

Parcel 273-000034 **Address** 113 S High St **OHI** FRA-8802-1

Year Built: Ca.1870	Map No: 128	Photo No: 2095-2098 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Commercial
Style: Vernacular/Gabled Ell	Foundation: Stone	Wall Type: Frame
Roof Type: Cross gable/standing seam metal	Exterior Wall: Asbestos	Symmetry: No
Stories: 1	Front Bays: 4	Side Bays: 2
Porch: One-story hipped roof porch on façade supported by columns	Chimney: 1, Interior, on ridge near center of house	Windows: 2-over-2 Wood sashes

Description: The house has a Gabled Ell form with an expanded hip-roof component on the west elevation. The structure rests on a stone foundation. The walls are clad in asbestos shingles, and the roof is sheathed in standing seam metal. An open porch with a half-hipped roof is placed at the juncture of the façade gable and ell. The porch has a concrete deck and Doric columns supporting the roof. The front door is within the porch. Windows present are two-over-two wood sashes, flanked by fixed shutters on the façade. A one-story concrete block garage is located west of the house.

Setting: The property is located on the west side of S High St in the old village core of Dublin.

Condition: Good

Integrity:	Location:	Y	Design:	Y	Setting:	Y	Materials:	Y
	Workmanship:	Y	Feeling:	Y	Association:	Y		

Integrity Notes: The building has good integrity.

Historical Significance: The building is contributing the City of Dublin's local Historic Dublin district, and the Dublin High Street Historic District. The property is recommended to remain contributing to the local district and the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



113 S High St, looking west



113 S High St, garage, looking northeast



RECORD OF DETERMINATION

Administrative Review Team

Thursday, April 19, 2017

The Administrative Review Team made the following determination at this meeting:

**2. BSD HS – 113 S. High Street – Office Building
17-110ARB-MPR**

**113 S. High Street
Minor Project Review**

Proposal: Retention of an existing historic structure and construction of a new two-story, 4,000-square-foot office building and associated site improvements. The site is zoned Bridge Street District Historic South.

Location: West of South High Street, approximately 100 feet south of the intersection with Pinneyhill Lane.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Dan Morgan, Behal Sampson Dietz.

Planning Contact: Lori Burchett, AICP, Planner II

Contact Information: 614.410.4656, lburchett@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/17-110

REQUEST #1: Approval for one Administrative Departure:

1. §153.062(O)(9)(d)(2) Building Types – Non-Street Façade Transparency – Required: Minimum 15% non-street façade transparency; Requested: ±14% for the south elevation.

Determination: The Administrative Departure was approved.

REQUEST #2: Recommendation of approval to the Architectural Review Board for four Basic Plan Review Waivers:

1. §153.062(D)(2)(b)(4) Building Types – Pitch Measure Required: A pitch greater than 3:12 on roofs of dormers, porches, balconies, or other minor roofs; Requested: Pitch of 5:12 for the east building entry.
2. §153.062(F)(3)(a) Building Types – Entrances and Pedestrianways Required: All principal entrances are to be at a pedestrian scale, effectively address the street, and be given prominence on the façade through the use of architectural features; Requested: Northeast and northwest entrances do not address South High Street and Mill Lane, respectively.
3. §153.062(G) Building Types – Articulation of Stories on Street Façades Required: Façades shall be designed to follow the stories of the building with fenestration organized along and occupying each floor. Story heights are set to limit areas of the façade without fenestration; Requested: To allow for the gabled portion of the west elevation to feature a large window which spans the first and second stories.

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**2. BSD HS – 113 S. High Street – Office Building
17-110ARB-MPR**

**113 S. High Street
Minor Project Review**

4. §153.062(O)(9)(d)(1) Building Types – Street Façade Transparency Required: Minimum of 25% ground story, street facing transparency; Requested: 10% on the west elevation (Mill Lane).

Determination: The four requested Waivers were forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #3: Recommendation of approval to the Architectural Review Board for the Fee-in-Lieu of open space as part of the Basic Plan Review.

Determination: The Fee-in-Lieu of open space was forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #4: Recommendation of approval to the Architectural Review Board for a Parking Plan to allow 10 parking spaces where 11 would be required and the Basic Plan Review with four conditions:

- 1) That the applicant replaces the proposed split-face block on the lower portion of the proposed building with brick or stone;
- 2) That the applicant pays a Fee-in-Lieu of open space, prior to building permit approval;
- 3) That the applicant provides required bicycle parking on site; and
- 4) That for any archeological resources identified during excavation, the applicant shall make a reasonable effort to record, protect, and preserve those resources.

Determination: The Parking Plan and the Basic Plan Review were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning



MEETING MINUTES

Administrative Review Team

Thursday, April 19, 2018 | 2:00 pm

2. BSD HC – 113 S. High Street – Office Building 17-110ARB-MPR

113 S. High Street Minor Project Review

Lori Burchett said this application is a proposal for the retention of an existing historic structure and construction of a new two-story, 4,000-square-foot office building and associated site improvements. She said the site is zoned Bridge Street District - Historic South and is west of South High Street, approximately 100 feet south of the intersection with Pinneyhill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented an aerial view of the site and highlighted the existing structure. She also noted the detached garage that the Architectural Review Board has previously approved for demolition. She presented the proposed site plan and pointed out the existing historic structure, which will remain in the front of the property on S. High Street and the infill project - office building proposed for the middle of the lot with the parking in the rear. The Parking Plan, she said, calls for seven spaces on site on the hard-surfaced lot with direct access to Mill Lane and three spaces off site, which is one short of what is required. She explained that due to the proposed office use and the general traffic associated with this site, it has been determined that the use for parking will be low as compared to other uses.

Ms. Burchett indicated that on the original site plan, a hardscape plaza was proposed. She said the applicant has proposed to pay a Fee-in-Lieu to provide the 85 square feet of space for a public amenity maintained as a grassy area, as the applicant believes fits better into the character of the neighborhood.

Ms. Burchett presented the existing conditions and pointed out the historic structure as viewed from S. High Street looking west and the view of the garage at the rear of the historic structure, looking northeast from Mill Street, which is to be demolished.

Ms. Burchett presented the proposed architectural concepts looking northeast at this cottage-residential character; looking northwest, which highlights the prominent chimney; and the views from southwest and southeast to show the dormers and the metal standing seam roof, which matches the existing structure.

Ms. Burchett presented graphics to show the mass and scale of the proposed structure in context with surrounding buildings.

Ms. Burchett said approval is recommended for one Administrative Departure:

1. §153.062(O)(9)(d)(2) Building Types – Non-Street Façade Transparency – Required: Minimum 15% non-street façade transparency; Requested: ±14% for the south elevation.

Ms. Burchett said approval is recommended to the Architectural Review Board for four Minor Project Review Waivers:



1. §153.062(D)(2)(b)(4) Building Types – Pitch Measure Required: A pitch greater than 3:12 on roofs of dormers, porches, balconies, or other minor roofs; Requested: Pitch of 5:12 for the east building entry.
2. §153.062(F)(3)(a) Building Types – Entrances and Pedestrianways Required: All principal entrances are to be at a pedestrian scale, effectively address the street, and be given prominence on the façade through the use of architectural features; Requested: Northeast and northwest entrances do not address South High Street and Mill Lane, respectively.
3. §153.062(G) Building Types – Articulation of Stories on Street Façades Required: Façades shall be designed to follow the stories of the building with fenestration organized along and occupying each floor. Story heights are set to limit areas of the façade without fenestration; Requested: To allow for the gabled portion of the west elevation to feature a large window which spans the first and second stories.
4. §153.062(O)(9)(d)(1) Building Types – Street Façade Transparency Required: Minimum of 25% ground story, street facing transparency; Requested: 10% on the west elevation (Mill Lane).

Ms. Burchett presented graphics to show specifically where and what the Waivers were for: the roof pitch, entrances, articulation of stories, and street façade transparency.

Ms. Burchett presented renderings of the proposed structure to show the dark cedar siding and the prominent chimney from the front view and the view of the proposed structure from the parking area off Mill Lane.

Ms. Burchett said approval is recommended to the Architectural Review Board for the Fee-in-Lieu of open space as part of the Minor Project Review.

Ms. Burchett said approval is recommended to the Architectural Review Board for a Parking Plan to allow 10 parking spaces where 11 is required and the Minor Project Review with four conditions:

- 1) That the applicant replaces the proposed split-face block on the lower portion of the proposed building with brick or stone;
- 2) That the applicant pays a Fee-in-Lieu of open space, prior to building permit approval;
- 3) That the applicant provides required bicycle parking on site; and
- 4) That for any archeological resources identified during excavation, the applicant shall make a reasonable effort to record, protect, and preserve those resources.

