

**CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET**

AGENDA

6:30 PM

AUGUST 23, 2023

Live streaming of meeting will be available under "Events" at www.delawareohio.net.

PUBLIC COMMENT: Emails, letters, and petitions received to the Council Clerk by 10 a.m. the date of the meeting will be presented 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. Send to councilclerk@delawareohio.net.

1. ROLL CALL
2. ELECTION OF CHAIR AND VICE-CHAIR
3. APPROVAL OF MOTION SUMMARY

APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on July 26, 2023 as recorded and transcribed.

4. REGULAR BUSINESS

- A. 2023-2554: A request by Bucyrus Storage Complex LLC for a Certificate of Appropriateness for renovation of 38 South Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.
- B. 2023-2938: A request by the Delaware County Historical Society for a Certificate of Appropriateness for a proposed sign for the Historic Jail & Sheriff Residence at 20 West Central Avenue, which is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay.

5. STAFF COMMENTS
6. COMMISSIONER MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: September 27, 2023
8. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
JULY 26, 2023**

ITEM 1. Roll Call

Chairperson Riviera called the meeting to order at 6:35 p.m.

Members Present: Lisa Ho, Denny Bolton, Mark Smiles, Council Representative Drew Farrell, and Chairperson Sherry Riviera

Members Absent: Stephanie VanGundy and Jeffrey Reininger

Staff Present: Dianne Guenther, Development Planner (present virtually), and Anna Kelsey, Development Planner

Motion to Excuse: Councilman Farrell motioned to excuse Stephanie VanGundy and Jeffrey Reininger, seconded by Mr. Smiles. Motion approved by a 5-0 vote.

ITEM 2. WELCOME NEW COMMISSIONER Lisa Ho

ITEM 3. ELECTION OF CHAIR AND VICE-CHAIR

Motion: Mr. Farrell motioned to table the election of chair and vice-chair until the next meeting, seconded by Mr. Bolton. Motion approved by a 5-0 vote.

ITEM 4. APPROVAL OF MOTION SUMMARY

A. Approval of the Motion Summary of the Historic Preservation Commission meeting held on June 28, 2023, as recorded and transcribed.

Motion: Mr. Farrell motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on June 28, 2028, as recorded and transcribed, seconded by Mr. Smiles. Motion passed by a 4-0-1 (Abstain: Ho) vote.

ITEM 5. REGULAR BUSINESS

A. 2023-2556: A request by Mark Riedy for a Certificate of Appropriateness for a proposed shed addition to the existing garage at 36 West Winter Street, which is zoned R-6 (Multi-Family Residential District) and located in the Residential Sub-district of the Downtown Historic District Overlay.

Anticipated Process

1. Staff Presentation

Ms. Guenther provided the staff report. The property is located in the Residential Sub-District of the Downtown Historic District Overlay and is considered a Contributing Building in the National Register of Historic Places Northwest Historic Neighborhood. The home was constructed in 1923 and purchased by the Applicant in 2014. The Applicant is proposing to construct a 9-foot by 7-foot shed addition on the south side of the existing one-car garage. The garage is at the rear of the property and was constructed in 1968 and is considered a Non-Contributing structure in the National Register Historic District. The carriage style entry door gives a nod to the entry doors on the home and is appropriate for this structure. The proposed siding is vertical wood tongue and groove siding to match the existing vertical wood garage siding. The Applicant is looking to install two types of roofing. The existing garage will have asphalt shingles and the addition will be a standing seam metal roof to match the same roofing material on the adjacent rear porch roof on the back of the house. The Applicant is proposing to install a new dark gray standing seam metal roof on the rear porch as well as the shed addition so both new roof colors will match. The Applicant also wishes to install a 3-foot-high red brick veneer at the base of the garage and new shed that will match the red brick foundation of the home or introducing architectural brackets for installation on the garage addition as well as parts of the home. There are currently no brackets currently on the home or the garage. The Applicant is requesting input from the Commission regarding the two options of the brick or brackets.

2. Applicant Presentation

APPLICANT:
Mark Riedy
36 West Winter Street
Delaware, Ohio

Mr. Riedy discussed the plan to have the carriage doors replicated in the existing garage and to the front of the shed. He clarified the plan to use metal roofing on the shed and repaint the existing metal porch and house roofs to gray. Mr. Bolton is partial to the darker brick choice. Chair Riviera does not prefer the brackets.

3. Public Comment (Not a Public Hearing)

There was no public participation.

4. Commission Action

Motion: Mr. Farrell motioned to approve 2023-2556, along with all staff conditions, seconded by Mr. Bolton. Motion approved by a 5-0 vote.

- B. 2023-2557: A request by RiverWest Partners LLC for a Certificate of Appropriateness for proposed site improvements at the former C.C.C.& I. Railroad Depot at 60 Lake Street, which is unzoned former railroad property and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Anticipated Process

1. Staff Presentation

Ms. Guenther reviewed the staff presentation for the Commission. The project site is located at 60 Lake Street on the southeast corner of East Central Avenue and Lake Street. The approximate half-acre site is bounded on the north by East Central Avenue, on the east by railroad right-of-way, on the south by East Winter Street, and on the west by Lake Street in the Transitional Sub-district of the Downtown Historic District overlay. The site is currently unzoned and is going through the rezoning process for the parcel. The Applicant last appeared before HPC on March 23, 2022 and a Certificate of Appropriateness was issued for façade and design improvements to the existing historic train depot building that included roof replacement, wood window and door restoration and replacement, masonry restoration, east roof overhang reconstruction, and exterior wood trim restoration.

The current proposal for the C.C.C.& I. Train Depot essentially consists of three phases. Phase 1 is currently under construction and is expected to be completed in August 2023. Phase 2 consists of new site work, site utilities, and landscaping. Phase 3 will consist of interior fit-out work as related to requirements of future tenants. The Applicant is seeking a Certificate of Appropriateness for Phase 2 which includes the site plan and landscape plan. Ms. Guenther reviewed the site work and landscape plan provided in the report.

2. Applicant Presentation

APPLICANT:
Brenen Palma
15 West Cherry Street, Suite 201
Columbus, Ohio

Mr. Smiles questioned if there will be a patio/walk-out on the south side of the property. Mr. Palma indicated that this is not included in Phase

2. He discussed looking for approval of sidewalk and grading for the patio and be able to tell a tenant that they have the ability to put in a patio in the future.

3. Public Comment (Not a Public Hearing)

There was no public participation.

4. Commission Action

Motion: Mr. Farrell motioned to approve 2023-2557, along with all staff conditions, seconded by Mr. Smiles. Motion approved by a 5-0 vote.

ITEM 6. STAFF COMMENTS

ITEM 7. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 8. NEXT REGULAR MEETING: August 23, 2023

ITEM 9. ADJOURNMENT

Motion: Chairperson Riviera moved to adjourn the meeting. The Historic Preservation Commission meeting adjourned at 7:25 p.m.

Chairperson

Elaine McCloskey, Clerk

APPLICANT

Bucyrus Storage Complex LLC
8400 Dunsinane Drive
Dublin, OH 43017

REQUEST

2023-2554: A request by Bucyrus Storage Complex LLC for a Certificate of Appropriateness for renovation of 38 South Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project site is located at 38 South Sandusky Street, on the west side of South Sandusky Street between Spring and William Streets, in the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the north, south, and east lie within the Downtown Core of the Downtown Historic District Overlay. The properties immediately to the west lie with the Transitional Sub-district of the Downtown Historic District Overlay. The zoning of the property is B-2 (Central Business District), as are the surrounding properties to the north and south. The properties immediately to the west are zoned B-3 (Community Business District). The properties to the east are zoned B-2 (Central Business District) and PO/I (Planned Office/Institutional District).

BACKGROUND

The subject property at 38 South Sandusky Street is considered a “background building” in the National Register Sandusky Street Historic District. The background buildings, which are concentrated in this southernmost block of Sandusky Street, are a collection of late nineteenth and early twentieth century buildings whose facades have been covered with newer materials. They maintain the scale, roofline, and uniform setback of the district and many still have original architectural features, while others have been removed or covered over with non-historic materials.

38 South Sandusky Street – August 2023



38 South Sandusky Street is in a unique location; it straddles the Delaware Run. It is an example of a circa 1910 common commercial building. The simple two-story wood framed structure’s most distinctive features are the central one-over-one four-wide mullied window and the paneled frieze at the roofline. Small metal panels with a stamped brick pattern had been installed over the wood siding on the upper façade. There appears to be transom window openings below the pronounced lintel. The second story windows have been replaced and the storefront has been altered numerous times on this early 20th century building. The 26 foot by 117 foot first floor is one retail

unit and is currently occupied by NYC Deli Mart which opened in 2022. There are two apartments on the 26 foot by 70 foot second floor. The apartments are accessed from a front stairwell to the second floor and also by a rear exterior metal staircase that is shared with adjacent 34 South Sandusky Street.

38 South Sandusky Street – Circa 1910



Surviving the Great Flood of 1913, over time, the retail space hosted numerous retail businesses and had its share of vacancies. The setting in which 38 South Sandusky Street was constructed is illustrated in the above historic post card of Sandusky Street. In 1892, the City of Delaware introduced an electric railway passenger service providing the City with streetcars, some called “Dinkeys” and often shared the streets with horse and buggies. In 1903, Delaware gained an accessible transportation line to Columbus and Marion called Columbus, Delaware & Marion Railway (C.D. & M.), an electrically run Interurban rail line. (Source: Delaware County Historical Society)

1979 – The Athlete’s Den



Circa 1980s



1999 – Central Ohio TaeKwon Do





The Applicant, represented by Jim Manos, Member, purchased the building in July 2023 and is anxious to undertake a number of renovations.

