as recorded and transcribed.

Motion: Councilwoman Keller motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on January 22, 2020, as recorded and transcribed, seconded by Ms. Riviera. Motion approved with a 4-0-2 (Hering, Nicley) vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on February 26, 2020, as recorded and transcribed.

Motion: Councilwoman Keller motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on February 26, 2020, as recorded and transcribed, seconded by Ms. Riviera. Motion approved with a 5-0-1 (Coleman) vote.

ITEM 4. REGULAR BUSINESS

A. 2020-1158: A request by the Seventh Day Adventist Church for a Certificate of Appropriateness for a roof replacement at 104 North Sandusky Street, which is zoned R-3 (Single Family Residential District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther reviewed the location and description of the project site and provided background historical information. She discussed that the approximately 100-year-old standing seam metal roof is rusting and deteriorating. The applicant is proposing to remove the existing metal roof materials to the roof deck. New underlayment and a new standing seam roof will be installed using the "Classic Metals Weatherlock Plus" standing seam panel. The color selected is "Bone White" to match what was the existing roof color. The paint is glare-resistant and solar reflective for

energy efficiency. She also discussed there is the option for a smooth panel standing seam panel. She discussed that this case is similar to HPC Case 2019-2235.

Mr. Coleman voiced concerns over the color and preferred the slate grey or black. Councilwoman Keller voiced her preference for the grey color and Ms. Hering preferred a darker color also.

Mr. Hatten voiced a concern that this roof type does not meet the historic standards for a standing seam. Councilwoman Keller discussed that similar roofs were approved at different locations and that sets a precedence. Ms. Riviera voiced that the installation method was not a concern, but also preferred a darker color.

APPLICANT:
Pastor Mike Stough
Seventh Day Adventist Church
104 North Sandusky Street
Delaware, Ohio

Mike Granominico
John Dickson
Liberty Restoration
264 South Liberty Street
Powell, Ohio

Motion: Mr. Coleman motioned to approve 2020-1158, along with all staff recommendations and additionally with provisions of smooth panel option and color ash grey or slate grey or a different color subject to administrative approval, seconded by Mr. Nicley. Motion approved by a 5-1 (Hatten) vote.

B. 2020-1377: A request by RYLEE LTD for an Informal Review for proposed demolition and reconstruction of 24-26 South Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther reviewed the project site location and description. She provided background information on the building and the proposal by the applicant. The Applicant has owned the building since 2006. Due to the age and past and recent flooding event the building has settled 7 inches lower on one side than the other. The concern is that with trying to raise and level the building there will be additional damage to the crumbling brick walls, foundation, and other structural members and surfaces throughout the building. The Applicant proposes to demolish the building and re-build on the site. She reviewed the proposed front elevation for the

new design of the front facing South Sandusky Street. The proposal attempts to blend the Architectural Standards with the existing circa 1920s façade design while serving the function of the new building. The façade will be all brick, with two inset entries and a bronze aluminum storefront system. The applicant plans for retail on the first floor with an entry on the south side of the building and apartments on upper floor with entry on the north side of the building.

APPLICANT:
Mark Lundquist
1100 Morse Road
Columbus, Ohio

Mr. Lundquist discussed the current condition of the building which includes warped floors.

Ms. Riviera voiced the need for more information from an engineering standpoint on the condition of the building. She questioned if the walls can be stabilized and that the front design needs additional details.

Councilwoman Keller voiced her agreement with Ms. Riviera and requested a more formal recommendation from engineers. She also requested that the façade needs to fit in better with the surrounding buildings on the block.

Ms. Hering voiced a concern over the lack of interest to invest into the building by the applicant and requested a more detailed report on the façade.

Chairman Hatten reviewed the standards for demolition and concerns if it meets the standards. He recommended that the applicant provide a more detailed report from engineers and on the proposed changes.

PUBLIC COMMENT:
Genti Koci
18 South Sandusky Street
Delaware, Ohio

Mr. Koci voiced concerns over not having notice from the owner of the proposal and concern that the demolition could harm his building that is next door.

C. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission voiced their support and having this item remain on the

table until all members are present.

ITEM 5. STAFF COMMENTS

Ms. Guenther informed the Commission that they are working on sidewalk patio permits.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Nicley discussed past concerns that religious institutions were exempt from the standards and that from a 1990 Federal Court decision that government entities can enforce regulations on religious institutions.

Chairman Hatten questioned the use of the Curb-Side Pick Up for downtown restaurants during the COVID-19 health crisis and if these spots will remain in use.

ITEM 7. NEXT REGULAR MEETING: August 26, 2020

ITEM 8. ADJOURNMENT

Motion: Mr. Nicley moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 8:08 p.m.

_____

Chairperson

_____

Elaine McCloskey, Clerk

2021
HISTORIC PRESERVATION COMMISSION

MONTH	*"COMPLETE" APPLICATION SUBMISSION DEADLINE 4:30pm (typically 4 weeks prior to meeting)	MEETING DATES TIME: 6:30 P.M.
January	12/29/20	01/27/21
February	01/27/21	02/24/21
March	02/24/21	03/24/21
April	03/31/21	04/28/21
May	04/28/21	05/26/21
June	05/26/21	06/23/21
July	06/30/21	07/28/21
August	07/28/21	08/25/21
September	08/25/21	09/22/21
October	09/29/21	10/27/21
November	10/20/21	11/17/21**
December	11/17/21	12/15/21**

Delaware City Historic Preservation Commission meetings are held at 6:30 p.m. on the 4th Wednesday of each month. Meetings are held in City Council Chambers located at City Hall, 1 South Sandusky Street on the 2nd Floor, unless otherwise noted on the agenda.

** Meeting date changed due to holiday.

*As required by the Delaware Planning & Zoning Code, an application is not "Complete" until all of the information required by the applicable sections of the zoning code related to the application being submitted have been provided, including additional information that may be necessary as a result of the specific request. Please contact a Planning & Community Development Staff member to discuss an application prior to submittal.

Application materials may be submitted to the Planning & Community Development Department at City Hall (2nd Floor, Annex Building), 1 South Sandusky Street, Delaware, OH 43015. For questions, please call 740-203-1620.

EST 1808
CITY OF
DELAWARE
OHIO

HISTORIC PRESERVATION COMMISSION / STAFF REPORT
CASE NUMBER: 2020-2605
REQUEST: INFORMAL REVIEW
PROJECT: 33 West William St. Bank Renovation & Addition
MEETING DATE: December 16, 2020

APPLICANT
Triad Architects
172 East State Street
Columbus, OH 43215

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.