Dan Morgan, Behal Sampson Dietz, inquired about bike parking. Ms. Burchett said she would work through that with the applicant to ensure that requirement is being met.

The Chair, Vince Papsidero, said an ART determination is required for the Administrative Departure requested.

Donna Goss asked for clarification regarding the open space versus the lot coverage. Ms. Burchett explained that the Open Space requirement had been met.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

The Chair called for a motion to determine the Administrative Departure. Ms. Goss motioned, Mr. Krawetzski seconded, to approve the Administrative Departure. The Chair called for a vote and the Administrative Departure was unanimously approved.

The Chair called for a motion to recommend approval to the Architectural Review Board for the four Minor Project Review Waivers, the Fee-in-Lieu of open space, the Parking Plan, and the Minor Project Review with four conditions. Ms. Goss motioned, Mr. Krawetzski seconded, for a recommendation of approval to the Architectural Review Board for the Minor Project Review in total. The vote was unanimous for the recommendation of approval and would be forwarded to the Architectural Review Board.

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8802-1		2.County Franklin		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA-8802-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s)				
Roll No. Picture No.(s) 1 22								
6.Specific Address or Location 113 South High Street				16. Thematic Association(s) commerce		28. No. of Stories 1 1/2		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period c.1870		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material stone		
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		31. Wall Construction wood frame		
				19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal		
				19a. Design Sources		33. No. of Bays Front 4 Side 2		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319880 4440420 Zone Easting Northing				22. Original Use, if apparent residence/commercial		34. Exterior Wall Material(s) asbestos shingle		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				23. Present Use commercial		35. Plan Shape <input type="checkbox"/> L		
11. On National Register? Yes				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
12. N.R. Potential?				25. Owner's Name & Address, if known		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other		
13. Part of Estab. Hist. Dist? Yes				26. Property Acreage		38. Building Dimensions		
14. District Potential?				27. Other Surveys in Which Included		39. Endangered? No By What?		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)						40. Chimney Placement off center/ridge		113 S. High St.
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This building has historic 2/2 windows, standing seam metal roof, an entrance with transom, and a porch located in the ell. The siding material appears to be the only exterior alteration to the building.						41. Distance from and Frontage on Road		
43. History and Significance (Continue on reverse if necessary) This small vernacular building is typical of the scale of the Dublin Historic District. Although it appears to have been built as a residence, it was used as a saloon in the 1870s and was owned by Hiram Hayes.						 PHOTO		
44. Description of Environment and Outbuildings (See #52) Located in the Dublin Historic District. It has a small yard and a brick sidewalk across the front.						46. Prepared by N. Recchie		
45. Sources of Information Shanachi Historical Magazine, Dublin High School, Vol.III, Spring 1988, p.52						47. Organization BDR&C		
						48. Date Recorded in Field 3/03		
						49. Revised by		
						50. Date Revised		
						50b. Reviewed by		

bring people downtown. He said his office is in the building and there are so many people walking downtown. He said he wanted to add to that. He said if this proposed establishment is open six months of the year, he is okay with that as he thinks it would be a great gathering space. He said they considered moving this structure to the west but he does not want to have to take down that 40-foot pine tree. He indicated if everything was shifted to the west, the outdoor patio/bar would only be 10 x 15 feet instead of 10 x 24 feet and that means putting patio tables in front of the building as well as going down the west side of the building. He said with a smaller structure they would lose seating at the structure but would gain patio tables in the front of the structure. He said that would be one of the options. He said they are not interested in an indoor establishment as he does not want to distract from the other restaurants already down there.

Mr. Coratola concluded they would like to see the structure as proposed but understands the Board's position.

Mr. Rinaldi commended the applicant on wanting to energize that patio as it is a great idea but it could not be supported to put the structure in front of the building the way it is proposed.

**2. BSD HC – Accessory Structure - Garage
18-014ARB**

**113 S. High Street
Demolition**

The Chair, David Rinaldi, said the following proposal is a request for the demolition of an accessory structure located to the rear of the property. He said the site is zoned Bridge Street District Historic South and is west of South High Street, approximately 100 feet south of the intersection with Pinneyhill Lane. He said this is a request for a review and approval of a Demolition under the provisions of Zoning Code Section 153.176 and the *Historic Dublin Design Guidelines*.

Lori Burchett said the Board had previously conducted an Informal Review and the whole project will be heard with infill development in April but only the Demolition is before the Board this evening for consideration.

Ms. Burchett presented an aerial view of the site and the proposed demolition plan illustrating the conditions as they exist today. She pointed out there is an existing building up front that is a historic structure on the National Registry. She said the building is used as an office space and that will remain. She said the existing accessory structure proposed for demolition is located at the rear of the property.

Ms. Burchett shared two images and explained one photo is of the front of the building to be preserved on 113 S. High Street and the other is the garage behind it proposed for demolition.

Ms. Burchett presented the proposed Minor Project renderings of the front and back of the proposed structure.

Ms. Burchett reported that staff has reviewed this proposal against the Demolition Review Criteria and found the criteria have been met. She explained the garage was found to not be a contributing structure from the Historic and Cultural Assessment. She stated the existing building is a contributing structure. She said staff finds that rehabilitating the garage/structure and making it into another use would be prohibitive from an economic standpoint, as deterioration has progressed to the point where it cannot be restored and such neglect has not been willful. She said the proposed construction to replace the demolished building significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

Ms. Burchett said approval is recommended with the following condition:

- 1) That the order to allow a demolition shall not be issued by the City until a replacement use or building has been approved by the Reviewing Body and an application for a building permit has been submitted to the City for the replacement building.

David Rinaldi asked if the condition of the existing structure to be demolished has deteriorated to the point that it is unsafe. Ms. Burchett answered that according to the information provided by the architect, it is not necessarily unsafe. She said if the applicant were to convert the structure into a different plausible use, it would not be economically feasible.

The Chair asked if the applicant wanted to add to the presentation.

Kelly Burke, 113 S. High Street, indicated he did not have anything to add as this is the preliminary step for what will be discussed further next month. He explained that wiring and water issues exist in the garage. He added the building is located below the area around it so it floods and becomes an ice rink inside in the winter. He said they use the garage for storage.

The Chair called for public comment. [Hearing none.]

Everett Musser indicated the structure did not appear to have any historical significance. He asked if the proposed new build will be an office to which Ms. Burchett answered affirmatively. He stated he can support the demolition.

Jeff Leonhard said the building proposed for demolition appears as a cinderblock garage and he could also support the demolition. Mr. Rinaldi said he has no objection to the demolition.

Motion and Vote

Mr. Musser moved, Mr. Leonhard seconded, to approve the request for a Demolition with one condition:

- 1) That the order to allow a demolition shall not be issued by the City until a replacement use or building has been approved by the Reviewing Body and an application for a building permit has been submitted to the City for the replacement building.

The vote was as follows: Mr. Leonhard, yes; Mr. Rinaldi, yes; and Mr. Musser. (Approved 3 – 0)

Communications

Jennifer Rauch announced this was Everett Musser's last meeting and a new member will be sworn in April. She thanked Mr. Musser for his time and his service to this Board and the City. Mr. Musser said it had been fulfilling to him to understand what the Board goes through and its responsibility, which one has to be mindful. He said he appreciated all of the support from the staff and other Board Members.

Lori Burchett said new officers will be elected at the April meeting.

Ms. Rauch said a Joint Work Session is scheduled for April 19, 2018, with the Planning and Zoning Commission to continue the discussion about the BSD process. She said the consultant will be in attendance to report the previous stakeholder comments.

With no further communications to share, the Chair adjourned the meeting at 7:17 pm.

As approved by the Architectural Review Board on _____, 2017.

- 3) ~~That the use of outdoor speakers be prohibited during City sanctioned special events or programming in the Riverside Crossing Park – West Plaza.~~

The Chair, David Rinaldi, apologized for being late. He asked if the applicant had anything to add to the presentation.

Gary Alexander asked why the applicant requested speakers in two locations.

Wayne Schick, Sr. Vice President for Cameron Mitchell Restaurants, 390 W. Nationwide Blvd, said the applicant is fine with eliminating the speakers from the entry. He said it is something the applicant typically does so as guests are approaching the restaurant, they start to set the environment for what is to be expected inside, which is usually jazz music.

The Chair asked if there were any comments from the public.

Steve Rudy, 129 S. Riverview Street, asked staff if street life noise was part of the noise ordinance to which Ms. Martin said she would research the answer and get back to him.