PROPOSAL

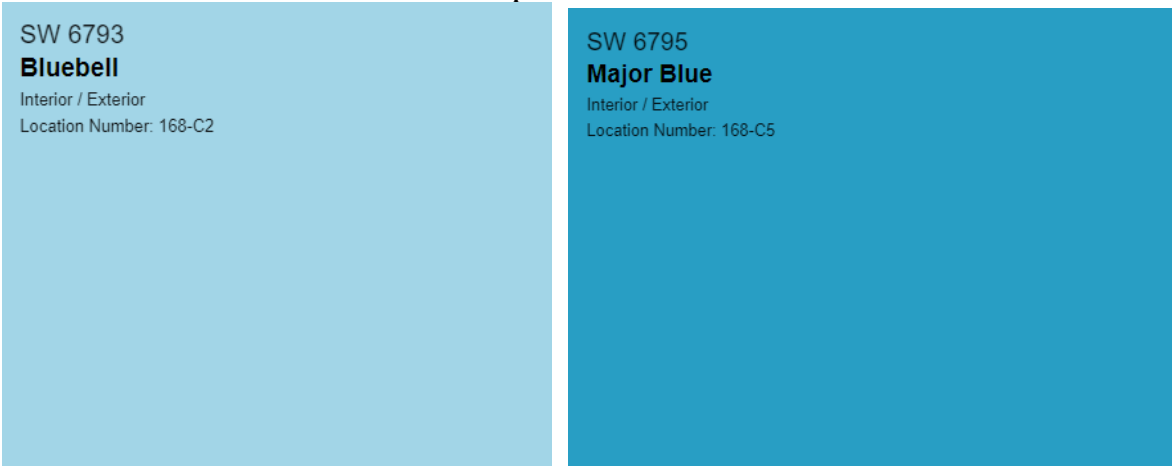
The Applicant is seeking a Certificate of Appropriateness for the following exterior work:

(1) Removal of the small stamped brick pattern metal panels on the front elevation of the building. The Applicant will be retaining an experienced contractor to assist in removing the stamped metal panels from the upper façade of the front elevation to minimize damage to the underlying wood siding. The underlying materials will be repaired as needed with appropriate materials to match the historic appearance as closely as possible.

(2) Painting of the front elevation of the building. Not knowing yet the total underlying condition of the underlying wood siding or other substrate underneath the metal panels, the Applicant is planning on painting the exposed siding and re-painting all other previously painted surfaces on the building. The selected colors are:

- Body: SW 6793 Bluebell
- Trim/Accents: SW 6795 Major Blue

Proposed Paint Colors



The body of the façade will be painted SW 6793 Bluebell : light blue.

The storefront base, all trim, accents, transom window area, and the panelized frieze will be painted SW 6795 Major Blue : medium light blue.

Front Elevation



(3) Installation of rear second floor deck. The Applicant wishes to create a common open air 26 foot by 46 foot patio area on the west (rear) elevation to serve the residential tenants. It will be located on the rear roof of the one story first floor retail unit. The existing air conditioning units will be relocated to the upper-level two story roof out of public view. The deck flooring will be exterior grade wood decking lumber in a natural wood color. A black powder coated aluminum picket fence will be installed on the west open side of the patio (re-using the existing guardrails and adding pickets spaced 4 inches apart per code). Per the Chief Building Official, the height of the rail needs to be 42 inches (3.5 feet) to comply with safety and code standards. (Typical fence height referenced in the Architectural Standards is 3 feet.) The Applicant also is to provide engineer stamped construction permit drawings to ensure all code requirements, such as load bearing, etc. will be met. The existing black metal steps, which lead down to the parking lot and are shared with the adjacent building at 34 South Sandusky Street, will be left in place and continue to be used. The previous building owner recently replaced both the upper roof (HPC 2022-4182) and the lower roof (HPC 2017-3023). This new activity should not be detrimental to the roofing systems. The new deck will help preserve the lower roof from foot traffic and provide a safe path for passage.

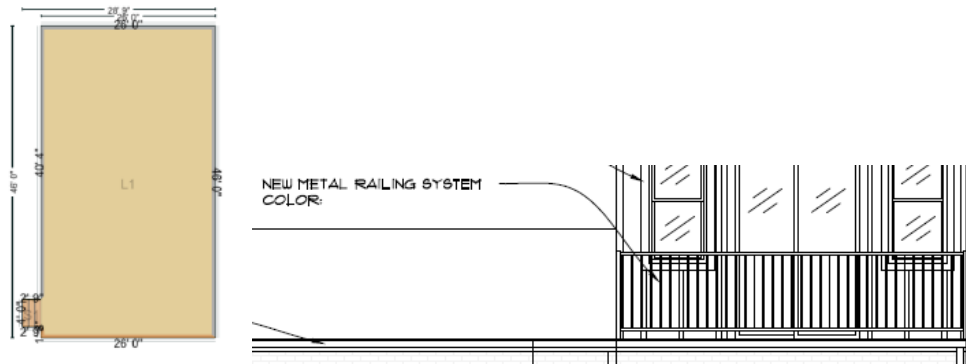
Proposed Rear Second Floor Deck Installation



Rear (West) Elevation



Deck and Guardrail Preliminary Sketches

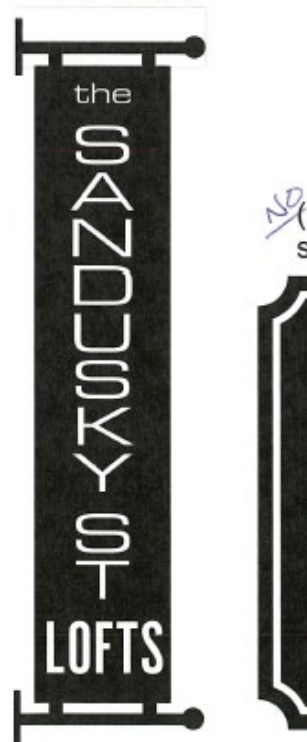


4) Installation of an Auto-Oriented Projecting Sign. An 18-inch by 84-inch (10.5 SF) auto-oriented projecting sign on two 1 inch by 1 inch black steel horizontal pole brackets will be placed in the upper façade so that the bottom of the sign is no lower than the top of the headers, or within the maximum 4 foot high area between the roofline and the second floor windows, as per the Architectural Standards. The painted aluminum sign will have a black background with white lettering of the proposed apartments name: CREEKS EDGE APARTMENTS. The projecting sign will not be illuminated. The square footage of this sign (10.5 SF) added to the tenant’s storefront wall sign (18 SF) falls within the 39 SF maximum allowed signage for this 26 LF wide building width.

Proposed Auto-Oriented Projecting Sign Design

The below is from a previous project. The proposed sign would have the same design but the appropriate text for the development.

(1) 18" x 84" x 1/8" 2-Sided Aluminum Composite Sign with vinyl lettering on 1" square steel pole brackets 24" long. Secured with (4) 1/2" lead anchors and 3" lag bolts per bracket



The Applicant has been communicating with the Planning Staff and Chief Building Official regarding proposed work for renovation of this 113-year-old building and has been cooperating in the required building and zoning processes. The City of Delaware welcomes the continued investment and dedication of the Applicant to Historic Downtown Delaware. City Staff and the Applicant look forward to any questions or comments from HPC. The Applicant is hopeful for an approval of the requested Certificate of Appropriateness for this work at this time.

STAFF ANALYSIS

City Staff is supportive of the proposed plan as presented. Every building in the Historic District is important and each has its own unique circumstances. The majority of the front elevation has been modified to the point that the building is considered a “Background Building” in the National Register Sandusky Street Historic District. The proposed project would appear to comply with the Architectural Standards, such as paint colors, removal of a potentially non-historic material over the underlying wood siding on this early 20th century typical commercial building (constructed circa 1910), the proposed deck and patio fencing materials with a Variance to meet current code, and the projecting sign. After being protected by the metal panels at least since 1979, and the surface being previously painted for years, it is not known how fragile the underlying substrate is. Re-painting the surfaces with an appropriate product will provide an appropriate layer of protection for the underlying materials.

The southern block of Sandusky Street in this section of the Historic District is an eclectic collection of buildings of differing time periods and styles. New life is being breathed into the South Block over the past few years with fresh ideas for paint colors and amenities and is becoming a vibrant part of the Historic Downtown once again. The proposed work appears to blend well with the age of the building and the remaining architectural elements, which have been modified. Staff does not feel the proposal would detract from the historic value of the building or the historic district. The overall project as described thus far would appear to be compatible with the Architectural Standards and will help preserve the aging structure.

The safety of the second floor residential tenants will be positively impacted by this project. The new second floor rear deck will be a pleasing aesthetic and gathering place. It will provide a more stable walking surface for this second entrance to the apartments and to reach the shared stairway to the rear parking lot. The new guardrail will provide security against an accidental trip into the Delaware Run directly below.

Lastly, this project dovetails with the Delaware Together Objectives and Actions. Those relevant to this case are:

Actions

A.6.5 Participate in key regional studies and plans. In addition to general coordination with members, MORPC regularly invites members and other regional stakeholders to participate in regional studies and plans. The City of Delaware was a contributing stakeholder in a Regional Housing Strategy, which addressed a range of considerations, including regional supply, affordability and market gaps and opportunities. The City should continue to participate in this and similar efforts and implement recommendations where appropriate.

OBJECTIVE A.18

Guide and allow contextually sensitive change in Downtown including intensification of uses where appropriate. Delaware’s historic Downtown architecture is one of its greatest and most valued assets. Since the last comprehensive plan, Downtown Delaware has not only developed to support thriving small businesses, including restaurants and retail, but has maintained—and indeed enhanced—its historic character. This has been due to a combination of careful planning, collaborative efforts to support local businesses and successful initiatives to preserve character-defining features of the built environment. It is important that the City continues and builds upon these practices.

Actions

A.18.1 Continue to pursue sensitive infill and redevelopment. Downtown Delaware has benefitted from many investments in Downtown in recent years, which have helped to support a desirable environment for small businesses to locate and people to reside and visit. By continuing to apply current review processes and policies for new development, in addition to pursuing new preservation and economic development efforts, the City can expect to continue to see downtown continue to develop in ways that maintain and enhance its existing character.

A.18.2 Follow best practice in historic preservation. In addition to continuing to ensure that infill and redevelopment projects are sensitive to the existing context, strategies should be pursued for preserving existing historic buildings, as described in Goal E. This will help to leverage resources, infrastructure and amenities and streamline regulations where feasible.

A.18.4 Identify potential sites appropriate for intensification. Within the larger Downtown planning area, there are sites that are suitable for intensified uses. Provided a high level of design quality is required and compatibility with adjacent uses is ensured, this presents an opportunity to support activity and vibrancy in a way that will build upon and enhance existing uses and provide for a larger, permanent Downtown residential population.

Actions

D.3.11 Ensure quality rental apartments. The City of Delaware has a higher proportion of rental housing than the County. However, the housing market analysis has identified a potential need for additional rental housing in the future due to increased demand. The need for more rental housing dovetails with the need for more attainable housing generally as well as changing demographics for home ownership. New rental units could help to retain and attract recent graduates entering the work force or employees at Delaware’s manufacturing and other industrial facilities, many of whom cannot otherwise find affordable, new single-family detached housing in the City. While the City must appropriately balance rental with for sale housing, quality of rental housing should also be a priority regardless of rent rate. Several actions can be taken to incentivize the amount and kind of rental housing that is available, including providing incentives for rehabilitation (Action D.3.12), incorporating rental housing into area plans for Focus Areas (Action D.3.13) and licensing rental properties (Action D.3.14).