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 subject project area has undergone construction, de-construction, and reconstruction over the past 135 years. The south side of West William Street was once lined with circa 1890-1900 two-story residential structures from 18 West William Street (currently, the Delaware Antique Mall and formerly the Breakaway Bicycle and Fitness Shop) to the South Franklin Street intersection. The homes were slowly demolished, giving way to commercial structures as the downtown central business district expanded to the west.

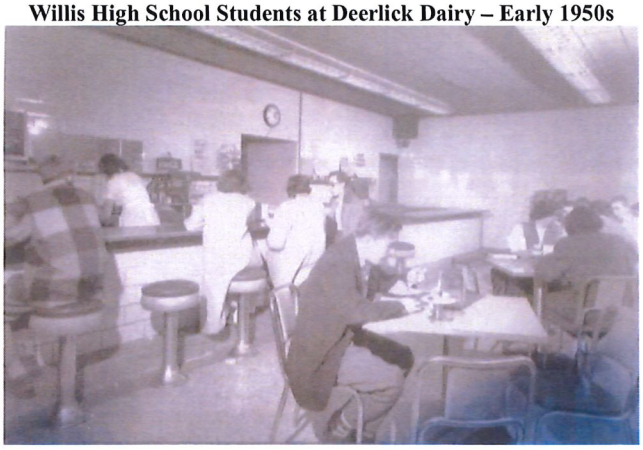
18 - 33 West William Street – Early 1950s



This photograph depicts the early 1950s streetscape, with the white-washed Autoin Oldsmobile Dealership (to the left) at 18 West William St., which once housed a livery stable and coal vendor in its late-1800s life. To its west is the Kroger Grocery store, located at 27 West William St. Kroger moved to this site from 18-20 North Sandusky St. and moved again in 1957 to 288 South Sandusky St. 27 West William St. later became a furniture store, then an office supply store, and is currently occupied by Sherwin-Williams Paints.

The building to its right at 33 West William St. is the Deerlick Dairy. The facility processed milk from local dairy farmers and delivered bottled milk and "Dairy Products of Excellence" to Delaware residents with its Deerlick Dairy Fleet of trucks featured in the previous photograph. Deerlick Dairy was also a favorite lunch and after-school spot frequented by students from nearby Willis High School, as shown in the photograph below.

Willis High School Students at Deerlick Dairy – Early 1950s



Lastly, standing on the southeast corner of West William Street and South Franklin Street (to the west of Deerlick Dairy) is a circa 1900 two-story wood-framed home. The Deerlick Dairy and this corner house both were demolished for the construction of the 'Delaware County Bank Drive-In Auto Bank' in 1969. The new mini-bank building was assigned the address of 33 West William Street and offered the modern convenience of drive-through banking. It is still in existence today.

Delaware County Bank Drive-In Auto Bank - 1977



(19 South Franklin Street, now Ollie's Fine Ice Cream, can be seen to the right in the background.)

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

The mini-bank and drive-through, the subject site, 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



Except for signage and landscaping, the appearance of the 51-year-old, 500 SF mini-bank building and site has remained relatively unchanged since its construction.

West William St. and South Franklin St. Elevations - 1999





West William St. and South Franklin St. Elevations - 2008



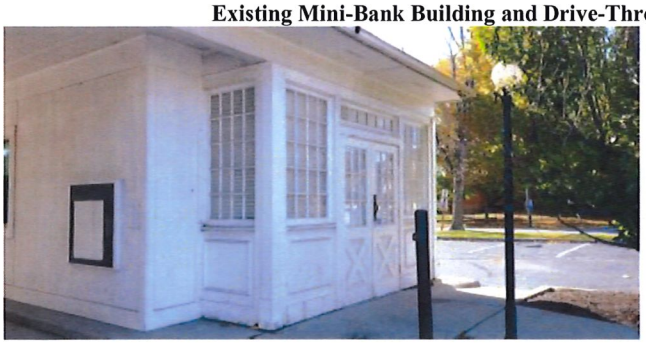


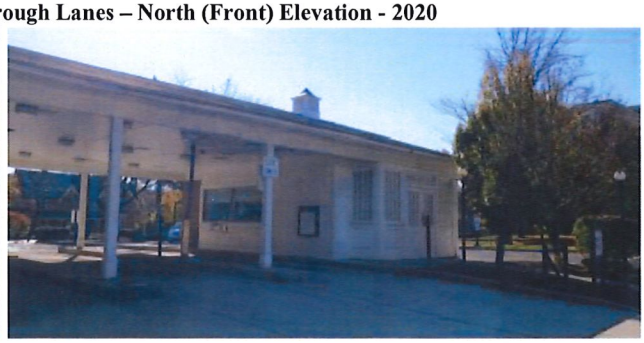
West William St. and South Franklin St. Elevations – 2019





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





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.

PROPOSAL

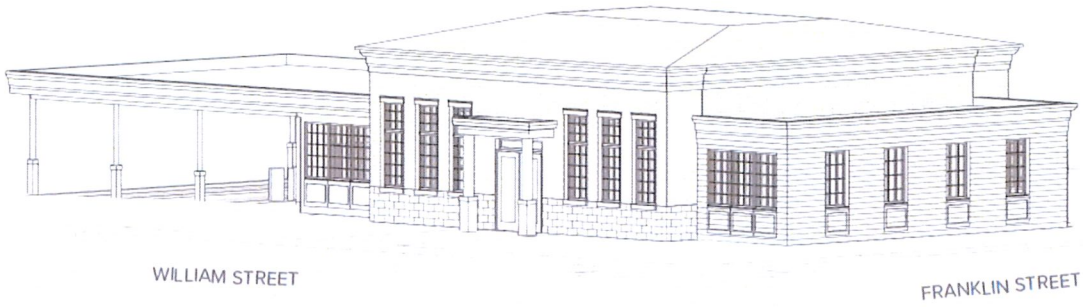
The property is currently owned by Masonic Lodge No. 18 (since 2014). The Applicant is representing the First Citizens National Bank of Upper Sandusky, which plans on leasing the property to use as a full-service bank branch location.

To that end, the existing 500 SF mini-bank building will be renovated, and a 2,170 SF addition constructed on its west side into 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, 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 existing Right Turn Only / Exit Only driveway. Updated landscaping, lighting, and signage are proposed.

Proposed Site Plan



Proposed New Bank Building Rendering



The materials and coloration of the existing mini-bank building, and the proposed interior floor plan, influences the design of the proposed bank building exterior. Materials and colors include: (1) Grey asphalt shingle roofing; (2) Red brick; (3) Limestone; (4) White cornice and trim; (5) White 5-1/4" horizontal fiber cement lap siding; and (6) White panel infills under windows to match existing.