Mr. Rinaldi called for further public comment. [Hearing none.] He opened the Board discussion portion of the meeting. [There was none.]

Motion and Vote

Ms. Stenberg moved, Mr. Alexander seconded, to recommend approval of the request for a Conditional Use with three conditions:

- 1) ~~That the use of the outdoor speakers be limited to the tenant's hours of operation, not to exceed one hour past closing;~~
- 2) ~~That the speakers only be permitted for the patio and therefore, be removed at the entry on North High Street; and~~
- 3) ~~That the use of outdoor speakers be prohibited during City sanctioned special events or programming in the Riverside Crossing Park – West Plaza.~~

The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; Mr. Alexander, yes; and Ms. Stenberg, yes. (Approved 4 – 0)

2. BSD HC – Redwood Financial Group 17-110ARB-BPR

113 S. High Street Informal Review

The Chair, David Rinaldi, said the following application is a proposal to demolish an existing detached accessory structure and construct a new 4,000-square-foot office building behind an existing historic structure with associated site improvements. He said the site is west of South High Street, approximately 100 feet south of the intersection with Pinneyhill Lane. He said this is a request for an informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070, and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented an aerial view of the site as well as the existing site for contextual purposes and comparison to 109 S. High Street and 119 S. High Street. The existing structures along S. High Street as well as the accessory structure in the rear were presented. She described the main structure as a 1.5-story building, 1,100 square feet in size, and the accessory structure/garage in the rear off a gravel drive.

Ms. Rauch said the application includes retaining the existing main structure and to construct a 2-story, 4,000-square-foot office building to the rear of the existing structure and construct an 11-space parking lot after the accessory structure is demolished while utilizing the same access point off Mill Lane. She presented the proposed site plan and noted the open space and the three on-street parking spaces on Mill Lane.

Ms. Rauch presented the following discussion questions:

1. Does the Board support the demolition of the existing accessory structure?
2. Is the overall proposed building and arrangement appropriate with the surrounding established context in regards to height and massing?
3. Is the Board supportive of the proposed architectural form and conceptual character of the building as it compares to the *Historic Dublin Design Guidelines*?
4. Is the overall open space arrangement appropriate within the established character of the Historic District?
5. Are there other considerations by the Board?

The Chair invited the applicant to provide an additional presentation.

Dan Morgan, architect for the project, Behal, Sampson, Dietz Architecture, 990 W. Third Avenue, Columbus, Ohio, presented model drawings. He indicated the mass of the building is a little skewed because the original building on the site provides the footprint of 1,100 square feet. He said the applicant is working within the constraints of the current Zoning Code. The three models were shown to demonstrate massing and the merit of the images is to show the eye-level view so the overall massing is not perceived as overpowering. He pointed out the little pocket park between this site and the one at 109 S. High Street. He said more detailed drawings would be provided as they move forward.

Shannon Stenberg asked who the tenant is going to be. Mr. Morgan said currently it is the existing owners so the office or professional use will stay the same, which also drives the parking calculations.

Gary Alexander asked how the square footage was determined. Mr. Morgan answered from a basic building standpoint, they considered what they are permitted to do on this site and wanted to stay below the lot coverage limit to allow for landscaping. From there, he explained, they considered the basic office size for professional services and the circulation up to the second floor.

The Chair called for public comment.

Chris Riegle, 665 Covered Bridge Drive, Delaware, Ohio, said he has lived here his entire life and remembers when there used to be a 76 Gas Station on the corner. He said development has become a hot bed of social and cultural activity. He said putting in a monstrous office building is the exact opposite of what is intended for the area. He said this is a lot larger than indicated and is ±45% taller. He said the drawings are meant to make this proposal look unimposing but it will be large.

Hal Mueller, 141 Franklin Street, said from his driveway, he has a direct line of site to the backside of this building. He said he is wondering how the mass will be perceived by the neighboring homeowners behind this property. He said he is concerned about the impact the traffic will have on John Wright Lane, which is really just wide enough for one car. He emphasized his concern about the mass of the building and how it will be perceived from the back side.

Bill Levering, 94 Franklin Street, said he speaks for most of his neighbors who are opposed to this proposal due to a multitude of things. He said it would change the nature of the neighborhood, it will no longer be considered Old Dublin, there will be increased traffic, limited parking, and the number of employees and clients that will be coming here is a concern. He said if a taller building is permitted, the next time a project comes forward, he is not certain the height could be restricted.

Steve Rudy, 129 S. Riverview Street, indicated upon first look, he thought the amount of glass on traditional forms should have been proposed for the new library. He said he is concerned that the amount of glass proposed hardens the appearance. He said the Historic District has to look like a historic district and at the end of the day, residents want to see a softer look, without a lot of hard edges. On a positive note, he said, he likes this better than the Cortolla project proposed earlier in the year, where the mass was too much running down the hill; this is actually positioned pretty close to where it ought to be, leaving the parking in the rear, which maximizes separation of uses. He said he hopes the applicant will not use this amount of glass in the end. He indicated the trend seems to be buildings getting taller and taller in Historic Dublin and he hopes the Board considers the size of structures around this property. He asked if the floor to floor height could be decreased but still allow for the square footage needed. He said he is concerned about buildings getting connected in the near future. He concluded the more humility that can be built in, the better.

Tom Holton, 5957 Roundstone Place, said the *Historic Dublin Design Guidelines* are pretty clear and referenced construction on page 72. He said this will be the first new construction of a secondary structure in the Historic District and asked the Board to consider other buildings modified, made to look like a historic building and subordinate to the primary structure. He complimented the owner for calling the Historic Society about "stuff" he had found in the walls when the building was first purchased; they recovered books and miscellaneous items as they were sensitive to the history of the building and the families that occupied it. As for the accessory structure, he said he cannot say it is historic because it was not specifically addressed in the Historic and Cultural Assessment but it is still part of the overlay and contributes historic character to the district. By itself, he said, it is a concrete block garage but he is concerned if this is torn down, other accessory structures will come down as well. He asked the Commission to consider these structures while they may not have value now, they may in the future in context with everything else. He asked that the Commission to also encourage the applicant to scale down this project, including keeping the ceiling height down to better fit the character of the neighborhood.

Sue Wines, 100 Franklin Street, which is directly behind 113 S. High Street, said she is having a hard time hearing most of the speakers but her feelings are the same for those that think the neighborhood should be preserved. She said traffic is currently an issue and additional traffic will be a hazard.

Arlene Mueller, 141 Franklin Street, said she is opposed to the proposal because of the height and neighbors would be looking directly at the structure.

Kelly Burke, one of the tenants at 113 S. High Street, said he does not want the neighbors to be upset. He said they are here to get suggestions from the neighbors and Board as they like the area and are not set on the architecture at this point. He said he respects where the neighbors are coming from but the applicant is playing by the rules and not everybody is going to be happy with everything. He said they would like to keep the tree referenced earlier and actually had it trimmed this year and the arborist thinks it has about 5 – 10 years left of its life cycle. He said building a structure around a 5-year tree is not really feasible. For the building's design, they are still in the very conceptual stage because they do not know what the structure can even look like. He said their architect has worked on a couple of houses on Riverview so he has a good feel for what will fit in. He noted they are permitted to have two primary structures. He said the garage cannot be used to store anything because it floods and in the winter it becomes an ice rink inside. He indicated that if he lived in this neighborhood and the garage was in his neighbor's yard, he would want it torn down as it is an eyesore and since it is useless, they do not plan to

put money into it to fix it. He explained that the drawing perspectives were shown from a person's height and they are not trying to misconstrue anything here.

The Chair called for further public comment. [Hearing none.] He opened the Board discussion.

Gary Alexander noted the Planning Report compares this project to the proposed changes in the Zoning Code and it seemed like this proposal is close to complying with many of those changes because the permitted footprint would be 1,800 square feet, in one part of the structure they are closer than the permitted setback but in another part they are at least at that distance; they are doing better than the minimum requirement for lot coverage. Ms. Rauch answered that was correct. She said there is the Code piece of this and then there is the *Guidelines* part to consider. She reported that was a big discussion at City Council Monday night and how the two regulations come to jive because they currently do not.

Mr. Alexander said he thinks the issue is the height of the structure. He said this is being referred to as an accessory structure and as such, should be subordinate to the main structure but unfortunately, this is behind one of the shortest structures along High Street. He asked the applicant to consider lowering the building. He said that is why he asked if this space will be leased or if it is for specific tenants. He said the tenants might be open to a space below grade to bring the mass down so the issues of height would be less problematic.