OBJECTIVE D.7

Encourage housing investment Downtown.

Delaware's historic downtown is attractive for those seeking a small-town lifestyle and walkable amenities. Historic architecture and unique destinations (the Strand Theater, Hamburger Inn Diner, Buns Restaurant, and a myriad of other shops and dining establishments) form part of the appeal. Overall, Downtown Delaware provides a “sense of place” that is very attractive and has potential especially to capture the millennial / Generation Z and empty nester markets. This includes targeted sites in the Riverfront District and South Sandusky Street areas.

Staff recommends approval as presented with Staff Conditions below.

STAFF RECOMMENDATION (HPC 2023-2554 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by Bucyrus Storage Complex LLC for a Certificate of Appropriateness for renovation of 38 South Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay, with the following Conditions that:

- 1) A Variance shall be granted as deemed appropriate for the height of the rear second floor deck guardrail to comply with current code requirements.
- 2) The Applicant shall provide engineer stamped construction permit drawings to the Chief Building Official for the rear second floor deck to ensure all current code requirements will be met.

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MEETING DATE: August 23, 2023

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3) The project shall be completed per the plans presented. Any significant revisions to the approved plan shall 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.

4) The Applicant shall notify any affected adjoining property owners/business owners of construction timelines.

5) The Applicant shall construct said exterior building rehabilitation according to the State Building Code, City codes, and Historic District Architectural Standards, as well as any other city-required processes.

COMMISSION NOTES:

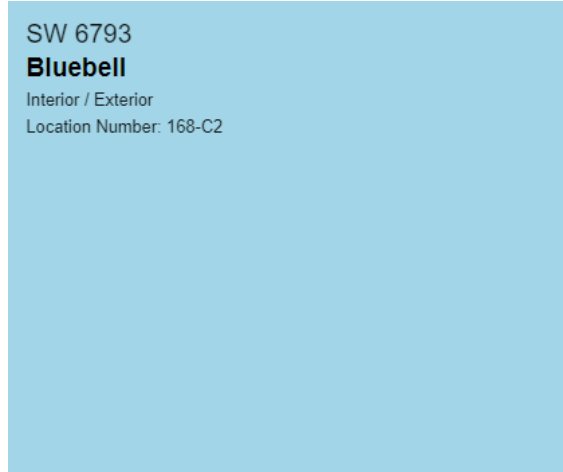
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

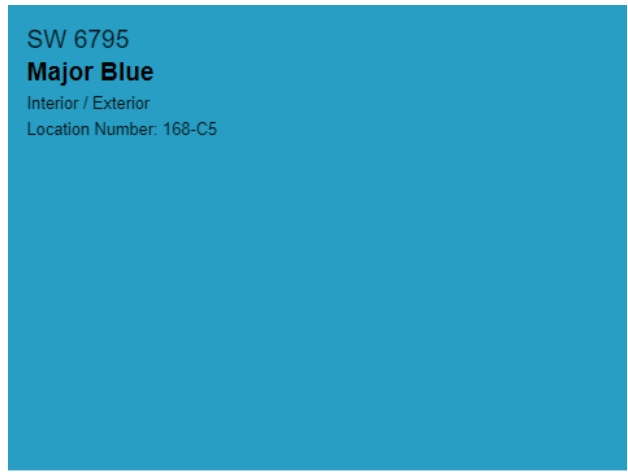
FILE: S:\PLANNING\HPC CASES\2023 HPC CASES\2023-2554_38 S SANDUSKY MANOS RENO\HPC2023-2554_38 SSANDUSKY
MANOS COA STFRPT.DOC
ORIGINAL: 8/17/2023

Proposed Paint Colors

Body: SW 6793 Bluebell



Trim: SW 6795 Major Blue

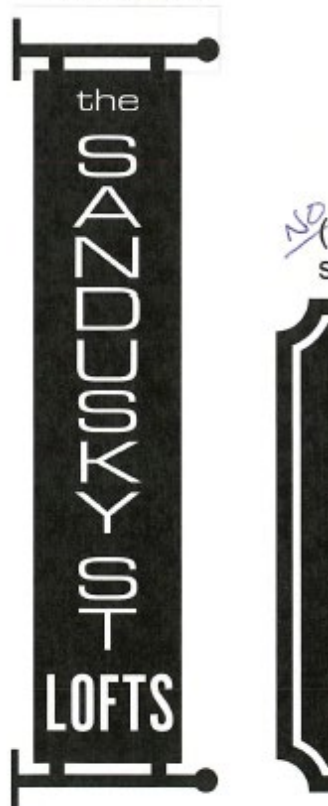


Proposed Projecting Sign on Upper Façade

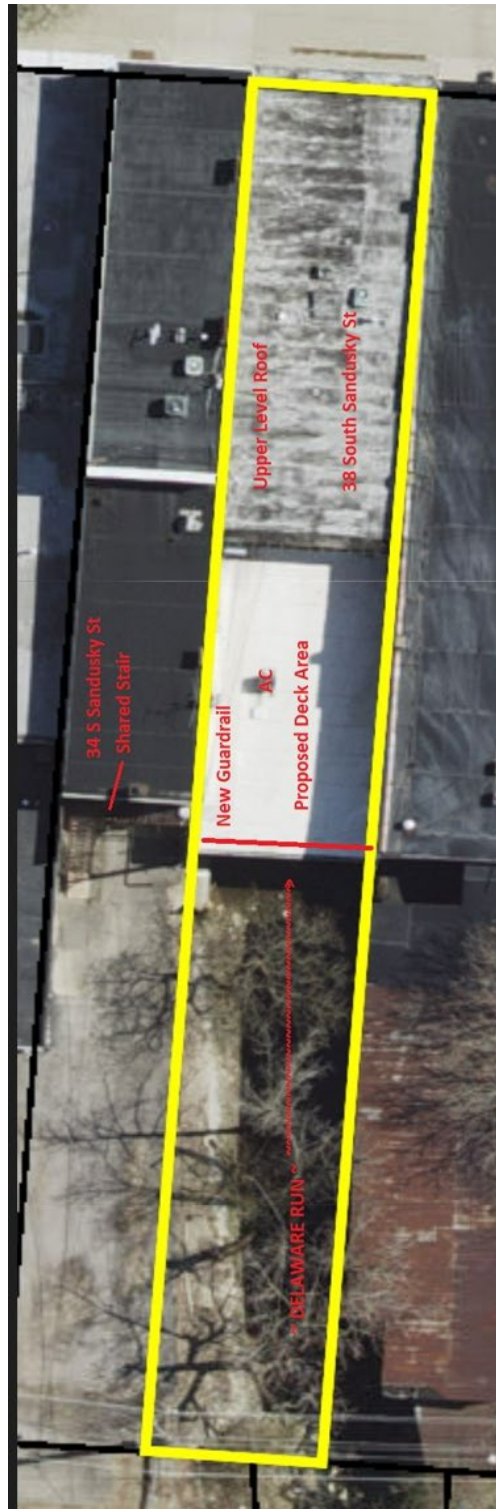
CREEKS EDGE APTS

Black Background with White Lettering

(1) 18" x 84" x 1/8" 2-Sided Aluminum Composite Sign
with vinyl lettering on 1" square steel pole brackets
24" long. Secured with (4) 1/2" lead anchors and 3"
lag bolts per bracket



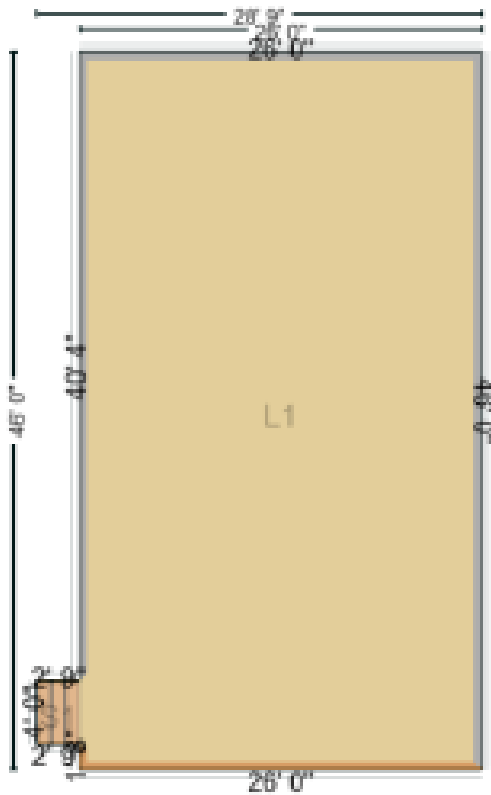
Proposed Rear Second Floor Deck Installation

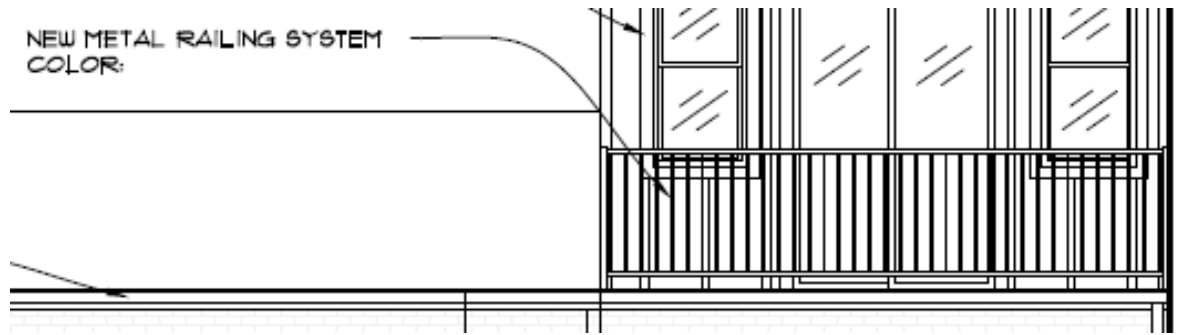


Rear (West) Second Floor Elevation



Deck and Guardrail Preliminary Sketches





Color: Powder Coated Black

Height: 42" per current code requirements

7/25/23, 9:23 AM

about:blank

Date: 7/25/2023 - 9:23 AM

Design Name: Deck Design

Design ID: 331258598052

Estimated Price: \$10,520.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



How to recall and purchase your design at home:

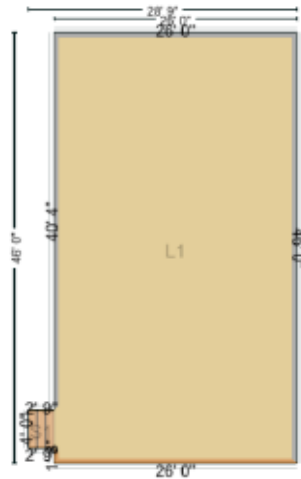


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 331258598052
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 331258598052 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$10,520.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

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7/25/23, 9:23 AM

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Date: 7/25/2023 - 9:23 AM

Design Name: Deck Design

Design ID: 331258598052

Estimated Price: \$10,520.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Level 1

Height off the ground: 2' 0"

Width: 26' 0"

Length: 46' 0"

Joist Spacing: 16" On Center

Load Rating: 100 lbs

Stair 1

Height off the ground: 2' 0"

Width: 4' 0"

Length: 2' 9"

Decking

Deck Board Material Type: AC2 Green Treated

Deck Board: 5/4x6 Thick Deck

Deck Board Fastener: 6-Lobe Drive Tan Premium Exterior Deck Screw

Framing

Framing Material Type: AC2 Green Treated

Joist: 2x8

Beam: 2x8

Framing Post: 6x6 Framing Post

Footing: 4x4/6x6 Deck Block

Incline Footing: None

Railing

Railing Material Type: Williams Aluminum Railing

Railing Style: Black Powder Coated

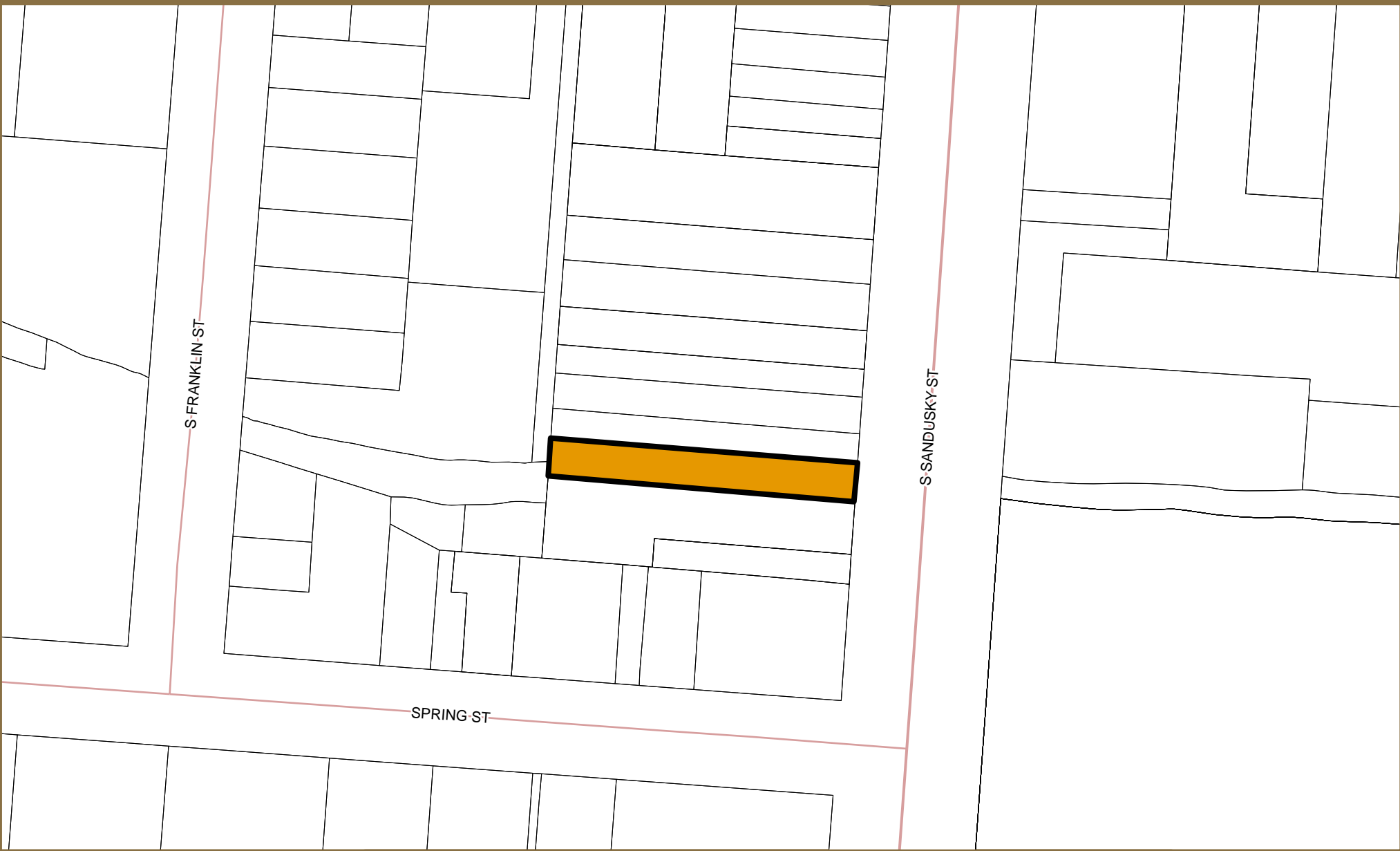
Graspable Handrail: Black ADA Graspable Handrail

Additional Options

Deck Flashing: Rolled Joist Flashing

Lattice/Skirting: None

Underdecking: No Underdecking



**HPC 2023-2554 - Certificate of Appropriateness
38 S Sandusky Street Renovation
Location Map**

R



**HPC 2023-2554 - Certificate of Appropriateness
38 S Sandusky Street Renovation
Historic District Map**

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-  Historic Overlay District
-  PO/I Planned Office / Institutional District
-  B-2 Central Business District
-  B-3 Community Business District



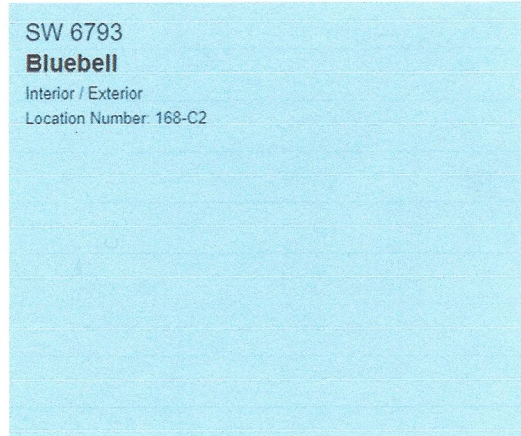
**HPC 2023-2554 - Certificate of Appropriateness
38 S Sandusky Street Renovation
Zoning Map**

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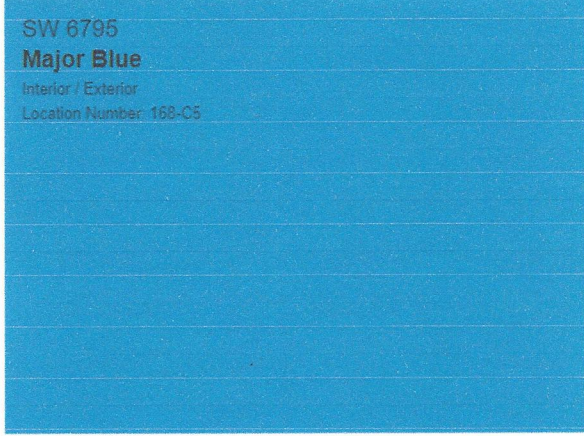


Proposed Paint Colors

Body: SW 6793 Bluebell



Trim: SW 6795 Major Blue

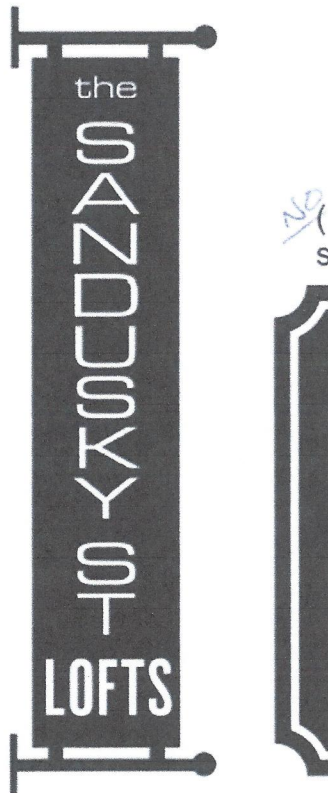


Proposed Projecting Sign on Upper Façade

CREEKS EDGE APTS

Black Background with White Lettering

(1) 18" x 84" x 1/8" 2-Sided Aluminum Composite Sign with vinyl lettering on 1" square steel pole brackets 24" long. Secured with (4) 1/2" lead anchors and 3" lag bolts per bracket



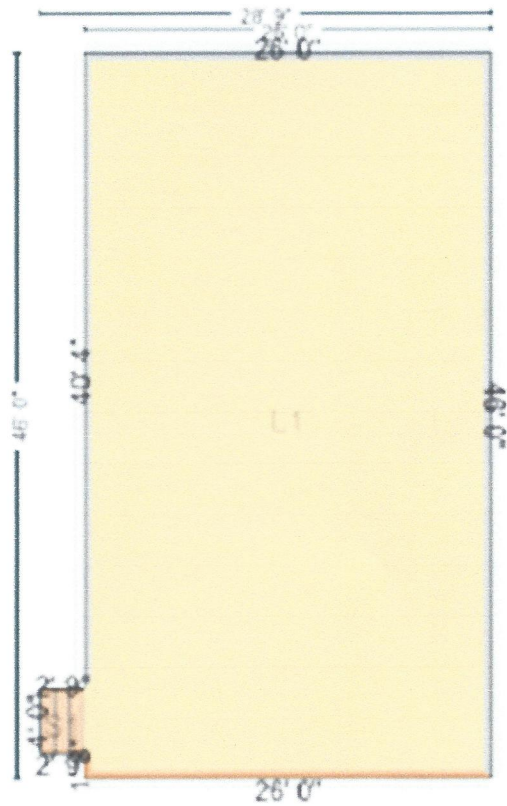
Proposed Rear Second Floor Deck Installation