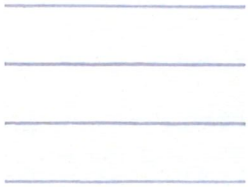
Proposed Materials and Colors


ASPHALT SHINGLE ROOFING


RED BRICK

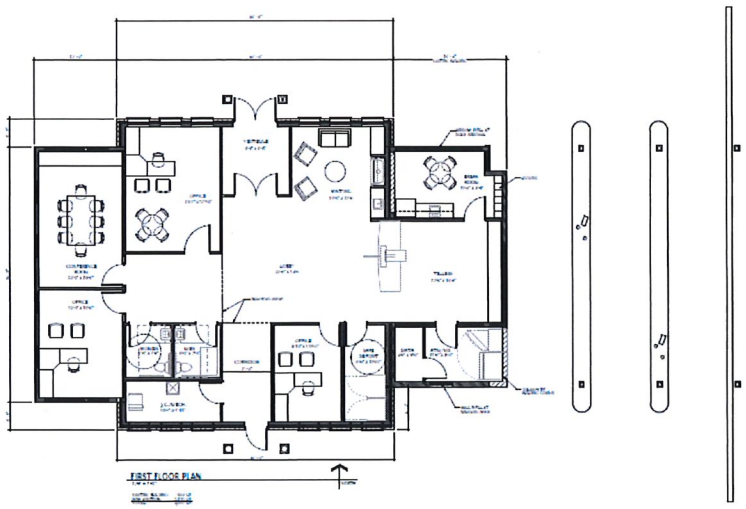

LIMESTONE


CORNICE

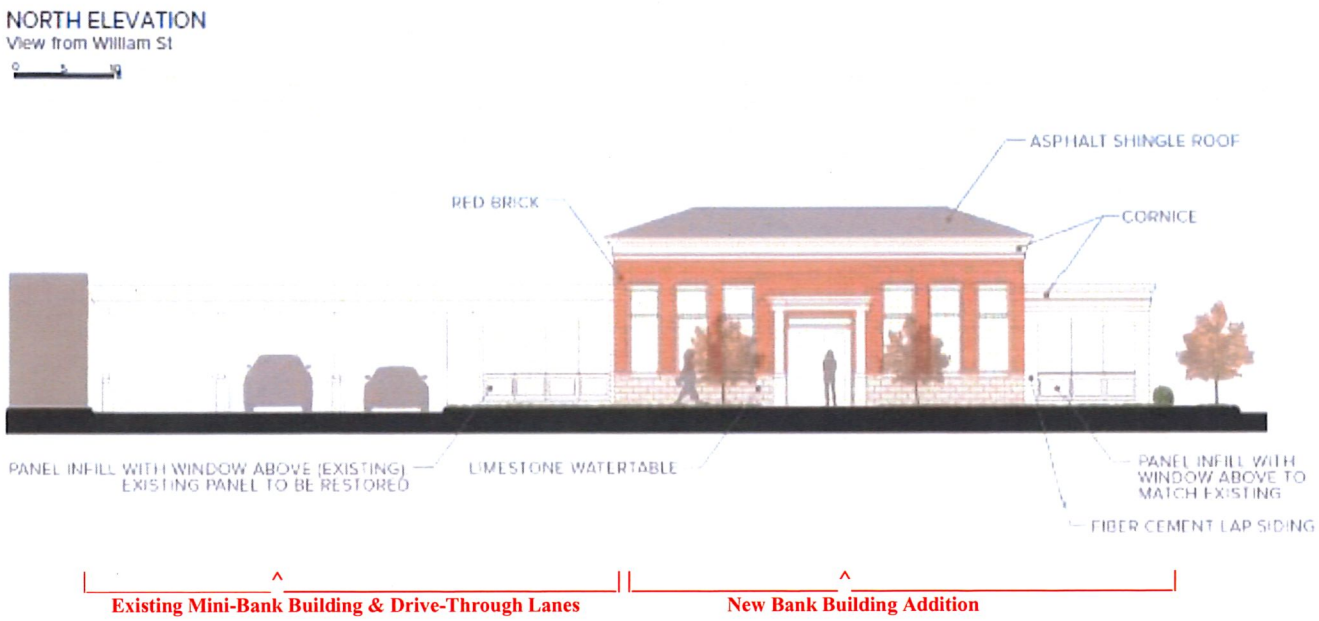

FIBER CEMENT LAP SIDING


PANEL INFILL BELOW WINDOWS

Proposed Interior Floor Plan

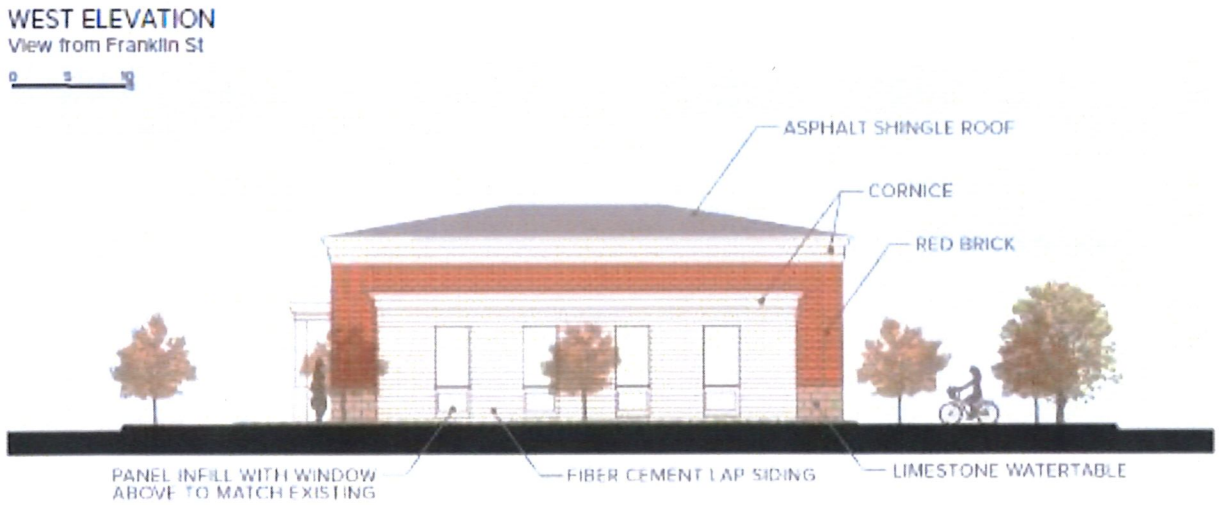


Proposed North (Front) Elevation – View From West William Street

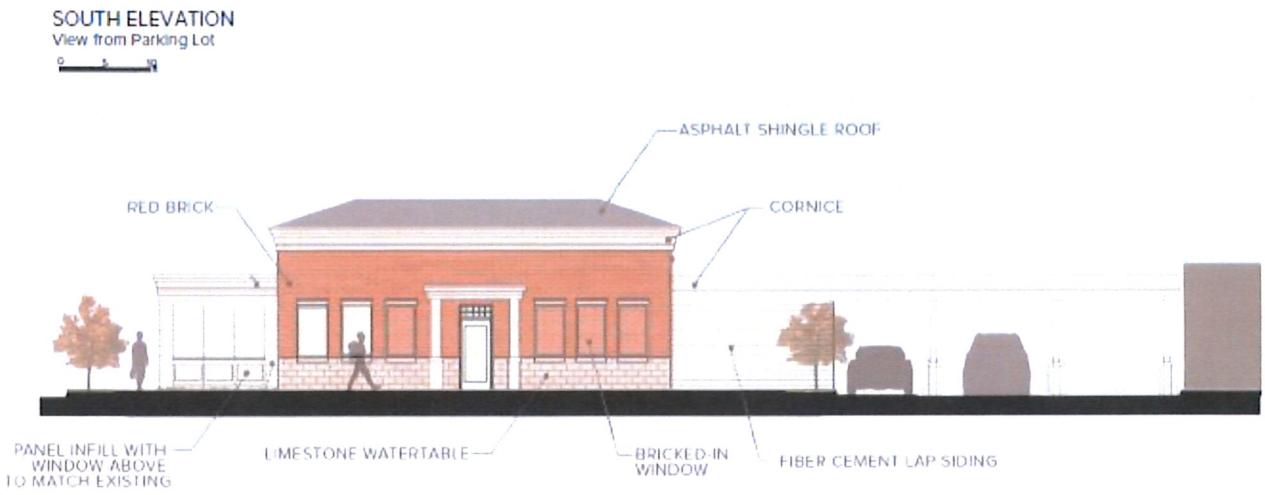


The existing cupula and asphalt shingle gable roof over the existing mini-bank building (the proposed east 'wing,' one could say) and the asphalt shingle gable roof over the drive-through lanes will be removed and replaced with a flat roof with a white cornice. The bank addition will be primarily red brick, with a limestone watertable, and an asphalt shingle roof to match material and profiles of adjacent Historic District buildings. The lower, roofed portion to its west (the proposed 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. The new bank building's front entrance with a portico faces West William Street.

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



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



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. Interior uses, such as the vault room, necessitate installation of bricked-in window profiles on the rear elevation of the proposed bank building to provide visual balance to this elevation. (This is allowable on rear elevations per the Standards.) The proposed bank building's rear entrance with a portico faces the south rear parking lot.

The Applicant is seeking 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 of Upper Sandusky. 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. Project representatives have met with City Planning Department staff on the project regarding the required development processes. The project appears to be an appropriate fit for this site, which has been occupied by a banking facility for over 50 years.

The Applicant welcomes comments from HPC. Should HPC support be favorable, the Applicant will submit a detailed COA application for HPC's formal review. The owner of the property has signed the COA application and is aware the project is coming before HPC for an Informal Review.

STAFF ANALYSIS

The project site is located on the southwestern boundary of the Downtown Historic District at the intersection of West William Street and South Franklin Street in the Transitional Sub-district. This Sub-district type is intended to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding residential neighborhoods. 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 the only use of this site for the past 51 years. The intersection of West William Street and South Franklin Street is surrounded by a band of adjoining commercial, retail, and institutional uses. 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 painted white wood façade, a gable style asphalt shingle roof, a cupula, multi-paned wood windows, and wood inset base panels. Even though barely over

50 years of age, the federal and state government milestone to be considered 'historic,' Staff offers that even though 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. Redevelopment will re-occupy a vacant property and enhance and activate this prominent street corner once again.