Mr. Morgan noted that was a good thought. He said there is a pit of about a three to four foot drop and that is probably why the garage is wet all the time. He said they are proposing to keep the building slightly lower on the grade level but they also need to keep in mind accessibility. He suggested some controlled down slope and slight retainage.

Mr. Alexander indicated that in German Village, the front of structures are preserved and pristine but there are no restrictions in the back so they have these strange conditions in German Village where there are huge additions and structures in the back because they are so concerned with maintaining the front but they do not consider what the result is. He said he would hate to see that here.

Mr. Morgan said they are really working on the perception from the back. He said currently they are straddling between a 1.5-story building and a 2-story one. He said a 2-story building with a 2,000-square-foot footprint would be too massive. Addressing Mr. Alexander's earlier comments, he said if they brought the footprint down, they could reduce parking and pull the building further back. The building being more modern and streamlined has more of a backdrop and is important in historic preservation that new architecture in historic districts stand apart from the historic district as projects of their own time. He said they would like a more modest setback and backdrop.

Everett Musser said he would like to see less sloping on the roofs and it would be helpful in the conceptual stage to provide people figures in the graphics to demonstrate a better sense of scale. He said he is concerned about the height of the gables on the west side.

Shannon Stenberg indicated she is also concerned about the overall roof height, not just the mid-point of the 20 feet. She explained that compared to the front of the building, it overtakes it. She pointed out there was a view from Mill Lane coming north, where one can see past it and see the structure behind.

Mr. Rinaldi said it is not an accessory structure but believes it should be subordinate to the historic structure and how that is accomplished, he is not sure. Obviously, height is a concern, he said, as being heard from the residents and this Board. He suggested a 1.5-story structure would help this proposal.

Ms. Stenberg said overall, the site placement was appropriate and the orientation to the street and the other building was nicely put.

Mr. Musser said he has no problem with the conceptual site layout at this point.

Mr. Alexander said he does not think the applicant can make the parking work if the plan was turned over so he believes this is a logical site placement. He said the proposal is comparable to the end of the alley where the property has the parking lot; very similar to the position of this and that also has a taller roof in the back, although it is not this tall but certainly similar to a pattern that exists here. He pointed out that the park space is a nice amenity to the streetscape.

Mr. Rinaldi agreed. He also did not think the parking could be re-worked but he wished the buildings could be a little bit further apart but there may be site constraints in that regard. He suggested a smaller overall mass will make it more comfortable.

Mr. Rinaldi referred back to Ms. Rauch's list of questions.

Ms. Stenberg said she thought Mr. Holton's point was valid that if the City starts demolishing the accessory structures, fabric and identity of the overall area is going to be lost; however, we have to be mindful it is necessary for the City to continue to grow and develop. She said if there was a way to incorporate this accessory structure that would be preferable but it sounds like it is already has pitfalls.

Mr. Rinaldi said he is not concerned with the structure itself but he likes the scale of the structure and that is what contributes to the overall fabric of this area. He indicated that is part of why he struggles with the mass of the proposed new building, which will now compete with the primary structure. From an architectural standpoint, he said he has no problem with supporting a demolition.

Ms. Stenberg said the overall lot coverage is reasonable at the 75% maximum and they fit within the *Guidelines* so it is fair.

Mr. Alexander said he wanted to comment on the photographs included with this proposal because it appears in some of the photographs, the applicant was trying to establish a vernacular modernism, which is an appropriate response in the Historic District where the new construction is clearly a new building but still has a relationship with the old. If the volume is this large, he said, he is concerned with large expanses of glass versus a rhythmic pattern of openings where you lose some opportunity to make some connection. He indicated that other new buildings in the community have attempted to bridge the gap between the vernacular traditions of most of the homes in the area and contemporary building. He applauded the applicant's efforts but asked them to consider scale issues and how to tie with the older structures.

Mr. Musser asked Ms. Rauch if the Zoning Code under consideration is only 3,600 square feet and 4,000 square feet is requested, to which she answered affirmatively. He encouraged consideration of this difference.

Ms. Stenberg said, aside from all the glass, overall, the concept photographs showed materials that were very respectful.

Mr. Rinaldi said he does not have any concerns with the overall form but materials and window patterns will be a concern; he encouraged the applicant to keep with traditional materials as that is very important to tie back to the Historic District.

Mr. Musser indicated the challenge for the applicant will be when they come back with what the building will look like.

Mr. Morgan said right now they are showing the required parking for a building of this size. He asked if he could request a Parking Waiver for the reduction of parking, which would allow them to pull the building farther away. He asked if that is something the client could consider.

Mr. Musser asked what kind of activity, in terms of clients coming and going and how long they are there as well as the employees, which has an impact on what the applicant is asking.

Mark Farnham, 113 S. High Street, the other tenant, said there is just the two of them and an assistant right now in the front building. The back building will be for financial advisors and clients who might meet with them once or twice a year. He said per person, their client base is 200. He estimates four or five appointments a week for each person so they will not be generating a lot of traffic.

Mr. Musser asked how many clients are expected to be there at one time.

Mr. Farnham estimated with everyone there, including the assistant, the total would be 10. He said in the future, they are bringing on another advisor and that is why they are building out. He reported the other advisor has 120 households, so the most people in that back building is going to be 12 – 14 at most, if all of them have clients in the building at once and those are probably three families so three cars except for theirs; 1 assistant, and 3 advisors, for a total of 7 cars. He said the spots out front are most always available.

Ms. Stenberg asked the applicant if they are anticipating more than one additional advisor coming into the group, which may require additional spaces in the future. Mr. Farnham said the buildout for the lower level will have four offices and a common area for a couple of assistants. He said it would have to be a perfect storm for all of us to have clients in the building at once; he does not anticipate more than four or five cars.

Mr. Musser affirmed that by the applicant meeting the Zoning Code, he would have more parking spaces than he is going to need. Mr. Farnham said there are no restaurants in the area and nobody walks to the tavern or anything.

Ms. Stenberg asked the applicant if they plan to lease space to other businesses as well. Mr. Farnham answered the front space would be a professional office if they leased it back, yes. He said in the future, they hope to grow with a couple more advisors.

Mr. Rinaldi reiterated that parking could be reduced per the size of the building.

Ms. Rauch said staff recommends the applicant meet parking so there is not a problem or a perceived problem if they do not have enough parking. She explained as part of the Parking Plan, all of those details would be included.

Mr. Musser said when considering a Parking Plan, we have to be mindful of the activity planned now for this particular owner, but also for the future should the building be sold to someone else who may have a different kind of activity that may require more parking.

Ms. Rauch reported Engineering had concerns about spaces #1 and #6 and the maneuverability needed as there may not be enough stacking space.

Allen Staub, said he owns the building right across the street at 114 S. High Street. He said he served on the Architectural Review Board and chaired it as well. He said there is a certain vibe in the Historic District, in terms of the rhythm of the front of the buildings. He indicated there have been people from around the country that come to see how to lay their plans out for their community using our City as an example. He said he does not understand why we would allow an impertinent structure to become the

primary structure and the historic building to become the accessory structure. He said when he sat on the Board, there was a certain spine that said "we want you to come back with plans that reduce the size and height of this building so it flows not only for the residents on High Street but also for the residents behind." He said we do not need to be obnoxious down in the district. He said he sees this plan as a money grab and we are trying to make it affordable to build this structure by having a two-story structure with that size. He said tenants within the building will jam up that back area with traffic and this is an unreasonably large size for the homeowners on that back side to deal with. He said he is not opposed to a structure behind but the one proposed is huge. He said the issue has been meandered around rather than strongly stating the applicant should come back to the Board with this certain type of design and this is what we feel fits in the district. He asked the Board for their thoughts.

The Chair answered "no comments".

Mr. Alexander said he would respond to that last speaker. He said the Board can only comment on what they are given; they were not given a full set of drawings or elevations so it is hard to be too prescriptive. He said there have been comments about making the structure smaller and shorter. Making it smaller than the original structure, he said, is not even recommended in the Zoning Code. He said we may not be stating comments the way he wants or exactly what he wants but the comment about smaller and shorter has been stated.

Kelly Burke said there is a gray area and that is loud and clear from the Board, former Board members, and the neighbors. He indicated there is the judgement part of how the proposal makes you feel and then there is the Zoning Code. He asked how the process works from here. He said they want to work as a team. He requested next steps and if he should just keep guessing at what might work. He stated Dan Morgan is a great architect and gets paid like a great architect. He said he understands this is an informal meeting but he asked for more concrete guidance. He said the height is obvious.