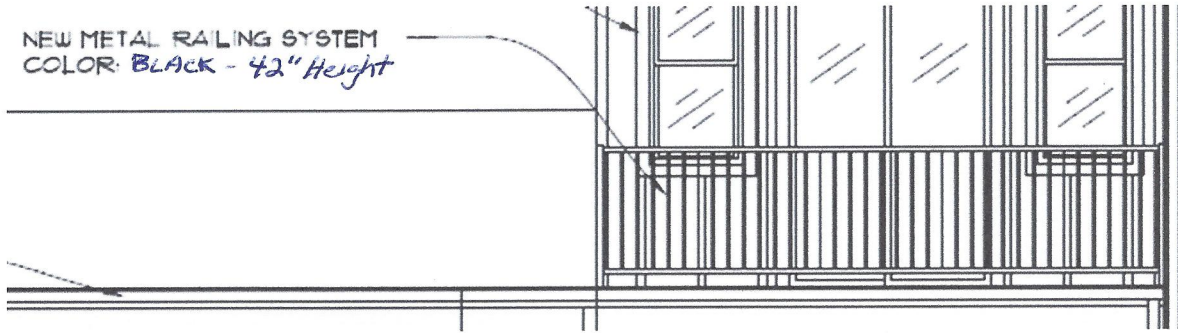
Rear (West) Elevation



Deck and Guardrail Preliminary Sketches



NEW METAL RAILING SYSTEM
COLOR: BLACK - 42" Height



Date: 7/25/2023 - 9:23 AM
Design Name: Deck Design
Design ID: 331258598052
Estimated Price: \$10,520.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
DECK

How to recall and purchase your design at home:

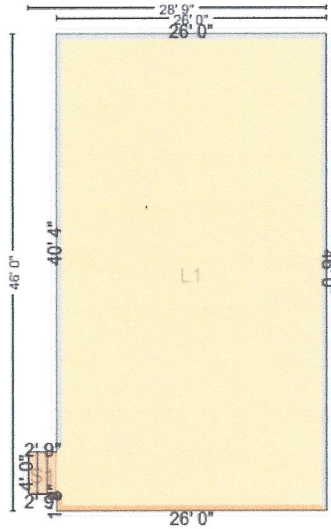


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 331258598052
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 331258598052 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$10,520.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other design systems search "Design & Buy" on Menards.com

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142

Date: 7/25/2023 - 9:23 AM
Design Name: Deck Design
Design ID: 331258598052
Estimated Price: \$10,520.74

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Level 1

Height off the ground: 2' 0"
Width: 26' 0"
Length: 46' 0"
Joist Spacing: 16" On Center
Load Rating: 100 lbs

Stair 1

Height off the ground: 2' 0"
Width: 4' 0"
Length: 2' 9"

Decking

Deck Board Material Type: AC2 Green Treated
Deck Board: 5/4x6 Thick Deck
Deck Board Fastener: 6-Lobe Drive Tan Premium Exterior Deck Screw

Framing

Framing Material Type: AC2 Green Treated
Joist: 2x8
Beam: 2x8
Framing Post: 6x6 Framing Post
Footing: 4x4/6x6 Deck Block
Incline Footing: None

Railing

Railing Material Type: Williams Aluminum Railing
Railing Style: Black Powder Coated
Graspable Handrail: Black ADA Graspable Handrail

Additional Options

Deck Flashing: Rolled Joist Flashing
Lattice/Skirting: None
Underdecking: No Underdecking

For other design systems search "Design & Buy" on Menards.com

about:blank

6
242

FOR OFFICE USE ONLY

EST 1808

CITY OF

DELAWARE

OHIO

FOR OFFICE USE ONLY

2023 - 2554

PERMIT NUMBER

DATE RECEIVED

Certificate of Appropriateness Application

Historic Subdistrict (check one)

Downtown Core

Residential

Transitional

Address

38 S. Sandusky

Business Name

Jim Manos Project

Applicant Name / Contact Person

Jim Manos

Phone 614 562-2421

Address

8400 Dunsinane Dr. Dublin, OH 43017

Email

Jmanos6@aol.net

Property Owner (if different than Applicant)

same

Phone

Address

Email

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

Project Type

Sign, 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.

- ①* Sign like South Block Apts or Waters Edge Apts +
- ② take of front Metal + paint/replace wood + paint a blue color. @ get you a Sherwin Wms color swatch.
- ③ Also safety rails on back deck 4 inches apart.

- ①* 18" x 84" (10.5 sf) 2-sided aluminum composite projecting sign on two 1" x 1" black steel horizontal pole brackets. Black background + white lettering:

CREEKS EDGE APTS.

City Hall Annex • 1 S Sandusky Street • Delaware, Ohio 43015
PlanningAndDevelopment@delawareohio.net | 740.203.1600
www.delawareohio.net

Materials to submit with application: 1 electronic copy (unlocked PDF) and 1 color hard copy of your HPC COA Application submission. In addition, if required to appear before the Historic Preservation Commission and have architectural drawings, please provide nine (9) color 11" x 17" hard copies. Your submission should include:

- Check made payable to the City of Delaware in the amount of \$55.00
- 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 or manufacturers brochures which show and describe materials to be used
- Color samples 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 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:

1. Substantial economic hardship:

- a. Denial of a certificate shall result in a substantial reduction in the economic value of the property.
- b. Denial of certificate shall result in a substantial economic burden on the applicant because the applicant cannot reasonably maintain the property in its current form.
- c. No reasonable alternative exists consistent with the architectural standards and guidelines for the property.

2. Unusual and compelling circumstances:

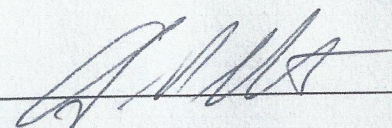
- a. The property has little or no historical or architectural significance.
- b. The property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines.
- c. No reasonable means of saving the property from deterioration, demolition or collapse other than applicant's proposal 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 6:30 pm in Council Chambers on the second floor of Delaware State 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 7-14-23
Signature of Owner (if different than Applicant) _____ Date _____
Application Fee \$55 Fees Received \$ 55.00 Received by DAG Date 7/14/23

HISTORIC PRESERVATION COMMISSION / STAFF REPORT

CASE NUMBER: 2023-2938

REQUEST: CERTIFICATE OF APPROPRIATENESS

PROJECT: Historic Jail & Sheriff's Residence Sign

MEETING DATE: August 23, 2023

APPLICANT

Delaware County Historical Society
2690 Stratford Road
Delaware, OH 43015

REQUEST

2023-2938: A request by the Delaware County Historical Society for a Certificate of Appropriateness for a proposed sign for the Historic Jail & Sheriff Residence at 20 West Central Avenue, which is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay.

LOCATION

The project site is located at 20 West Central Avenue, on the northeast corner of the intersection of West Central Avenue and North Franklin Street in the Downtown Core of the Downtown Historic District Overlay, added in 2015. The properties immediately to the north and west lie outside of the Historic District. The properties to the east lie within the Downtown Core and the properties to the south lie within the Residential Sub-district of the Downtown Historic District Overlay. The zoning of the property is PO/I (Planned Office/Institutional District) as are the properties to the north and east. The properties to the south are zoned B-2 (Central Business District), while the properties to west are zoned R-3 (One Family Residential District) and R-4 (Medium Density Residential District).

BACKGROUND

According to writings from the Historic Northwest District National Register narration, the Courthouse Square is located north of the City of Delaware's commercial district at the northwest corner of North Sandusky Street and West Central Avenue. Three buildings are located on the property, which form a physical buffer between the downtown commercial district and the northern influential residential district (a New England practice reflecting the birthplace of the planner, Moses Byxbe). The Delaware County Historic Courthouse, the former Delaware County Jail & Sheriff's Residence, and the former Delaware County Carnegie Library form this outstanding grouping of county buildings. Both the former Library and the Courthouse have North Sandusky Street addresses, while the former Jail & Sheriff's Residence fronts West Central Avenue.

The Delaware County Jail & Sheriff's Residence located at 20 West Central Avenue sits at the northeast corner of West Central Avenue and North Franklin Street. The front portion of the structure was the home where the sheriff and his family lived. The rear portion was the cellblock where the prisoners were housed in sixteen cells on two levels. The meals of the prisoners were cooked in the home of the sheriff by the sheriff's wife.

The Delaware County Sheriff's Office is as old as the county – having formed in 1808 with Solomon D. Smith elected as the County's first Sheriff. In 1814, a stone jail was built at the residence of Samuel Agard, the jailer. A rendering of a map of the "Town of Delaware, Ohio" from 1830 shows this parcel set aside for "Jail." This elaborately constructed building replaced a jail that had been built on this site in 1850.

This 8,500 square foot Polychromed Gothic Revival building was designed by Architect David W. Gibbs of Toledo and erected in 1878. (Although the sheriff's residence portion of the building is primarily an Italianate architectural style, with some Gothic Revival and Second Empire details, according to the Delaware County Historical Society.) The building features elaborate details: full arch windows with contrasting sandstone, banded pointed arch hoodmolds, wall surfaces extending into gables without break, and windows extending into parapeted gables, and cut-point arch shapes over tower windows giving a parapeted effect. Details also include horizontal sandstone banding above and below all windows, sandstone hoodmolds and sills and a four-foot-high rock-face foundation with segmental arch windows. Finer surface decoration includes sandstone rosettes on all first-floor windows and third story sandstone pilasters with matching rosette capitals on a tower. The tower has a steep roof with gabled dormers with finials, a bracketed cornice, and a weathervane in the shape of a key.

Historic Jail & Sheriff’s Residence – Built 1878



County Jail and Court House.

After the construction of the new Delaware County Jail on US 42 North in 1987, the West Central Avenue building ceased operation as a jail in 1988. It had housed the Delaware County Law Library and the local office of the Fifth Circuit Court of Appeals Judge since that time. The building was individually placed on the U.S. National Park Service National Register of Historic Places in 1990. Since 1996, the property has been included as a Contributing Building in the City of Delaware Historic Northwest District, which is also listed on the U.S. National Park Service National Register of Historic Places.

With the completion of the construction of the new Delaware County Courthouse at 117 North Union Street in 2016 and renovations of other county buildings planned and underway, the Delaware County Board of Commissioners decided in 2018 to sell this historic structure, keeping in mind the intended use for the property as well as the potential economic and community impact. With the assistance of a top commercial real estate brokerage firm and the Delaware County Land Reutilization Corporation, the sale of the Historic Jail & Sheriff’s Residence to the Delaware County Historical Society (DCHS) was completed in October 2021. The Delaware County Law Library relocated to its new county offices at the Carnegie Building at 101 North Sandusky Street in 2021, with the Fifth District Court of Appeals satellite office relocating to the Delaware County Courthouse.