The Applicant understands all renovations will need to be constructed of materials, a design, and a color palette compatible with the existing area and the Architectural Standards. 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.

The Transitional Sub-district consists primarily of commercial buildings of one or two stories. Some of the buildings 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 does not contain a fully glazed storefront system but does contain banks of window openings. The wall materials, however, do carry down to street level, and the Transitional Sub-district Standards do allow more latitude for more building variations.

In terms of building elements, the façade of the main building is primarily brick with a limestone watertable. The east and west 'wings' are proposed to be clad in white 5-1/4" horizontal fiber cement lap siding. Horizontal siding installed in the Historic District is typically specified to have a 4" exposure with a smooth finish. Regarding windows, it appears the existing window style is being replicated. Windows shall be wood or aluminum-clad wood, and divisions shall appear from the exterior as true muntins, as per the Standards. Screens are allowable on the interior. The Standards indicate the street-facing roofline shall be horizontal; thus, as a possible alternative, the roof on the proposed bank building may be designed to be flat for consistency with the flat roofs of the entrance porticos, east and west 'wings,' and drive-through lanes, or may remain in the style proposed. 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. The entry doors should be wood or aluminum-clad wood and shall be minimum 50% and maximum 75% glass. 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 around the existing 51-year-old footprint of the mini-bank building and drive-through lanes. For consideration, the west 'wing' portion of the building may be pushed to its furthest point to the parking lot curb to cover the entire West William St. lot width. (That point appears to be the property line. Building past that point would appear to be encroaching onto the South Franklin Street curblawn, 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 may be the installation of a 3 foot high historically-appropriate black metal fence (similar to the Masonic Temple immediately to the west or Ollie's Fine Ice Cream immediately to the south of this site), or a 3 foot red brick kneewall, or a combination of a 3 foot black metal fence with red brick piers, at the sidewalk line might be considered. Staff offers that HPC did grant 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.

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. The Applicant could pursue re-zoning and development plan reviews after proceeding through the HPC review process, 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 design. With a few minor adjustments, the proposed building and site design does not appear to be contrary to the Historic District Architectural Standards and 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. Should the project move forward taking HPC comments into account and obtains a Certificate of Appropriateness after formal review from the Historic Preservation Commission, the Applicant understands to work with City Staff through the development process to achieve compliance with applicable building and zoning codes.