Mr. Rinaldi said the Board has struggled with this for years because they are dealing with the Zoning Code, which is prescriptive as well as the *Historic Dublin Design Guidelines* for the Historic District, which speaks to many other things that cannot be quantified quite so easily. He said he hopes the applicant received some good guidance from both the Board and the residents, which is that everyone is concerned about the scale and height of this structure.

Mr. Alexander stated he is new to this Board. He said some communities have informal work sessions; as a client, he knows what the applicant is interested in. He said some applicants have met with staff and their role is really important. Ms. Rauch said staff is very collaborative and this applicant has met with staff before and this is how we got to this point. She said the next step would be to take all the comments heard tonight and work with the applicant to work on a plan that is really representing what the collective comments are and then the applicant would return to the ARB.

Mr. Rinaldi added the Board wants the applicant to return with something that will be palatable to the Board as well as the residents as we do not want to waste anyone's time.

Mr. Alexander suggested that after the applicant meets with staff to come up with a plan that works, to then meet with the residents to get their input before returning to the ARB. Ms. Rauch said staff encourages that.

The Chair asked if Mr. Holton had another comment to which he answered affirmatively.

Mr. Holton emphasized the application should be reviewed against the current Zoning Code. He said there has been a lot of reference to the modified Zoning Code that has not been approved yet by City Council. He stated the *Historic Dublin Design Guidelines* still apply.

Ms. Stenberg said the Board has had many discussions about the relevance of the *Guidelines* versus the Zoning Code and they are considered to be weighted as equal. The gray area, she explained, comes in when the two standards conflict moving the Board to work with the applicant to decide what works best for that particular case.

Annual Report

Jennifer Rauch said Staff has prepared a draft Annual Report, which was included in the packets for their review. She said this is an opportunity to document for City Council the Board's activities, cases, decisions, and special projects conducted in 2017. She asked the Board to review the draft report and provide comments to staff for final approval at a future meeting. She said this version needs more graphic work. She said staff wants to ensure everything was captured that the Board considers important.

Mr. Rinaldi said the draft report has summarized most of what this Board has accomplished. Ms. Stenberg said she did not think anything more is needed to be added and it was comprehensive.

Communications

Jennifer Rauch said the Zoning Code and the Rezoning request for the Historic South District was before Council on Monday. She said Council had concerns about the specific requirements related to hours of operation for eating and drinking establishments as they thought it was too limited. She added Council had concerns about approving the Zoning Code without having the *Guideline* changes in tandem.

Ms. Rauch said we are doing a soft roll out of OneDrive so everything will be in both the Drop Box and OneDrive through the end of the year but by January, OneDrive will be used exclusively. She encouraged the Board to download it and relay any issues with its use to either her or Lori Burchett.

Ms. Rauch indicated there may not be a meeting in December as there is a location problem with City Hall getting audio/visual upgrades.

With no further communications to share, the Chair adjourned the meeting at 7:56 pm.

As approved by the Architectural Review Board on January 24, 2018.

Mr. Gunderman presented the request for a Master Sign Plan, which was recommended for approval to the Planning and Zoning Commission. He said the Master Sign Plan allows for the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall. He described the proposed sign, which included lettering installed on the awning above the entrance.

Mr. Langworthy said this type of sign has been approved by the Commission before, with a nice outcome. He said this might prompt a change in the Code, since this type of sign is likely to be requested by others. Mr. Langworthy asked if there were any issues with this proposed Master Sign Plan. [There were none.] He confirmed the ART's recommendation of approval of the Master Sign Plan.

Mr. Gunderman presented the ART's recommendations for the Preliminary and Final Plans with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 2) That the utility easements be labeled as private on the final plat.

Mr. Langworthy confirmed that the ART members had no further comments on this application. He stated this application will be forwarded to the Planning and Zoning Commission with recommendations of approval.

Mr. Langworthy thanked the applicant for their cooperation and stated this request would be forwarded to the Planning and Zoning Commission for determination next Thursday, June 19.

**2. BSC Historic Core District – Architectural and Sign Modification 113 South High Street
14-043ARB-MPR Minor Project Review**

Jennifer Rauch said this is a request for modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the Historic Dublin Design Guidelines.

Ms. Rauch said the ART reviewed this application in May and the applicant has provided revised materials. She said, originally, the proposed color for the main structure was dark blue with lighter trim and a gray roof that the ART determined needed modification to better fit the era from which the structure was built. She said the applicant is now proposing Sherwin Williams "Porcelain" color for the main body of the house; Restoration Hardware "Flint Gray" for the shutters and trim; and the doors Benjamin Moore "Van Buren Brown" that is a dark brown shade.

Ms. Rauch said the 8-square-foot sign consists of a single, 1-inch thick wooden panel with two individual sign panels for each tenant. She said the proposed sign background color has been revised to better blend with the structure using the same color as the main structure ("Porcelain"). She said each tenant will include a routed rectangle with carved text and a secondary image. She explained that two different text colors will be used: "Van Buren Brown" for the left panel and "Commodore Blue" for the right panel. She explained the sign will be hung in same space as the previous tenant's sign, which is under the existing porch roof fronting South High Street, flush with the face of the porch. She stated that all of the requirements have been addressed and met and recommends ART approval with no conditions.

Steve Langworthy confirmed the ART's recommendation of approval to the Architectural Review Board with no conditions.



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 15, 2014

The Administrative Review Team made the following determination at this meeting:

2. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

113 South High Street
Minor Project Review

Proposal: Modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kelly Burke, U Crew Holdings, LLC; represented by Larra Thomas

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

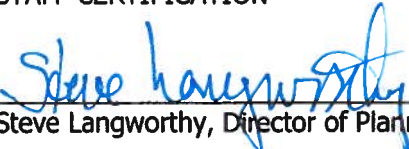
Contact Information: (614) 410-4690; jrauch@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this application for Minor Project Review with three conditions:

- 1) That a revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square-foot area requirement;
- 2) That the proposed sign colors be modified to better coordinate with the proposed building color scheme; and
- 3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


Steve Langworthy, Director of Planning

Mr. Sharp confirmed that the light fixtures would not be visible. Mr. Brooks showed a sample of the light fixture diffuser material and explained that the intent is to use 1/2 inch thick material in addition to a double layer of milky white carbonate that is not transparent. He said they can put in a diffuser to reduce light output and they have reduced the number of lamps from four to three per cabinet.

Ms. Ray asked that the light be downward-oriented, as much as possible.

Mr. Langworthy thanked applicant and stated that a determination would be postponed until they have prepared a revised design.

2. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

**113 South High Street
Minor Project Review**

Jennifer Rauch said this is a request for modifications to building trim and roof colors and the installation of a new eight-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this application was introduced at last week's ART meeting. She explained that there are two parts to this application: 1) paint colors, and 2) a sign. She said after reviewing the guidelines, it was suggested that the proposed color scheme should be modified and potentially reversed.

Larra Thomas questioned the color schemes typical of the era during which the building was constructed.

Jeff Tyler asked if Ms. Thomas had read far enough through the text where it states that the lighter colors would typically be used on the body of the structure and darker colors would be used for trim. Ms. Rauch read the text out loud to the group. She said that Mr. Tyler had researched the historic guidelines and they were similar.

Ms. Thomas asked if the ART could propose colors that she could show her clients for their consideration. Ms. Thomas said the blue they selected was from the Sherman Williams history collection, which she thought was appropriate for a Craftsman-style home.

Mr. Tyler said a Victorian theme was more appropriate, and the blue was more Craftsman-style.

Ms. Thomas said the applicant had selected a dark gray for the roof and asked if it was appropriate, and Mr. Tyler agreed that the proposed roof color was appropriate.

Mr. Tyler suggested that the applicant select a darker color than white for the body of the structure, but not this dark of a shade of blue. He said reds were appropriate for trim, but with a lighter color for the body for this style of home.

Ms. Rauch read the proposed conditions for a recommendation of approval to the Architectural Review Board:

- 1) That a revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square foot area requirement;
- 2) That the proposed sign colors be modified to better coordinate with the proposed building color scheme; and

- 3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

Ms. Rauch suggested options for next steps.

Ms. Thomas inquired about the proposed sign colors and asked if the blue could be used for the right side and the reddish brown used for the left side. She also asked if a rich brown color would be appropriate for the shutters.

Ms. Rauch said the colors all need to coordinate. She said they met the Code requirements for the location of the sign but requested a revised detailed design for the sign showing all dimensions.

Ms. Rauch asked if the ART could recommend this application to the ARB with conditions or if this should be resolved next week.

Steve Langworthy said the applicant needs to determine their proposed color scheme before the ART could make a recommendation to the ARB. Mr. Tyler said he did not want to decide the colors for the clients and suggested Ms. Thomas discuss the options with her clients to see what they would prefer.