Historic Jail & Sheriff Residence – South (Front) Elevation - Fronting West Central Avenue - August 2023



West (Side) Elevation – Facing North Franklin Street



CASE NUMBER: HPC 2023-2938 – Historic Jail & Sheriff’s Residence Sign

MEETING DATE: August 23, 2023

PAGE: 4 of 11

Historic Jail & Sheriff Residence – North (Rear) Elevation – August 2023



East (Side) Elevation



DCHS is creating office space for their own use, and to rent out to others, in the front portion of the building which had been the residence for the county sheriffs and their families. The Old Jail at the rear of the building will be preserved for events and educational programming. Roger Koch, DCHS Member, is representing the Applicant for this case.

PROPOSAL

The Applicant is seeking a Certificate of Appropriateness for a freestanding sign to be located on the West Central Avenue elevation. The design of the proposed yard sign is similar to all other DCHS properties but is smaller so as to visually impact the site less than other DCHS local properties, which are on larger lots in busier settings. The proposed location is at the top of the hill in front of the porch. The setback behind the city sidewalk (right-of-way) is 20 feet. It will also be placed 10 feet to the east of the private sidewalk between the city sidewalk and the front porch.

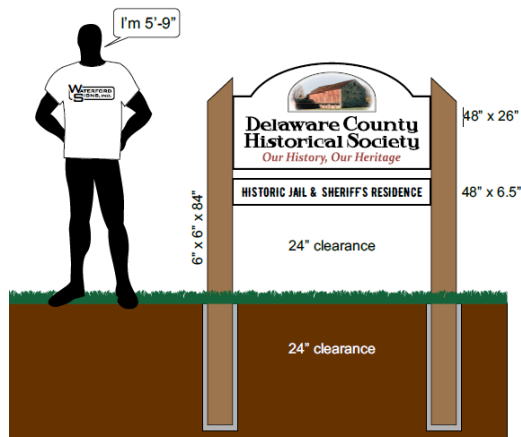
Freestanding Sign Setbacks and Placement Rendering



The freestanding sign is composed of two 7 foot long 6 inch by 6 inch cedar posts with angled tops painted beige. With a 24 inch footer, 5 feet of each post will be above ground. Two (2) sign panels will be affixed to the posts. The upper sign panel, made of pebble finish sandblasted HDU material, is 48 inches by 26 inches (8.6 SF). It will have a white background with black and brown lettering, red/brown/grays logo, and black outline. The lower sign panel, made of pebble finish sandblasted HDU material, is 48 inches by 6.5 inches (2.1 SF). It will have a white background with black lettering and black outline. There will be two signs of each type mounted back-to-back on the posts. The total square footage of the sign area is 10.7 square feet. The sign will be non-illuminated.

Rendering of Proposed Freestanding Sign

- (2) 48" x 26" Pebble Finish Sandblasted 1.5" HDU Signs w/ 3-Color Painting & Laminated 3M Barn Logo
- (2) 48" x 6.5" Pebble Finish Sandblasted 1.5" HDU Signs w/ 2-Color Painting
- (2) 7' Long Painted 6" x 6" Cedar Posts w/ Angled Top



20 West Central Avenue is located in the Downtown Core of the Historic District and the site is zoned PO/I (Planned Office/Institutional District). As way of information, as defined in the Architectural Standards, a "Freestanding Sign" means a ground and/or pole sign that is permanently embedded in the ground or anchored in concrete. A freestanding sign is also known as a ground, pole, or ground-mounted sign. “Ground and/or pole sign” means a freestanding sign that is not attached to a structure and which is intended and designed only to support the sign and which is permanently embedded in the ground or anchored in concrete. This type of sign is also known as a ground-mounted sign.

According to the Architectural Standards, no new freestanding signs or ground-mounted signs are permitted in the Downtown Core or Transitional Subdistricts of the Historic District. However, new freestanding signs are allowed in the Residential Subdistrict for businesses located in residential zoning districts.

Pursuant to Chapter 1165 of the Zoning Code regarding Signs, in sites zoned PO/I (Planned Office/Institutional District) a permanent freestanding identification sign is allowed per the sign code. Given the lot frontage is 121 LF, the Applicant would be requested to install a stone or brick base monument sign.

The Applicant is respectfully requesting a Variance to the Architectural Standards in order to take advantage of the parameters of a freestanding business sign as described for the Residential Subdistrict, the only description of new freestanding signs in the Architectural Standards to use as a guide. The Applicant understands that the applicable sign regulations of the Historic District prevail over the provisions of the City Sign Code. Given the change in purview of the site, a permanent prominently visible freestanding identification sign on the commanding front lawn of the historic site will aid in a welcoming atmosphere.

The City of Delaware welcomes the Delaware County Historical Society to Historic Downtown Delaware and appreciates the investment and dedication of the Applicant to the Delaware community. Staff is supportive of this request. The Applicant is hopeful for an approval of the requested Certificate of Appropriateness by the Historic Preservation Commission.

STAFF ANALYSIS

New signs in the Historic District undergo a design review by the Historic Preservation Commission (HPC) prior to installation to ensure size, color, materials, and placement follow the Historic District Architectural Standards.

The Historic Jail & Sheriff’s Residence was included in the Historic District relatively recently in 2015. However, with no new freestanding signs being permitted in the Downtown Core of the Historic District, requesting a Variance to install a more visible type of identification sign is warranted as no reasonable alternative exists consistent with the Architectural Standards for this particular property. City Staff is supportive of requesting this Variance.

Per the City Zoning Code, the site is zoned PO/I (Planned Office Institutional District) in which freestanding signs are permitted. In addition, freestanding signs are allowed in the Residential Sub-district of the Historic District. As illustrated on the Historic District map, 20 West Central Avenue is in direct proximity to (across the street from) a Residential Subdistrict which has a number of freestanding signs. And the site has been residential in nature in the past providing a permanent residence for public servants. The site is also in proximity to well-established primarily residential areas to its west.

If the site was zoned B-2 (Central Business District), where no new freestanding signs are permitted per the city zoning code, Staff would be hesitant to recommend a Variance as this would be contrary to both the zoning code and the Architectural Standards. Staff supports the Variance request since freestanding signs are allowed on sites zoned PO/I (Planned Office Institutional District) and also is included in a section of the Architectural Standards.

Even though permitted, when reviewing previous site photos and historic photos, Staff could not readily find that 20 West Central Avenue previously had a freestanding or ground sign. Only projecting signs were visible at building entrances. Alternatively, if DCHS does not wish to pursue a freestanding sign and requesting a Variance from HPC, it can install Wall Signs on each elevation of the building. Maximum 9 SF pedestrian-oriented projecting signs might also be installed at the entrances. Again, given the large setbacks, these signs would not be visible unless one was approaching the building itself. These signs would be difficult to see from the roadways.

The Historic District Architectural Standards for “Signs Allowed in the Residential Subdistrict” indicate: Businesses located in residential zoning districts shall be permitted one sign for the building regardless of the number of businesses housed in said building. Said sign may be wall-mounted or freestanding.

- Wall signs shall be a maximum of ten square feet in area.
- Freestanding signs shall be a maximum of six square feet in area per side, shall not exceed six feet in height above grade, shall setback from the right-of-way lines ten feet, and shall meet the zoning district's requirements for setbacks from all adjoining property lines.

Overall, the proposed freestanding sign as described essentially meets all parameters. The total square footage of the sign area is 10.7 square feet. The height of the sign posts above ground is five feet. The sign is placed in an appropriate location; there is a 20-foot setback from the city right-of-way. There is a greater than 20 foot setback from adjoining property lines. All colors and materials appear to comply with the Architectural Standards. Given the unique circumstance of large property setbacks, this type of sign in the proposed location will be easily visible from the roadway. There is no reasonable alternative that exists consistent with the Architectural Standards for properties in the Downtown Core to allow this type of sign.

If the Applicant believes that strict application of the Architectural Standards 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 (and is described above). The Variance or waiver shall be granted only if the Commission deems that at least one of the following six (6) criteria is met:

1. Substantial economic hardship:
 - a. Denial of a certificate shall result in a substantial reduction in the economic value of the property.
 - b. Denial of certificate shall result in a substantial economic burden on the applicant because the applicant cannot reasonably maintain the property in its current form.
 - c. No reasonable alternative exists consistent with the architectural standards and guidelines for the property.
2. Unusual and compelling circumstances:
 - a. The property has little or no historical or architectural significance.
 - b. The property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines.
 - c. No reasonable means of saving the property from deterioration, demolition or collapse other than applicant's proposal exists.

Staff does not feel the proposal would detract from the historic value of the building or the historic district. The overall project as described thus far would appear to have a benign impact on the area. Staff recommends approval of this application as presented with Staff Conditions presented.

STAFF RECOMMENDATION (HPC 2023-2938 – CERTIFICATE OF APPROPRIATENESS)

Staff recommends approval of the request by the Delaware County Historical Society for a Certificate of Appropriateness for a proposed sign for the Historic Jail & Sheriff Residence at 20 West Central Avenue, which

CASE NUMBER: HPC 2023-2938 – Historic Jail & Sheriff’s Residence Sign

MEETING DATE: August 23, 2023

PAGE: 8 of 11

is zoned PO/I (Planned Office/Institutional) and located in the Downtown Core of the Downtown Historic District Overlay, with the following Conditions that:

- 1) A Variance shall be granted as deemed appropriate for a freestanding sign to be placed on the East Central Avenue elevation as proposed in compliance with pertinent sections of the Architectural Standards and Chapter 1165 of the city zoning code regarding Signs.
- 2) The project shall be completed per the plans presented. Any significant revisions to the approved plan shall 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.
- 3) The Applicant shall install said freestanding sign according to the State Building Code, City codes, and Historic District Architectural Standards, as well as any other city-required processes.