STAFF RECOMMENDATION (HPC 2020-2605 – INFORMAL REVIEW)

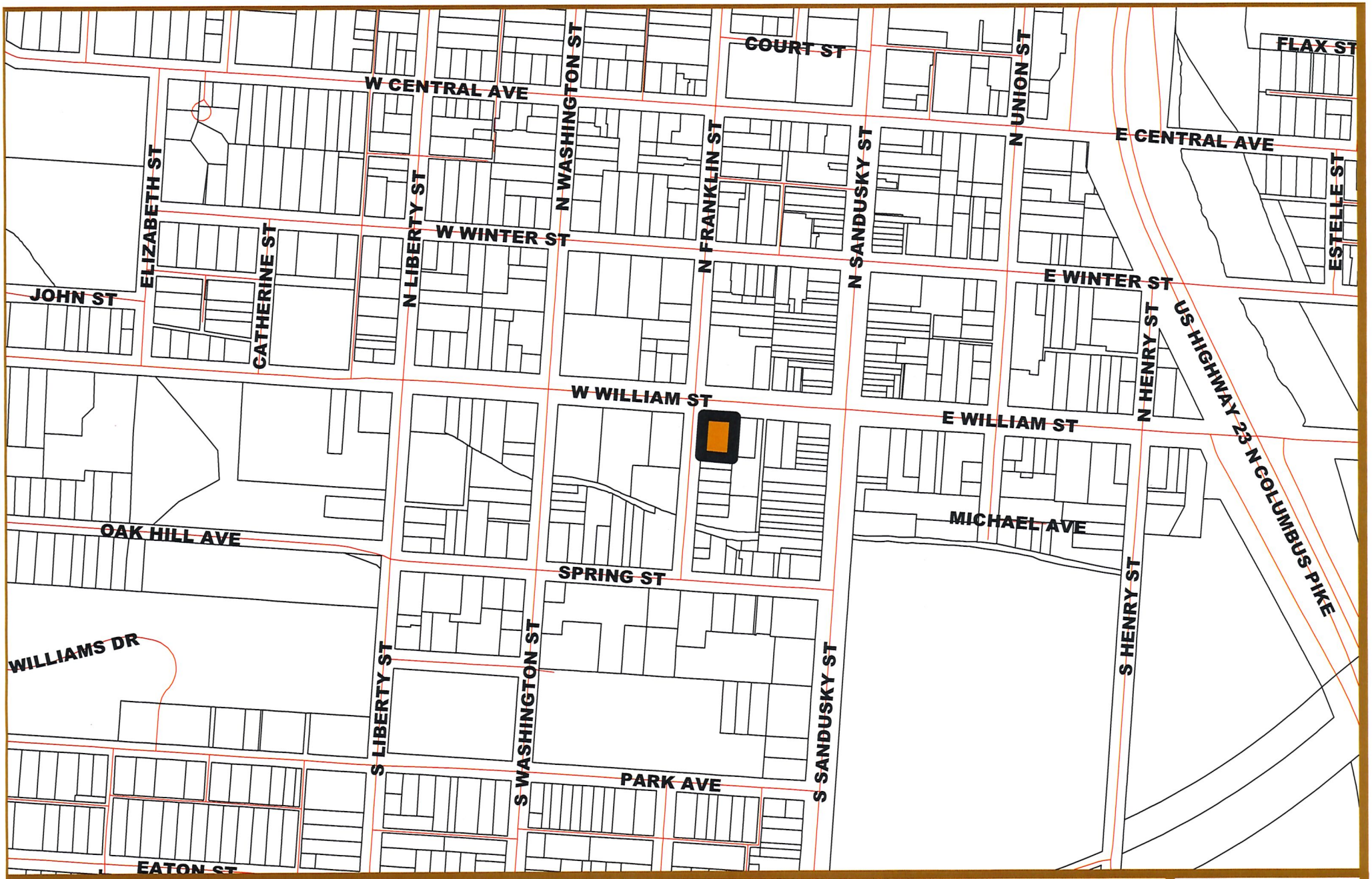
This project is presented for an Informal Review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed project prior to the Applicant's submittal of a formal application for a Certificate of Appropriateness.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

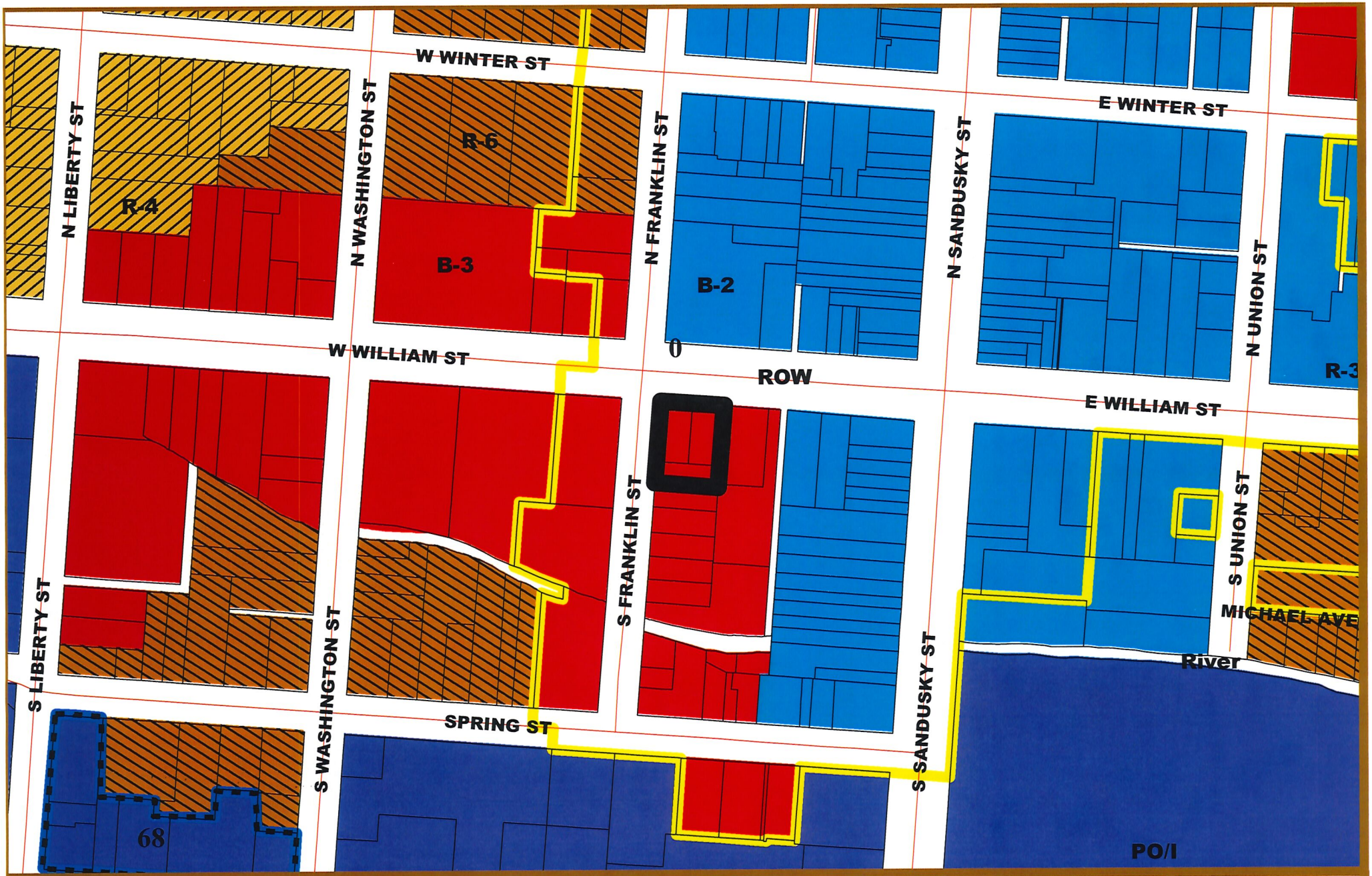
FILE: PLANNING/HPC CASES/2020 CASES/2020-2605_33 W WM BANKRENO INF REV STFRPT.DOC
ORIGINAL: 12/9/20



