

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 2538-1		2.County FRA		4.Present Name(s)		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED	
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Mrs. Yoakum Residence			
Roll No. 1		Picture No.(s) 18					
6.Specific Address or Location 87 S. High Street				16. Thematic Association(s) architecture/19th c.		28. No. of Stories 1 1/2	
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1840s		17b. Alteration Date(s)	
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design vernacular		<input type="checkbox"/> High Style <input checked="" type="checkbox"/> Elements	
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		29. Basement? <input type="checkbox"/> Yes <input type="checkbox"/> No	
				19. Architect or Engineer		30. Foundation Material stone	
				19a. Design Sources		31. Wall Construction wood frame	
				20. Contractor or Builder		32. Roof Type & Material gable/st.seam metal	
				21. Building Type or Plan		33. No. of Bays Front 4 Side 3	
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319840 4440510 Zone Easting Northing				22. Original Use, if apparent residence		34. Exterior Wall Material(s) beveled siding	
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 rect.	
11. On National Register? Yes		12. N.R. Potential?		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	
13. Part of Estab. Hist. Dist? Yes		14. District 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	
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				26. Property Acreage		38. Building Dimensions	
				27. Other Surveys in Which Included National Register 4/79		39. Endangered? No By What?	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Simple vernacular with gable end facing the street and two-over-two windows on the side. Later changes include an entablature with dentils and enlarged front windows.						40. Chimney Placement center/ridge	
43. History and Significance (Continue on reverse if necessary) Typical of small 1-1/2 story cottages in Dublin that contribute so much to the scale and character of the historic district.						41. Distance from and Frontage on Road	
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a small outbuilding with a chimney and an early 20th century garage with shiplap siding in the back yard. A brick sidewalk is located in front.						 PHOTO	
45. Sources of Information OHI 8/76; Andrew Smith (owner in 1976), 1872 Franklin County Atlas.						46. Prepared by Simmons/Recchie	
						47. Organization BDR&C	
						48. Date Recorded in Field 8/76	
						49. Revised by N. Recchie	
						50. Date Revised 4/03	
						50b. Reviewed by	

FRA -
2538-1

FRANKLIN

Mrs. Yoakum Res.

87 S. High St.

Parcel 273-000005 **Address** 87 S High St **OHI** FRA-2538-1

Year Built: Ca.1840	Map No: 128	Photo No: 2084-2086, 2091-2092 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Greek Revival	Foundation: Stone	Wall Type: Frame
Roof Type: Front gable/standing seam metal	Exterior Wall: Clapboard/horizontal wood plank	Symmetry: Yes
Stories: 1.5	Front Bays: 4	Side Bays: 3
Porch: Open concrete deck	Chimney: 1, Interior, on ridge, near center of building	Windows: 2-over-2 Wood sashes

Description: The Greek Revival-style house has a rectilinear footprint, resting on a stone foundation. The front gable roof is sheathed in standing seam metal. The exterior walls are clad in clapboard siding, with horizontal wood planking utilized in the façade gable. A decorative frieze with broad dentilation extends across the façade. A concrete open deck, encircled by a wrought iron balustrade, extends across the façade. Two front doors are centered on the façade. The majority of windows are two-over-two wood sashes, flanked by operable wood shutters. The exception is a multi-light window on the north side of the façade. A small shed is located immediately west of the house.

Setting: The property is located on the west side of S High St. A paved parking lot is west of the house.

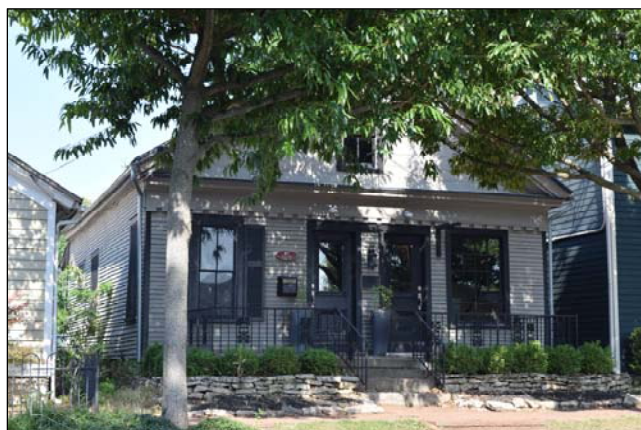
Condition: Good

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 building is recommended to remain contributing to local district and the recommended Dublin High Street Historic District, boundary increase.