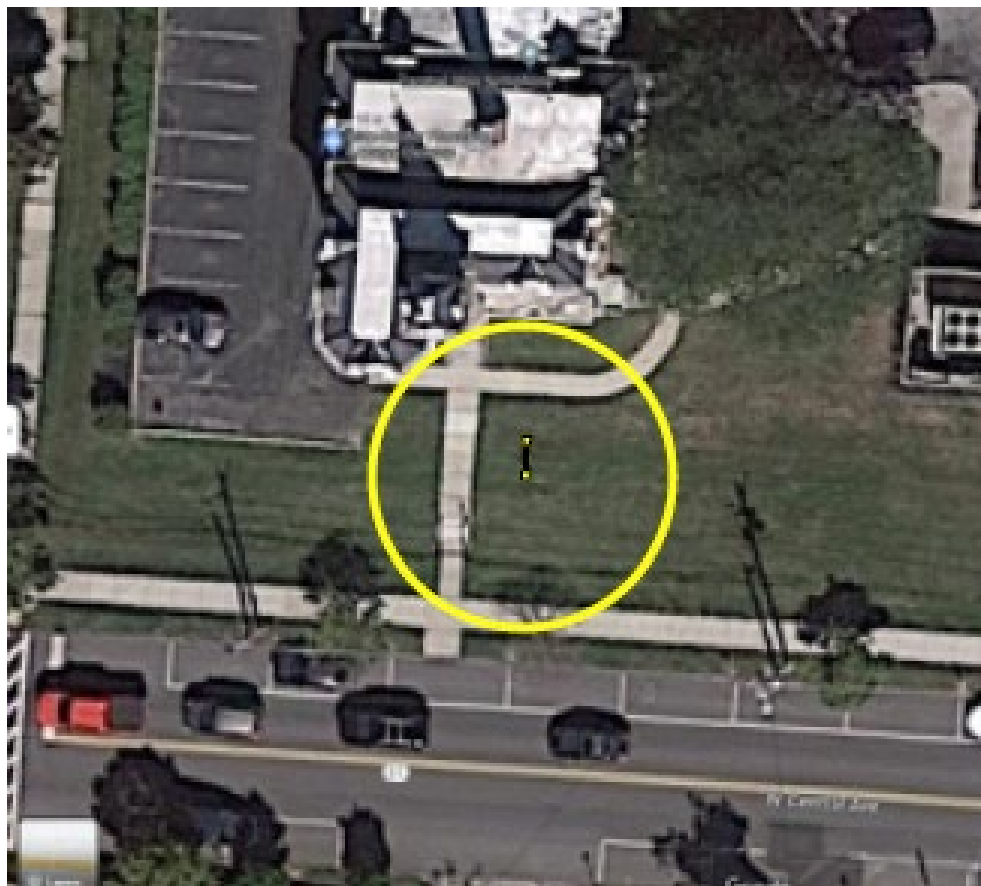
COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE: S:\PLANNING\HPC CASES\2023 HPC CASES\2023-2938_20 WCENTRAL HIST SOC JAIL SIGN\HPC2023-2938 20
WCENTRAL HIST JAIL SIGN COA STFRPT.DOC
ORIGINAL: 8/17/2023

Freestanding Sign Setbacks



CASE NUMBER: HPC 2023-2938 – Historic Jail & Sheriff’s Residence Sign

MEETING DATE: August 23, 2023

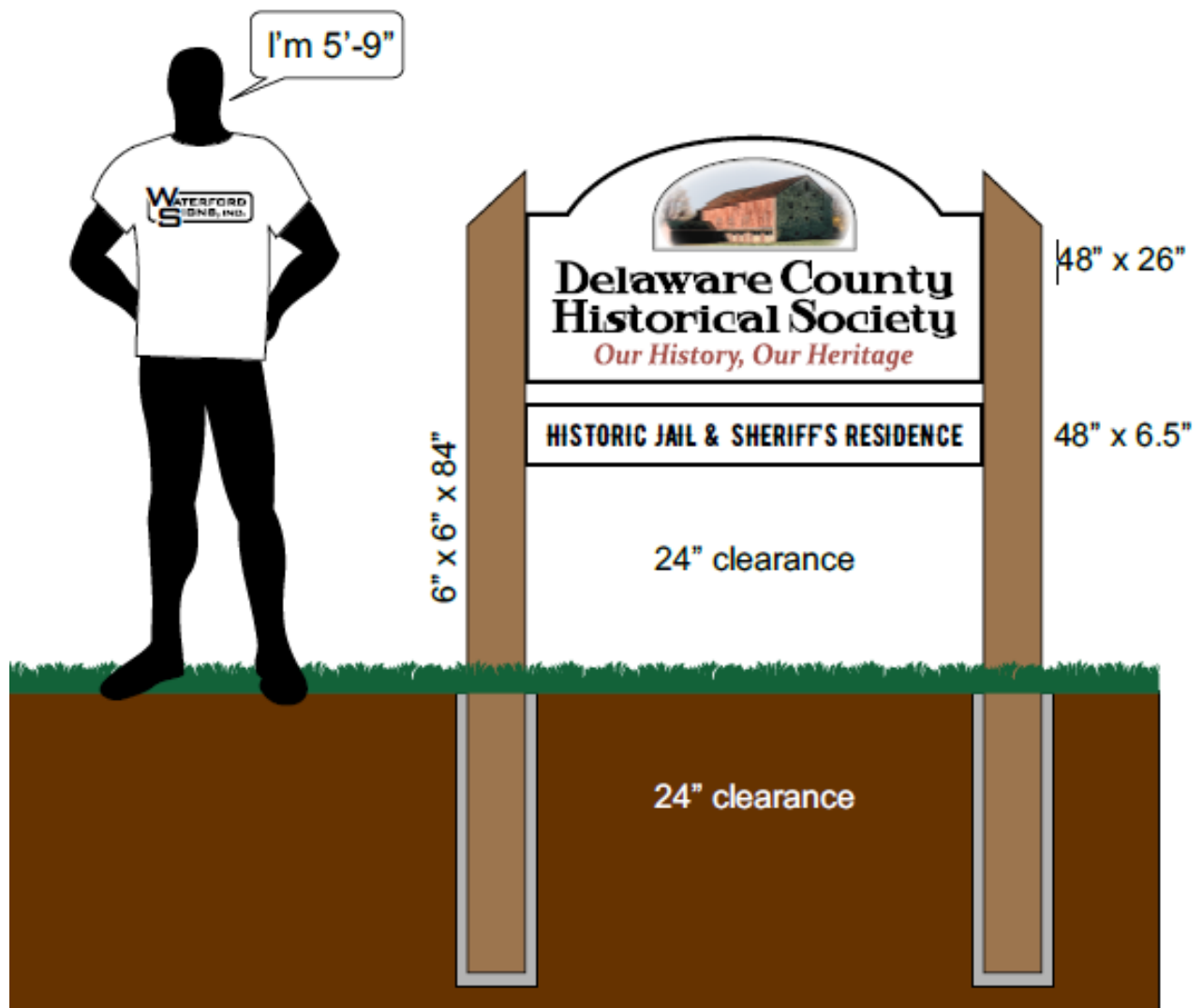
PAGE: 10 of 11

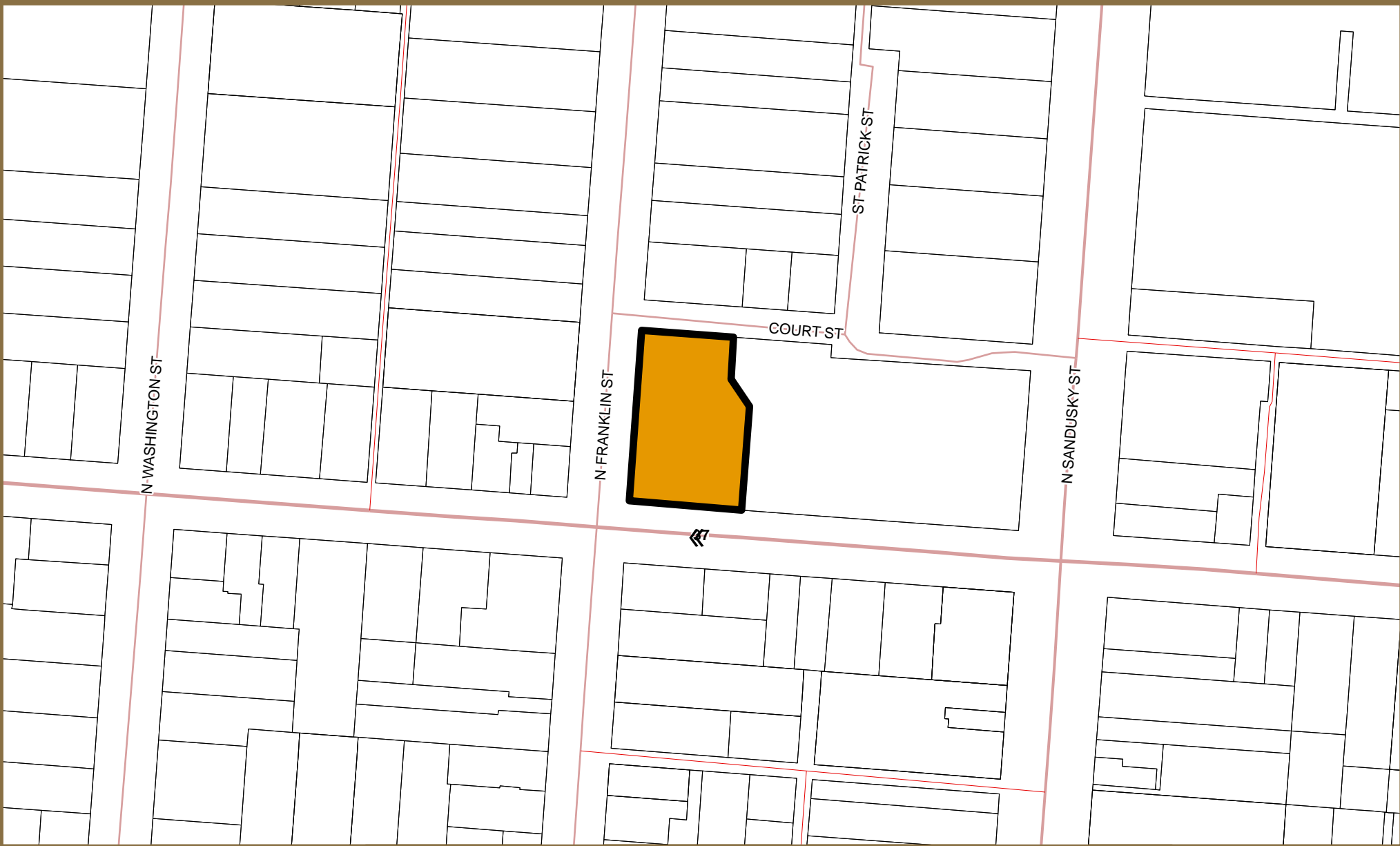
Placement Rendering



Rendering of Proposed Freestanding Sign

- (2) 48" x 26" Pebble Finish Sandblasted 1.5" HDU Signs w/ 3-Color Painting & Laminated 3M Barn Logo
- (2) 48" x 6.5" Pebble Finish Sandblasted 1.5" HDU Signs w/ 2-Color Painting
- (2) 7' Long Painted 6" x 6" Cedar Posts w/ Angled Top