Ms. Rauch said this application could be postponed and reviewed by the ARB at their next meeting in June. Ms. Thomas said her clients want a sign as soon as possible and they are unavailable currently. She said she was not comfortable with making a selection without consulting with her clients first. She requested a time extension for this application.

CASE REVIEWS

3. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District 14-039ADMC Zoning Code Amendment

Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said Dan Phillabaum is in the process of creating the draft Neighborhood District graphic for this district, consistent with the other neighborhood district graphics. She said at this stage, the Zoning Code amendment and Zoning Map amendment are expected to move forward to the Planning and Zoning Commission for their meeting on June 5.

Barb Cox reported she had read through the Code and had some questions like how the lots and blocks would be measured.

Ms. Ray explained that one of the associated Code amendments is a modification to the Lots and Blocks section clarifying that alleys cannot be used to measure block size, although private streets that are designed to look like public streets could be, given the special circumstances expected for the Neighborhood District. She added that a specific requirement of a minimum of 12 feet of clear sidewalk area will be added to the Code to ensure adequate space for pedestrian activity.

Mr. Langworthy asked if there were any further questions or comments on the proposed Zoning Code amendment at this time. [There were none.]



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 8, 2014

ART Members and Designees: Steve Langworthy, Director of Planning; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Ray Harpham, Commercial Plans Examiner; Colleen Gilger, Economic Development Director; Barb Cox, Engineering Manager; and Jeff Tyler, Building Standards Director.

Other Staff: Claudia Husak, Planner II; Jennifer Rauch, Senior Planner; Katie Ashbaugh, Planning Assistant; Logan Stang, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Mark Farnham, LPL Financial (Case 1); Teri Umbarger, BHDP Architects; Robin Faires, Project Manager; and Dr. Bill Burke, Dean of the OUHCOM (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 1, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTIONS

1. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

**113 South High Street
Minor Project Review**

Jennifer Rauch said this is a request for modifications to paint the body, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Mark Farnham and Kelley Burke have acquired this space and requested two signs that reflect their respective businesses to be placed in the same spot of the existing sign. She said she recommended the sign use one panel as an alternative to the proposed two panels. She said a single panel can still show both businesses within their respective borders at the same location and 8 square-feet in size. She said the copy "Redwood Financial, Kelly D Burke" is in red lettering and with a red border while "LPL Financial, Mark Farnham" is in blue. She explained that more detail will be needed before going to the Architectural Review Board later this month.

Ms. Rauch said the applicant proposed to paint the main body of the existing structure dark blue, the trim in white, and the doors and shutters tan. She said they propose to paint the roof gray. She stated the house is on the National Historic Registry and the *Historic Dublin Design Guidelines* state homes built in that era would be painted with a light color background with dark colored shutters and doors. She said the blue and white combination could be used but needed to be reversed with the body light in color and the trim, doors, and shutters in a darker color.

Steve Langworthy asked the applicant if he had any comments.

Mark Farnham, LPL Financial, said when they acquired the house, it was beat up and they have been fixing up the interior and are now ready to make improvements to the exterior. He said the siding is made of Asbestos so they only plan to paint. He explained the colors were chosen out of a historical color book. He said both he and Ms. Burke have had experience working in paint stores and their goal is to make this structure look nicer.

Mr. Langworthy inquired about the sign. Mr. Farnham said he agreed to the one solid sign comprised of 3 colors that are permitted by Code. He said the tree in Ms. Burke's sign will be changed to red. He said they proposed a historic white color but will match the body color if required to change to a lighter color.

Fred Hahn inquired about the paint color restrictions for the house. Ms. Rauch said for structures from this era, blue and gray is not encouraged in the *Guidelines*.

Ray Harpham asked if the ART could recommend approval of the original color scheme for the Architectural Review Board. Mr. Farnham asked how he would proceed if the ARB did not approve of this exception. He said dark colors can be found everywhere in that area.

Jeff Tyler said the ARB's decision would be based on the *Guidelines* but based on other experiences they might be inclined to approve this color scheme. Ms. Rauch said information would be provided the ARB regarding the topic. Mr. Harpham said, hearing that, he was supportive of the proposed colors.

Mr. Farnham stated that when they chose to sell their home in German Village it was painted in this historic color scheme and the home sold in two days.

Mr. Farnham said they intend to paint and trim the building behind the main structure with the same colors.

Mr. Tyler suggested that Mr. Farnham have an alternative color scheme in mind in case the ARB did not approve and Mr. Farnham said he would.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He suggested that the ART consider sticking closer to the *Guidelines* and not depart too easily from the Code. He encouraged everyone to review the style of house as it relates to the colors. He concluded that a determination would be anticipated for next week's ART meeting.

2. Ohio University Heritage College of Osteopathic Medicine - Signs
14-025WID-DP/SP 6775 and 6785 Bobcat Way
West Innovation District-Development Plan/Site Plan

Claudia Husak said this is a request for two wall signs to exceed the permitted size and height for existing buildings for a college campus at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation regarding a Development Plan/Site Plan in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

DECEMBER 19, 2012

The Architectural Review Board took the following action at this meeting:

**2. BSC Historic Core District – Trovare Home Sign
12-085ARB-MPR**

**113 South High Street
Minor Project Review**

Proposal: Installation of a 7-square-foot wall sign for a general retail facility located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District.

Request: Review and approval of minor project review application under the provisions of Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Joe Emsweller; represented by Diane Bolone, Trovare Homes.

Planning Contact: Rachel S. Ray, AICP, Planner II and Jonathan Lee, Planning Assistant

Contact Information: (614) 410-4656, rray@dublin.oh.us and jlee@dublin.oh.us

MOTION: Bob Dyas made a motion, seconded by Tom Currie, to approve the following Minor Project Review with two conditions:

1. The applicant revises the sign detail to incorporate the proposed font into the proposed rectangular sign design; and
2. The applicant modifies the sign dimensions on the submitted sign permit to meet the maximum size restriction of 8 sq. ft.

VOTE: 5 – 0.

RESULT: This Minor Project Review application was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
Tom Currie	Yes
Tasha Bailey	Yes
William Souders	Yes

STAFF CERTIFICATION


Steve Langworthy
Planning Director

**2. BSC Historic Core District – Trovare Home Sign
12-085ARB-MPR**

**113 South High Street
Minor Project Review**

Chair Robert Schisler swore in those intending to speak in regards to this case including the applicant Leonard Kelly, 663 Chestershire Road, Columbus, Ohio, and City representatives.

Jonathan Lee presented this request for a Minor Project Review for the installation of a 9-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District. Mr. Lee explained that this single tenant in a single-story retail building was permitted a combination of two different types of building-mounted signs. He presented a photograph showing the proposed location of the proposed rectangular 1.5-inch thick wood wall sign which would be located in the same location as the previous sign mounted underneath the porch overhang on brackets. He said it would be placed approximately 7 feet from grade to the top of the sign. Mr. Lee presented an image of the proposed rectangular sign with the same overall design, with six-inch rounded corners and routed trim, one-inch from the edge. He said the sign letters in two font styles will be routed out as shown on the bottom image. He said the background of the sign will be painted dark green and the routed letters and trim will be painted gold. Mr. Lee said the proposed wall sign exceeds the maximum permitted size of 8-square feet, but the applicant has agreed to modify the dimensions to meet Code, therefore it was one of the conditions for approval. He said the Administrative Review Team reviewed this application and determined that it meets all applicable minor project review criteria and all applicable criteria with conditions and recommends approval to the Architectural Review Board with the following conditions:

- 1) The applicant revises the sign detail to incorporate the proposed font into the proposed rectangular sign design; and
- 2) The applicant modifies the sign dimensions on the submitted sign permit to meet the maximum size restriction of 8 square feet.

Tom Currie asked if the sign text would be 'The Old American Cabinet Company' or 'Old American Cabinet', and if the letter size would be as shown on the top image. Mr. Kelly said the sign text would be 'The Old American Cabinet Co.' and the letters would be the size shown on the top image and the font would be as shown on the bottom image.

Mr. Currie noted that the sign looked too long. Mr. Leonard said the 6-foot by 14-inch sign would have 5-inch letters spaced 1.25-inches apart.

Mr. Schisler noted the height of the original sign proposed was being reduced by 4-inches.

Mr. Currie asked if cabinets would be built at this site. Mr. Kelly said furniture, bookcases, and wine racks would be built at his shop in the Westgate area of Columbus and sold at the Dublin store.