District: Yes Local Historic Dublin district **Contributing Status:** Contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** Mrs. Yoakum Residence



87 S High St, looking northwest



87 S High St, looking northeast



BOARD DISCUSSION

Architectural Review Board

Wednesday, February 22, 2023 | 6:30 pm

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

**2. 87 S. High Street
23-006INF**

Informal Review

Proposal: Restoration and a rear addition to a historic, two-story building on a 0.11-acre site zoned Historic District, Historic South.
Location: ±150 feet northwest of the intersection with Pinney Hill Lane.
Request: Informal review and non-binding feedback for a future Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicant: Brad Schoch, Architect
Planning Contact: Rati Singh, Planner I
Contact Information: 614.410.4533, rsingh@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/23-006

RESULT: The Board provided non-binding feedback on a proposal that was first considered in January of 2021. The applicant provided refinement of the architectural layout, massing, and maximum building size. The applicant also proposed the reconstruction of the shed at a different location on the site. The Board was not in favor of the demolition and reconstruction of the existing shed and recommended donating it to the City. The Board expressed concerns for the total area since the proposed building was not detached. The Board suggested exploring more options including an underground connection and an open parking. The Board was open to 20% Waiver for the area maximum; however, the mass and scale need to be adjusted to meet the Code. The Board agreed to support the Waiver on pitches, if dormers were smaller. The board was supportive of the restoration of the front porch.

MEMBERS PRESENT:

Gary Alexander Yes
Sean Cotter Yes
Martha Cooper Absent
Michael Jewell Absent
Hilary Damaser Yes

STAFF CERTIFICATION

DocuSigned by:

70CC202EC2BC4C8...
Rati Singh, Planner I



~~No public comments were received for this case.~~

~~Ms. Damaser moved, Mr. Cotter seconded approval of the Minor Project with the following conditions:~~

- ~~1) The applicant update their existing building permit after ARB approval to reflect these changes, subject to staff review and approval;~~
- ~~2) All existing shrub, tree species, and sizes be labeled on the landscape plan to be submitted at building permitting;~~
- ~~3) The HVAC units be fully screened to the top of the units by evergreens in time, to be field verified by staff at building permitting;~~
- ~~4) Additional grasses or other appropriate plantings be provided at the base of the underside deck screening along the east elevation, room permitting, finalized by staff at building permitting; and~~
- ~~5) Additional evergreen shrubs be added to complete the 360-degree plantings around the ground sign pole, finalized by staff at building permitting.~~

~~Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Damaser, yes.
[Motion carried 3-0]~~

2. 87 S. High Street, 23-006INF, Informal Review

Informal review and feedback for a rear addition and restoration of an existing two-story building in the Historic District. The 0.12-acre site is zoned HD-HS, Historic South District, and is located approximately 150 feet northwest of the intersection of Pinney Hill Lane and S. High Street.

Case Presentation

Ms. Singh stated that this is a request for an Informal Review for 87 S. High Street. The 0.12-acre site is zoned HD-HS, Historic South District, and is located approximately 150 feet northwest of the intersection of Pinney Hill Lane and S. High Street. The site has 30 feet of frontage on S. High Street and Mill Road. The existing use of the building is commercial, but it was originally designed as a residential building. The owners wish to convert the building to a personal residence and are requesting permission to add an addition to the rear of the existing structure. The applicant applied for an Informal Review in January 2021 to demolish the existing well house, modify the existing building, and construct a 2,000 SF addition on the 0.11 acre site. The ARB reviewed and provided the following non-binding feedback:

- Support for retaining the historic character of the existing building;
- Concern regarding demolition of the existing well house, encouraging that it, rather, be incorporated into the proposed design;
- Concern regarding the massing and scale of the new addition, particularly as seen from the alley;
- Not supportive of the connection between the existing structure and the proposed structure; preference for detached structures.