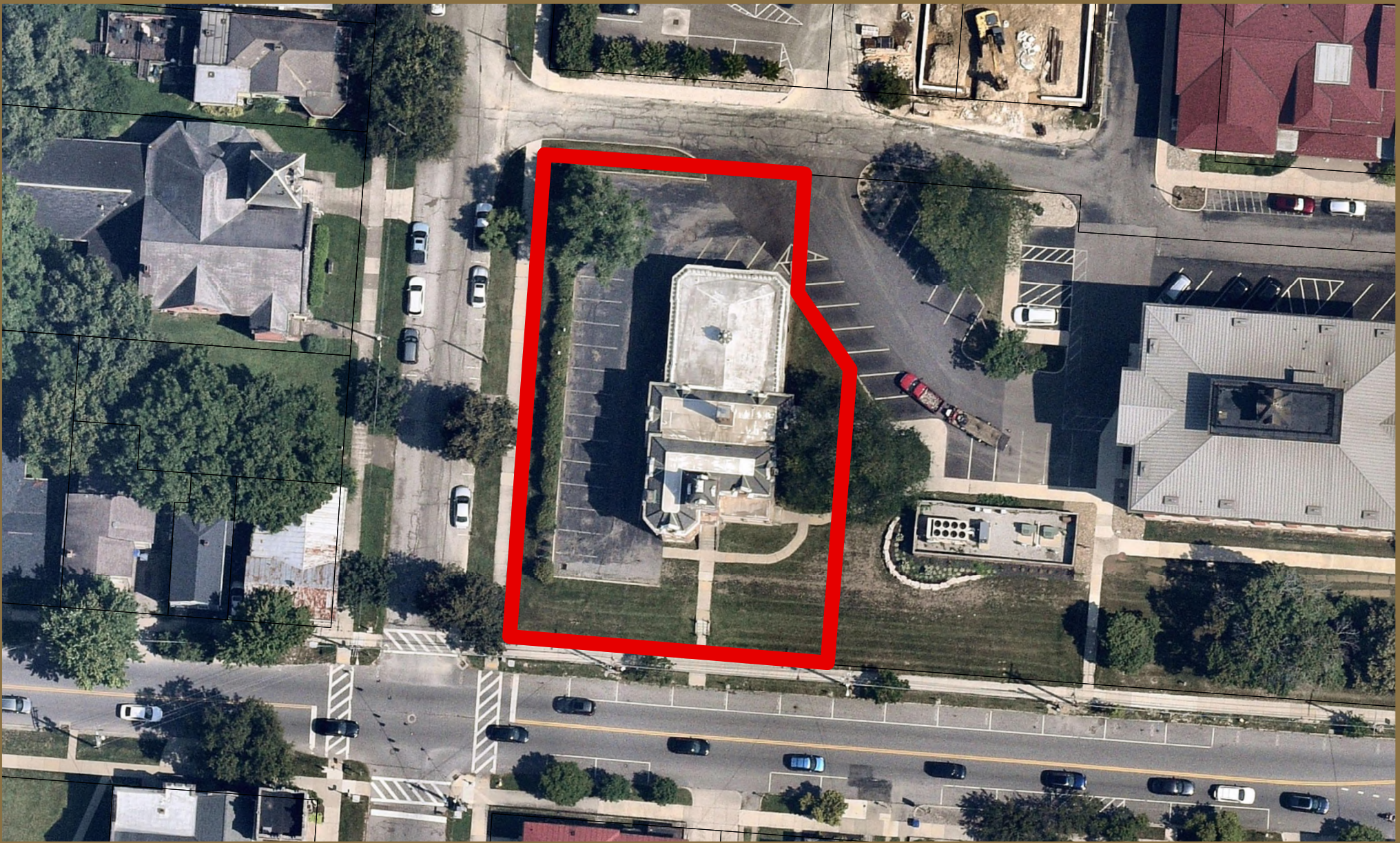


**HPC 2023-2938 - Certificate of Appropriateness
20 W Central Avenue (Historic Jail) - Sign Variance
Location Map**

R





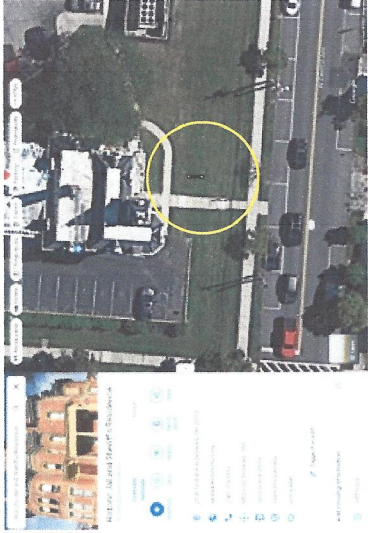
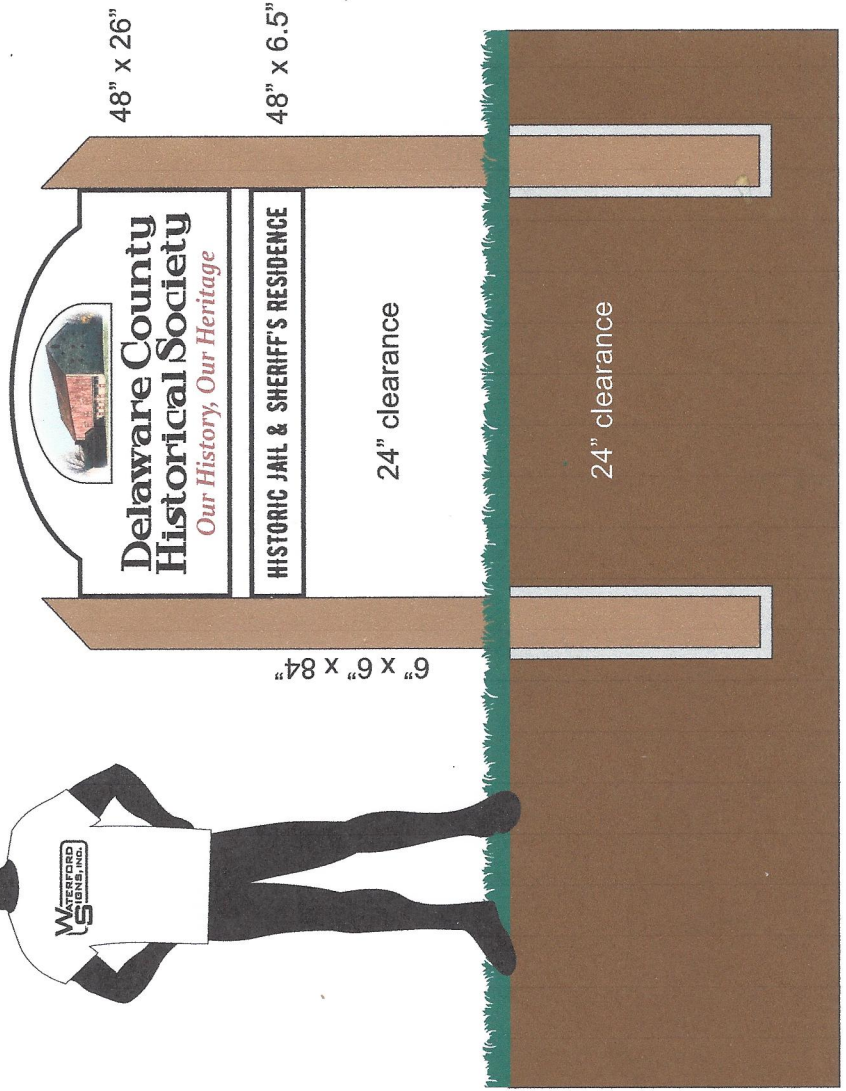
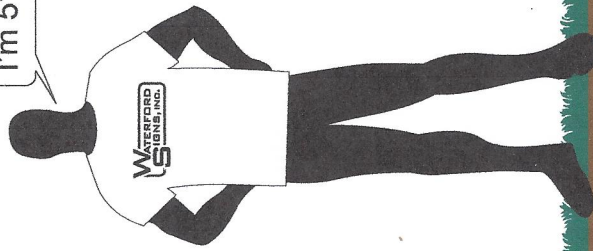


20 W Central Ave, Delaware, OH 43015

10.7 sf

- (2) 48" x 26" Pebble Finish Sandblasted 1.5" HDU Signs w/ 3-Color Painting & Laminated 3M Barn Logo
- (2) 48" x 6.5" Pebble Finish Sandblasted 1.5" HDU Signs w/ 2-Color Painting
- (2) 7' Long Painted 6" x 6" Cedar Posts w/ Angled Top

I'm 5'-9"



Attachment

①



2

"FOR OFFICE USE ONLY"
8-10-2023
DATE RECEIVED



Certificate of Appropriateness Application

"FOR OFFICE USE ONLY"
2023-2938
PERMIT NUMBER

Historic Subdistrict (check one)

Downtown Core

Residential

Transitional

Address 20 West Central Avenue

Business Name Delaware County Historical Society

Applicant Name / Contact Person Roger Koch

Phone 740.815.5999

Address 2690 Stratford Road, Delaware, Ohio, 43015

Email rogerkoch6@gmail.com

Property Owner (if different than Applicant) Delaware County Historical Society

Address 2690 Stratford Road, Delaware, Ohio, 43015

Email director@delawareohiohistory.org

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

Project Type

Sign, 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.

Freestanding yard sign is appropriate for this building location and siting. A yard sign will also not negatively affect the 1878 historic building. The design of the proposed yard sign is similar to all of our DCHS properties, but is smaller so as visually impact the site less than our other DCHS local properties, which are on larger lots in busier settings. The proposed location is at the top of the hill in front of the porch. The

setback behind the city sidewalk is 20 feet.

City Hall Annex • 1 S Sandusky Street • Delaware, Ohio 43015
PlanningAndDevelopment@delawareohio.net | 740.203.1600
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