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2020-2605 - Informal Review
33 West William Street
Bank Building Renovation & Addition
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2020-2605 - Informal Review
33 West William Street
Bank Building Renovation & Addition
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2020-2605 - Informal Review
33 West William Street
Bank Building Renovation & Addition
Historic District Map



EST 1808
CITY OF
DELAWARE
OHIO

HPC 2020-2605 - Informal Review
33 West William Street
Bank Building Renovation & Addition
Aerial (2019) Map

N

November 18, 2020
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. Limestone
4. White Cornice and trim
5. White 5 ¼" horizontal fiber cement lap siding
6. White panel infills under windows to match existing

Features:

1. The south elevation of the existing bank building brick will be reclad with white 5 ¼" horizontal fiber cement lap siding.
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.
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.

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



FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

SITE CONTEXT

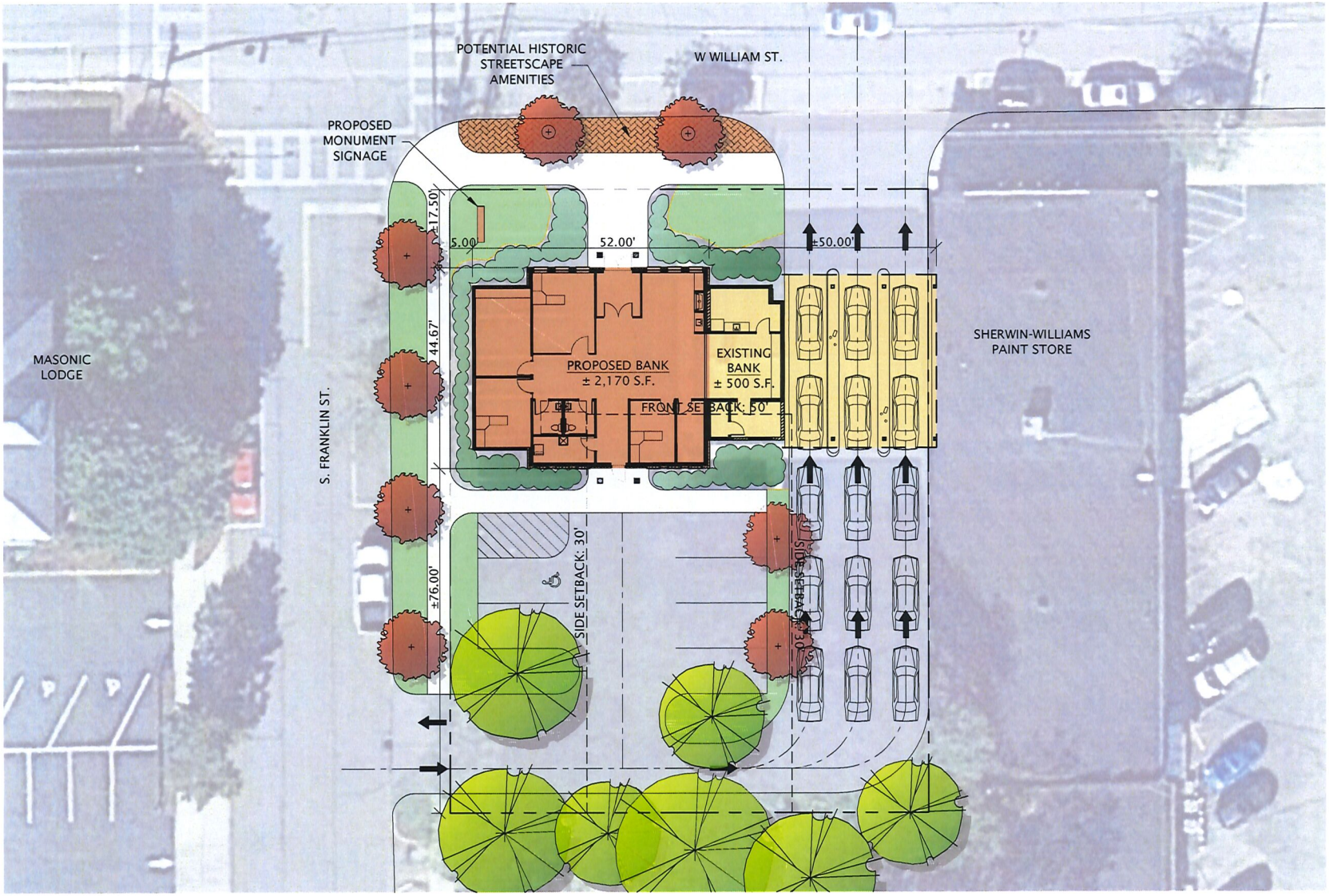
Corner of William St & Franklin St



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. 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:

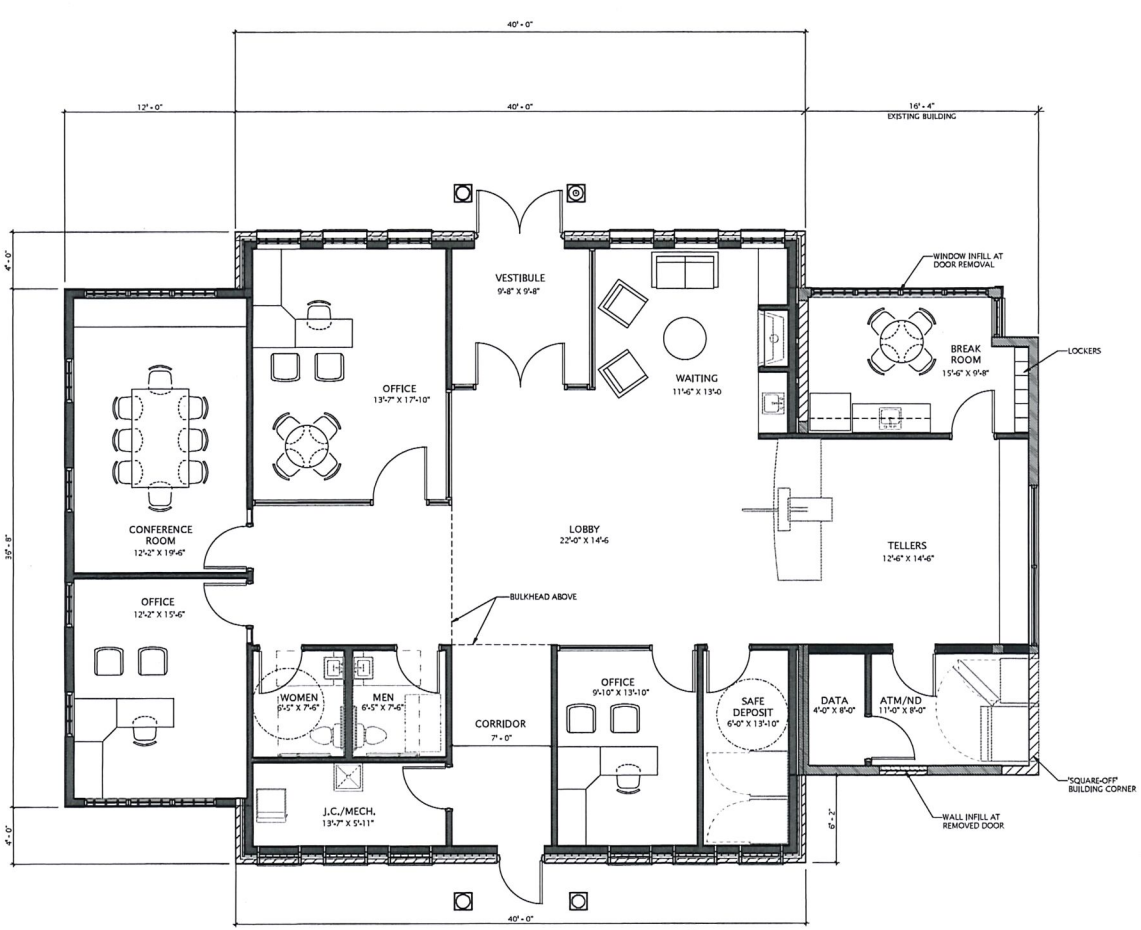
First Citizens National Bank

Delaware, Ohio

JLP / BJG | 20022

RCM architects

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.

© RCMA 2020 This drawing and all its contents, copyright and other intellectual property rights are and shall remain the property of RCM architects. It may not be used or disclosed in whole or in part without the written permission of RCM architects. This drawing shall not be used for any purpose on any other project.