In response to the Board's input, the applicant has revised the plan as follows:

- Retained more of the historic character of the building;
- Restored the well house within the breezeway, which will connect the existing historic building to the new proposed addition;
- Simplified the form as a sensitive connection to the existing historic building;

- Proposed creation of a transparent breezeway.

The 4,950-square-foot lot is located approximately 55 feet northwest of the intersection of Pinney Hill Lane and S. High Street. The site has 30 feet of frontage on S. High Street and Mill Road. The site contains an existing building built c. 1840. The existing building is Greek Revival with characteristics of American Vernacular. The building has front-facing low-pitched gables and an emphasized cornice line. It is two rooms deep with double entry, originally designed to be residential. The decorative dentil frieze board along the front façade is not original to the structure but remains a distinctive feature of the current building. The Historic and Cultural Assessment (HCA) notes that this is a contributing front gable roof vernacular structure constructed during the period 1820-1880. The surrounding properties to the north and south contain buildings reflecting Victorian architecture.

The applicant is proposing to construct a 2,000 SF addition to the existing 1,091 SF historic structure with a single-story breezeway joining the historic building to the new addition. The proposal includes removing the parking lot connection between the properties located at 83 S. High Street and 91 S. High Street and re-establishing 87 S. High Street as an insular site. The Code requires that no single building in this District exceed 1,800 SF. The total lot is approximately 3,123 SF, including a patio and water feature, meeting the allowable lot coverage. There is a small, detached well house located directly to the rear of the existing building on the northern elevation, which the applicant is proposing to deconstruct/reconstruct within the new breezeway to highlight its historic influence. The applicant is proposing to reconstruct the chimney in the well house, using the same bricks. The proposed connector/breezeway will be glass on both sides. The well from the well house will be located near the proposed water feature in the open courtyard. [Building elevations, including a proposed two-story addition were reviewed.]

Staff has provided the following discussion questions:

- 1) Does the Board support the deconstruction/reconstruction of the existing well house?
- 2) Does the Board consider this a demolition that would require specific review and approval?
- 3) Does the Board support the updated mass and scale of the home and its response to the Guidelines?
- 4) Does the Board support the waivers to the building area maximum and building roof pitches?
- 5) Does the Board support the updated conceptual architectural character and details of the home, including rooflines and series of dormer windows?
- 6) Other considerations by the Board.

Board Questions for Staff

Mr. Cotter inquired if the proposed two-story addition would be 2,000 square feet (SF). The maximum permitted by Code is 1,800 square feet. Is 20% the maximum waiver permitted by Code?

Mr. Alexander responded that it is limited to 20%, so the addition could be a maximum square footage of 2,160SF.

Ms. Singh responded that each individual building cannot exceed 1,800 SF, and the total square footage cannot exceed 3,000 square feet. Therefore, a waiver would be required.

Mr. Alexander noted that the Board has considered waivers for similar projects in the past.

Mr. Cotter inquired if it is necessary to have two separate, detached structures to achieve a total of 3,000 SF.

Ms. Holt responded that there can be two structures, but no structure can be over 1,800 SF. Lot coverage is a separate requirement. With a single structure of 1,800 SF, a waiver could permit 120%, if approved.

Mr. Cotter inquired if two separate buildings would be permitted if the total SF does not exceed 3,000 SF.

Mr. Alexander responded that if there are two structures, then one must be primary; the other would be accessory. Is there a SF limitation for an accessory structure?

Ms. Singh responded that at the previous Informal Review discussion, the second building was referred to as a subordinate structure. The definition of a subordinate structure does not provide a size limitation.

Ms. Holt clarified that a detached accessory structure can be no greater than 25% of the primary structure's square footage.

Ms. Damaser pointed out that because of the breezeway, the addition is not an accessory structure. It is all one building.

Applicant Presentation

Brad Schoch, Architect, 6800 MacNeil Drive, Dublin stated that the building is currently a live/work structure, and the applicant is interested in making this their primary residence. In accordance with the Board's comments at the previous review regarding the detached structure on the rear of the property, they have revised the plan to use it as a primary feature of the project. A previous comment was that perhaps relocating the structure would give it its proper importance on the property and enable a more usable project. They followed up on that idea, and now have used it as a feature in connecting "old Dublin" with "new Dublin." They have referred to it as the well house, as it once housed a water pump. They have tried to keep the subordinate building similar to that of the primary building, but distinguish it sufficiently, so that it does not feel like a "near miss." For that reason, they selected board and batten versus siding, which is used on the existing building. The roof forms are sufficiently different to distinguish the primary building.