Mr. Schisler noted the proposed sign was not clear in the application submitted. Mr. Lee presented a rough rendered version of the proposed sign prepared by staff, using the details provided by the applicant. He clarified that it was not what the applicant had submitted with the application.

Mr. Schisler asked if the sign at 8-square feet would be shallower or smaller. Mr. Kelly said the sign would be shallower, but the same size, lengthwise. Mr. Schisler said the font would need to be adjusted.

Mr. Souder asked what kind of wood would be used to keep the sign from warping. Mr. Kelly said popular would be sprayed with polyurethane to protect it from weather for four or five years.

Motion and Vote

Robert Dyas moved to approve this Minor Project Review with two conditions:

- 1) The applicant revises the sign detail to incorporate the proposed font into the proposed rectangular sign design; and
- 2) The applicant modifies the sign dimensions on the submitted sign permit to meet the maximum size restriction of 8 square feet.

Tom Currie seconded the motion.

The vote was as follows: Ms. Bailey, yes; Mr. Schisler, yes; Mr. Souder, yes; Mr. Currie, yes; and Mr. Dyas, yes. (Approved 5 – 0)

Mr. Schisler adjourned the meeting at 6:44 p.m.

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

DECEMBER 6, 2012

The Administrative Review Team made the following determination at this meeting:

**2. BSC Historic Core District – Trovare Home Sign
12-085ARB-MPR**

**113 South High Street
Minor Project Review**

Proposal: Install a 7-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District.

Request: This Minor Project Review application is proposed in accordance with Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Joe Emsweller, property owner; represented by Diane Bolone, Trovare Home

Planning Contact: Rachel S. Ray, AICP, Planner II and Jonathan Lee, Planning Assistant

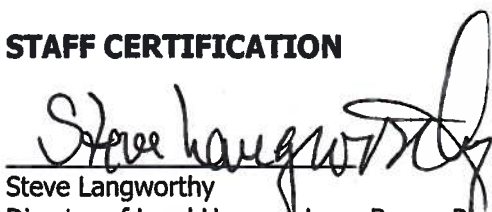
Contact Information: (614) 410-4600; rray@dublin.oh.us and jlee@dublin.oh.us

DETERMINATION: To recommend approval to the Architectural Review Board of this application for Minor Project Review with two conditions:

- 1) That the applicant submits a scaled sign elevation drawing demonstrating the proposed font and edge treatment of the proposed sign prior to the Architectural Review Board review; and
- 2) That the applicant submits paint samples or a colored sign elevation showing the proposed sign colors prior to the Architectural Review Board review.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and Long Range Planning
Administrative Review Team Chair



**Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

DECEMBER 6, 2012

1. 12-085ARB-MPR – BSC Historic Core District – Trovare Home Sign – 113 South High Street

Jonathan Lee said this is a request to install a seven-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*. He said the proposed sign will occupy the same location as the existing sign and will utilize the existing brackets. He said the sign will consist of black wood with gold lettering. Mr. Lee said the approval is recommended with the following two conditions:

- 1) That the applicant submits a scaled sign elevation drawing demonstrating the proposed font and edge treatment of the proposed sign prior to the Architectural Review Board review; and
- 2) That the applicant submits paint samples or a colored sign elevation showing the proposed sign colors prior to the Architectural Review Board review.

Mr. Lee asked the applicant and ART members if they had any questions or concerns regarding the recommended conditions.

Steve Langworthy said he is not certain how the lettering will work, which is why it was made a condition.

Jeff Tyler asked what the requirements will be for a sign permit.

Rachel Ray said the application will be required to provide all of the sign details and scaled plans.

Diane Bolone, Trovare Home, said she would like to propose changing the sign color from black to a dark green.

Ms. Ray said if the ART members agreed with the change, a condition could be added.

Mr. Langworthy confirmed that Ms. Bolone agreed to the three conditions. He confirmed that the Administrative Review Team members had no further comments on this application and stated that this request for Minor Project Review had been approved with three conditions:

- 1) That the applicant submits a scaled sign elevation drawing demonstrating the proposed font and edge treatment of the proposed sign prior to the Architectural Review Board review; and
- 2) That the applicant submits paint samples or a colored sign elevation showing the proposed sign colors prior to the Architectural Review Board review; and
- 3) That the applicant changes the original proposed sign color from black to dark green.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 29, 2012

Attendees:

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Colleen Gilger, Economic Development Manager; Laura Ball, Landscape Architect; Fred Hahn, Director of Parks and Open Space; Jonathan Lee, Planning Assistant; Ray Harpham, Commercial Plans Examiner and Ebony Mills, Office Assistant II.

Steve Langworthy called the meeting to order.

Introductions

12-085ARB-MPR – BSC Historic Core District – Trovare Home Sign – 113 South High Street

Jonathan Lee said this is a request to install a seven-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*. He said the proposed sign will occupy the same location as the existing sign. He said the sign will consist of black wood with gold lettering; the font needs clarification because two fonts were submitted. He said a portion of the existing building is currently located within the right-of-way.

Steve Langworthy said a colored rendering of the sign with the correct font and elevations will need to be submitted.

Rachel Ray asked the Administrative Review Team (ART) members to send any comments or recommendations to be incorporated into the ART report to Jonathan Lee next week. She said the ART recommendation date for this case is December 6 and Architectural Review Board determination is scheduled for December 19.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

SEPTEMBER 23, 2009

The Architectural Review Board took the following action at this meeting:

**1. Thalia and Dahlia
09-074ARB**

**113 South High Street
Sign Modifications**

Proposal: A hanging sign for a new business at 113 South High Street. The 0.25-acre site is located on the west side of South High Street, south of the intersection of Pinney Hill in the Historic District.

Request: Review and approval of sign modifications under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Michael Smith and Christopher Krupa, Thalia & Dahlia, LLC.

Planning Contact: Adam Anderson, Planning Assistant

Contact Information: (614) 410-4600, aanderson@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by Tom Currie, to approve this sign application with two conditions:

- 1) That any proposal for future lighting be brought back to the Architectural Review Board for review and approval; and
- 2) That a sign permit be obtained prior to installation.

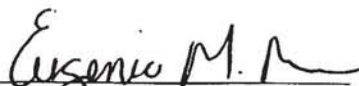
VOTE: 4 – 0.

RESULT: This application was approved.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Yes
Denise Franz King	Absent

STAFF CERTIFICATION


Eugenia M Martin, ASLA
Landscape Architect

Mr. Souders asked about the sign discussion at the last meeting. Ms. Martin explained that since Mr. Souders was absent from that meeting, it was decided to hold off the presentation until he returned since it was something he had requested. She said at the end of this meeting, Steve Langworthy would give a presentation to continue the conversations of signs within the District.

Mr. Souders briefly explained the rules and procedures of the Architectural Review Board. He swore in anyone who wished to address the Board including the applicants and the City representatives.

**1. Thalia and Dahlia
09-074ARB**

**113 South High Street
Sign Modifications**

Adam Anderson presented this request for review and approval of a sign for a new business. He said the 5.2-acre site is located on the west side of South High Street, south of Pinney Hill Lane. He said to the north is the State Bank at 75 South High Street and the tenant to the south is a commercial use at 119 South High Street. Mr. Anderson said single-family residences are located to the rear of the property along Franklin Street. He presented an birds' eye perspective of the site. He said the main structure, listed on the National Register of Historical Places, was constructed in 1890 as a residence by Samuel Paulus, a Dublin brick maker. He said to the rear of the structure is a one-car detached garage and gravel parking lot for patrons with access onto Mill Lane. Mr. Anderson said the site was relatively flat and contained significant trees in front of and behind the structure. He presented a photograph of the current façade of the front of the site.

Mr. Anderson said the applicant is proposing a 5.96-square-foot hanging wooden sign. He said previously, a 5.83-square-foot sign was located on this site in the same location. He said the sign would be hung with the S-hooks used with the previous sign at 5-foot, 5-inches from grade, which is acceptable for hanging signs.

Mr. Anderson said the Guidelines list appropriate font styles for the Historic District and the proposed font for the words Thalia and Dahlia is Times New Roman, which is similar to the Baskerville Old Face in the Guidelines. He said for the ampersand, the applicant proposes to use a Castellar font, which is similar to Chisel in the Guidelines. Mr. Anderson said the proposed fonts are a part of the applicant's branding, and Planning finds the fonts appropriate. Mr. Anderson said currently, there is no illumination proposed by the applicant.