FIRST CITIZENS NATIONAL BANK

DELAWARE BRANCH ADDITION & ALTERATIONS

33 W. WILLIAM STREET, DELAWARE, OH

IDR / LRB | 20022

RCM architects

EXISTING BUILDING & DRIVE-THRU

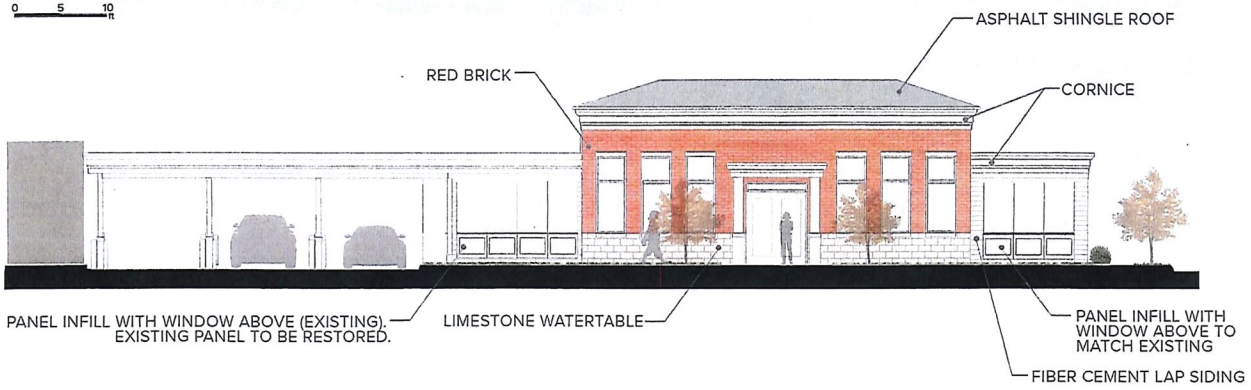




FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

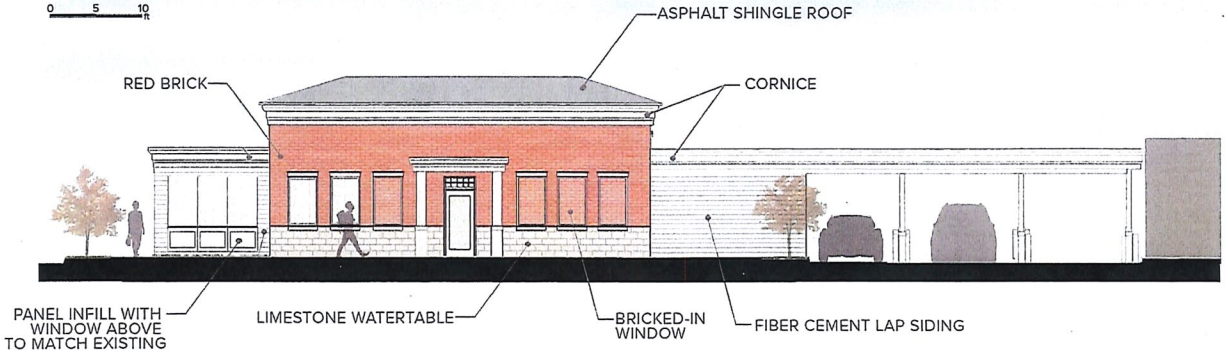
NORTH ELEVATION
View from William St

0 5 10 ft



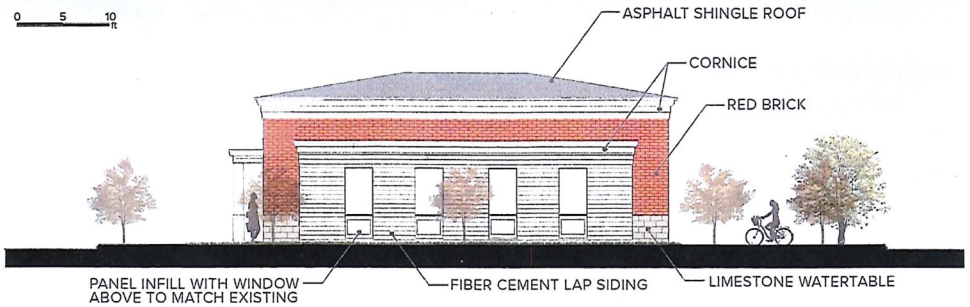
SOUTH ELEVATION
View from Parking Lot

0 5 10 ft

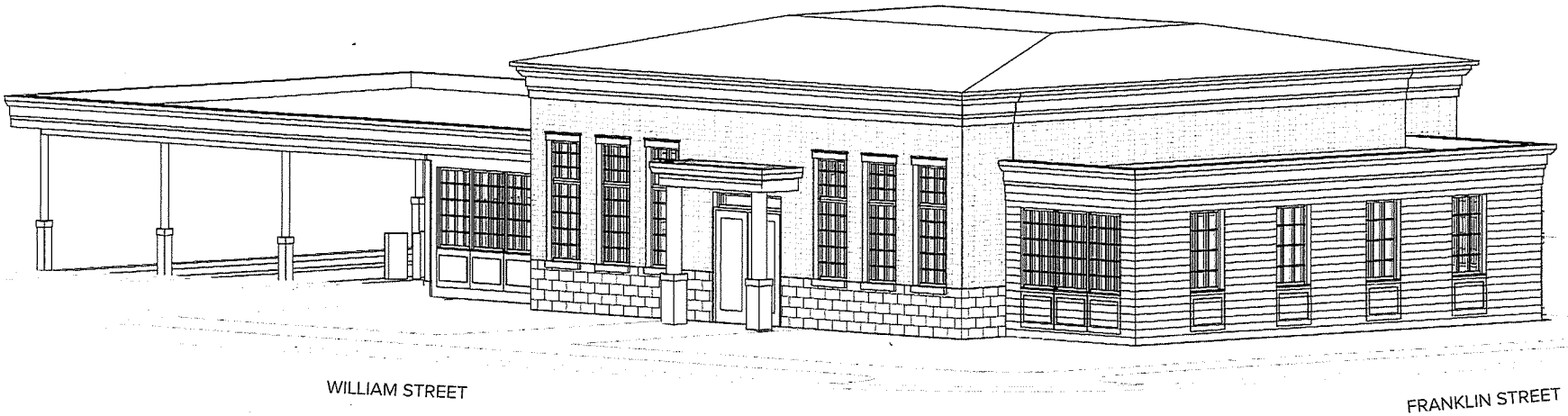


WEST ELEVATION
View from Franklin St

0 5 10 ft



FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

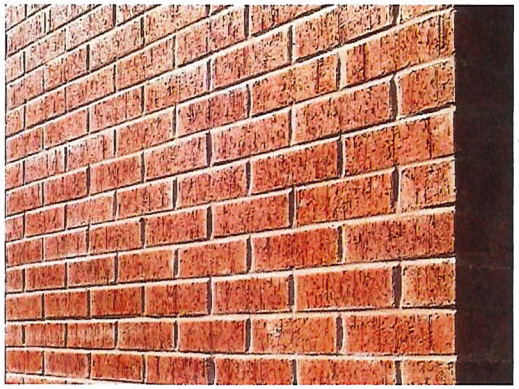


FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

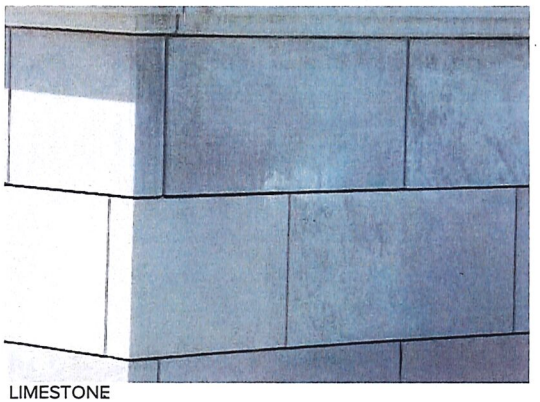
MATERIALS



ASPHALT SHINGLE ROOFING



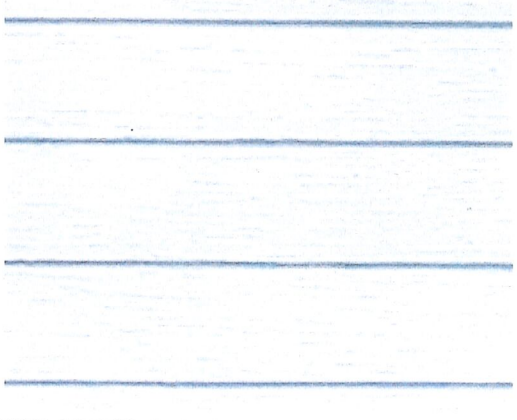
RED BRICK



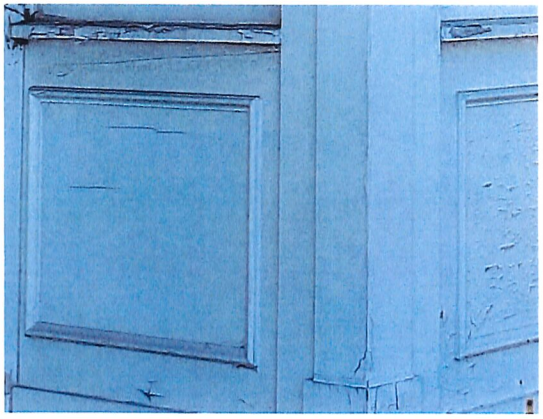
LIMESTONE



CORNICE



FIBER CEMENT LAP SIDING



PANEL INFILL BELOW WINDOWS

FIRST CITIZENS NATIONAL BANK
33 W WILLIAM STREET DELAWARE, OHIO

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2020-
HPC2605
INF REV

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

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

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

Parcel Number(s) 51943301005000, 51943301006000

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

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

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

Fax _____ Email zprice@triadarchitects.com

Property Owner Hiram Lodge No. 18 F and AM Phone _____

Address 51 W. WILLIAM STREET, DELAWARE, OH 43015

Fax _____ Email JRAAB38@COLUMBUS.RR.COM

Project Type

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

Work Description (please type or print legibly)

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

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

Materials to submit with application (as needed):

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

Deadline: Applications must be submitted 30 days prior to the Historic Preservation Commission meeting.
Public Notification: Staff will notify property owners within 150' of the site.
Meeting Date/Time: 4th Wednesday of each month at 7:00 pm in Council Chambers at 1 South Sandusky Street.
*Please Note the Commission might table the application if the applicant is not present to answer questions.

Signature of Applicant	Date 11/18/2020
Signature of Owner (if not the Applicant)	Date 11/18/2020

Application Fee $50.00 Fees Received $ No Fee Received by dlg Date 11/18/20

Informal Review - No Fee Applies per Chapter 1190