Mr. Anderson said the Guidelines recommend that wood signs be painted in the color reminiscent of Early America; with no more than three colors and that all colors must have a flat or matte finish. He said the proposed plan shows two colors, white which is MS187, the color Wick from the Martha Stewart Collection, and dark green, La Fonda Territory Green 5004-2C from the National Trust for Historic Preservation Collection by Valspar. Mr. Anderson said the proposed colors are consistent with Historical Dublin Design Guidelines and are proposed to be a matte finish.

Mr. Anderson said that the proposed sign meets the permitted area as identified in the Guidelines and is historically accurate to the building and the District. He said the sign is pedestrian in scale, easily readable, and effectively communicates the business. He said it was Planning's opinion that the intent of the Historic Dublin Design Guidelines has been met by the proposed application and recommends approval of the request with two conditions:

- 1) That any proposal for future lighting be brought back to the Architectural Review Board for review; and
- 2) That a sign permit be obtained prior to installation.

Mr. Souders asked for the actual color samples, not the copy provided in the packets. Mr. Anderson explained that the Board members had a copy of the green color in the packet with the attachments. He said he was not able to procure samples of the white color, but would be happy to provide them later.

Mr. Currie said regarding clearly communicating the business, from the name of the business, he did not have a problem, except it did not help to know that he should go there to find a gift or donut.

Christopher Krupa, a co-applicant explained that they chose not to put a gift shop or floral shop underneath the name because with the height restrictions, their name would shrink considerably. He said they wanted to expose as much of the name as possible, and that they are a high-end store, so they believe in branding. He said that most of their clients are pre-established because they used to have a store in Old Worthington. He said they were hoping that as you walk or drive past their store, just the atmosphere alone they have provided is going to bring you into it. He said usually, their door is open and their windows are trimmed and that in itself is enough to entice you to want to come inside.

Robert Schisler noted that three versions of the proposed signs were included in the packets and on the photograph there was a different spacing than what was actually projecting there.

Mr. Anderson said that Planning wanted to give the Board a more accurate understanding of what the colors would be. He said the proposed sign that was in the packet was the one that was the most accurate measurements.

Mr. Schisler said it was unfortunate, if that was all correct, that they could not have larger letters because the letters were somewhat small and they were set back. Mr. Krupa said they were just following the Guidelines.

Motion and Vote

Robert Schisler made a motion, seconded by Tom Currie, to approve this sign application with two conditions:

- 1) That any proposal for future lighting be brought back to the Architectural Review Board for review and approval; and
- 2) That a sign permit be obtained prior to installation.

Mr. Krupa agreed to the conditions.

The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Schisler, yes; and Mr. Karrer, yes. (Approved 4 – 0.)



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ARCHITECTURAL REVIEW BOARD BOARD ORDER

APRIL 19, 2006

The Architectural Review Board took the following action at this meeting:

2. **Architectural Review Board – 06-062ARB – 113 South High Street – Elegant Touch Events, Inc. – Signage**
Location: 0.25-acre lot located 60 feet south of the intersection of Pinney Hill Lane and South High Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a 5.83-square-foot sign.
Proposed Use: Floral shop.
Applicant: Joe Emsweller, 5520 Ellinger Street, Columbus, Ohio 43235; represented by Lora M. Snell, 335 Larkspur Drive, Galloway, Ohio 43119.
Staff Contact: David T. Schwartz, Planning Intern, or Joanne Ochal, Planner.
Contact Information: (614) 410-4600 ext. 4328/Email: dschwartz@dublin.oh.us, or (614) 410-4683/Email: jochal@dublin.oh.us.

MOTION: Thomas Holton made a motion, seconded by William Souders, to approve this sign application because it meets Code and the intent of the *Historic Dublin Guidelines*, with three conditions:

- 1) That all paint must have a flat or matte finish;
- 2) That any proposal for future lighting be brought back to the Architectural Review Board for review; and

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER
APRIL 19, 2006**

2. Architectural Review Board – 06-062ARB – 113 South High Street – Elegant Touch Events, Inc. – Signage (Continued)

- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

* Lisa Meyers, representing the applicant who was present, agreed to the conditions.

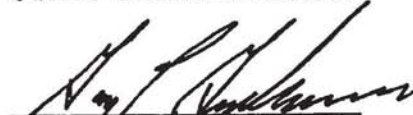
VOTE: 4-0.

RESULT: The application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Kevin Bales	Absent
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Yes

STAFF CERTIFICATION



Gary P. Gunderman
Assistant Planning Director

Mr. Jones asked why did Dublin Town Center I have different signage rules than the rest of Historic Dublin.

Ms. Ochal said this was a planned district which is governed by a text for the development standards.

Mr. Gunderman said the Town Center I text was slightly stricter than the Code.

Mr. Holton suggested that Mr. Jones meet with staff to discuss his options.

2. Architectural Review Board – 06-062ARB – 113 South High Street – Elegant Touch Events, Inc. – Signage

David Schwartz presented this case and slides. Mr. Schwartz said the proposed 5.83-square-foot sign in Rookwood Historic Dark Green (Forest Green) with white lettering will hang approximately five feet from the grade.

Mr. Schwartz said this proposal meets Code and the intent of the *Historic Dublin Guidelines*, uses appropriate historic materials, colors, and font styles, and is oriented parallel to the sidewalk and street, appropriate to the intended pedestrian scale of the Historic District. He said staff recommends approval of this application with the three conditions as listed in the staff report:

- 1) That all paint must have a flat or matte finish;
- 2) That any proposal for future lighting be brought back to the Architectural Review Board for review; and
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

Lisa Meyers identified herself as the applicant.

Chair Tom Holton inquired about the font proposed being similar to an approved font.

Mr. Schwartz said there was no reason why other approved fonts could be used. However, he said precedent is set in that many other staff reports have recommended approval of signs with fonts that are very similar to approved font styles. He said the font style proposed is very close, if not identical to one of the approved fonts. He said when the *Guidelines* were written, some of the fonts, such as the *Lilith* font may not have existed.

William Souders was concerned how the 70-inch long painted redwood sign would look and asked if a sign company would design it.

Ms. Meyers said the sign was to be designed by Rocky Mountain Woodcrafts.

Mr. Holton asked how the sign will be mounted.

Mr. Schwartz said S-hooks would be used to hang the sign.

Mr. Schwartz asked Mr. Souders for a recommendation of a primer to preserve the sign.

Mr. Souders suggested a high-density urethane material might be used.

Joanne Ochal said the Board recently approved the high-density urethane material (HDU) in the District.

Motion: Chair Tom Holton made the motion to approve this sign application because it meets Code and the intent of the *Historic Dublin Guidelines* with three conditions:

- 1) That all paint must have a flat or matte finish;
- 2) That any proposal for future lighting be brought back to the Architectural Review Board for review; and
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

Ms. Meyers accepted the above conditions.

Vote: Mr. Souders seconded Chair Holton's motion to approve, and the vote was as follows: Mr. Holton, yes; Mr. Bryan, yes; Mr. Souders, yes; and Ms. Kick, yes. (Approved 4-0.)

3. Architectural Review Board – 06-032ARB – 109 South Riverview Street – Garage Addition

Joanne Ochal presented this case. She said this is a request for review and approval of the construction of a 285-square-foot mudroom, a 750-square-foot expansion to the existing 973-square-foot garage, and exterior site improvements.

Ms. Ochal said the existing home was built by John Sells in 1827, and is listed on the National Registry of Historic Places. She said a one-story frame building and garage was added in 1987 and a brick walkway and flowerbeds exist between the house and the garage. Ms. Ochal said originally, a greenhouse existed behind the garage and the footings still exists.

Ms. Ochal said the applicant is proposing to expand the existing footprint of the garage by 243-square feet by using the greenhouse footings and add a second story which contains 750 square feet. She said currently, the garage sits 12.6 behind the right-of-way and Code requires with this zoning district, a 30-foot setback. She said the applicant is requesting a variance for that setback through the Board of Zoning Appeals.

Ms. Ochal said with this expansion, the applicant is proposing to add a third car garage and extending the driveway along the western border and currently, the driveway does not meet Code. She said the applicant is working with staff on the driveway layout to meet Code.

Ms. Ochal said a 285-square-foot mudroom is being added to provide connectivity between the main building and the garage.

Ms. Ochal said the applicant is working with staff to change the existing and proposed garage doors to resemble more of a barn door. She said the plans indicate windows are two over two, and staff recommends one over one along with the historian. She said the applicant is proposing to use OG gutters and downspouts to match the original structure painted Navaho White. She said the applicant is proposing to add a galvanized standing seam roof on the new construction and the existing one story. Ms. Ochal said galvanized steel outdoor wall lanterns are being proposed above all the windows and doors of the new addition. She said shutters are proposed on all windows on the new addition and closed shutters to break up