Board Questions for Applicant

Mr. Cotter inquired about the intended reconstruction.

Mr. Schoch responded that the existing shed is in poor condition. They will attempt to recapture the building to the extent possible, certainly the brickwork that created a flue probably for a cooking area separate from the main house. They will reuse the brickwork and the siding to the extent possible. It will be difficult to save the existing doors and windows of the shed.

Mr. Alexander stated that it appears that they have changed the direction of the gable and fenestrations, so it will have a different appearance.

Mr. Schoch agreed that it would have a different appearance. The intent is to make reference to the historic structure that existed in a different location on the lot. He believes it will be interpreted in that way, based on its materials being different from the surrounding materials, particularly those of the glass breezeway.

Mr. Cotter inquired about the dormers on the new addition. Their pitch does not conform, and they look more modern than historic.

Mr. Schoch responded that they debated that element, and if asked to reconsider the shape of the dormer, they would consider it. However, the current configuration is simple, clean and intended to distinguish the addition from the primary structure. In addition, it makes the second floor of the new structure functional. Without the dormers, there would be little usable space. Although it has the height, there is only attic space in the primary structure.

Mr. Cotter stated that per the Code, the size of the proposed new edition exceeds the maximum square footage of 1,800 SF (one building) of liveable space by approximately 1,000 square feet. The proposed square footage is 3,000 SF+/-.

Mr. Schoch responded that they would be requesting a waiver. They were concerned about the lot coverage more than building footprint.

Mr. Alexander responded that the building size will be a greater barrier than the lot coverage. The Architectural Review Board is unable to grant a waiver to increase the square footage more than 20%.

Mr. Cotter pointed out that with the waiver, the maximum floor plan could be no more than 2,160 SF.

Mr. Schoch stated that this was not something of which his team had been made aware.

Ms. Singh stated that the total building area would be 3,000 square feet. The existing structure is approximately 1,050 or 1,090 SF. The proposed addition is approximately 2,200 SF. The addition is permitted to be 1,800 SF, and a waiver would add 360 SF to the 1,800 SF. That would give a total of 3,000+ square feet.

Mr. Alexander indicated that is incorrect. If the two buildings are connected, it is one building. The total building coverage must be used, which can exceed 1,800 SF by only 20%.

Mr. Cotter stated that with the Code restriction, the building square footage cannot be more than 2,160 SF.

Mr. Alexander stated that the applicant would need to consider different strategies. Although the building connector is a nice space, it adds square footage. Two separate buildings would be an option. The property to the south added a detached office structure, for example.

Mr. Cotter stated that he is dealing with a Code restriction.

Mr. Schoch stated that the barrier seems to be whether the entire building is attached or whether it is two separate structures.

Mr. Alexander stated that connection could be underground.

Ms. Damaser pointed out that if there are two buildings, the accessory building can be only 25% of the primary structure. That would significantly decrease the square footage possible. She requested clarification of the possible amount of square footage.

Mr. Alexander responded that with the waiver, the total footprint could be 2,160 SF. Lot coverage is different from building coverage, and their proposed lot coverage is fine.

Public Comment

There were no public comments on the case.

Board Discussion

Mr. Alexander stated that, assuming the applicant will come back with a revised plan, the Board should provide input on the other discussion questions. Does the Board support the deconstruction/reconstruction of the existing well house?

Mr. Cotter stated that as described, the reconstructed well house would be completely different. He is not totally opposed to relocating it, but it is preferable not to take down accessory buildings. Mr Alexander stated that what the Board had in mind was incorporating the outbuilding. What is unique about the outbuildings is that they are isolated, smaller, secondary buildings to the primary structures. Their historic character makes them unique. If they are taken apart and integrated, the historic character has been compromised in a number of ways. As an Architectural Review Board, it would be difficult to support their proposed treatment of that historic structure. Moving it or giving it another use would be fine, but if it is incorporated into the structure, its identity disappears.

Mr. Cotter stated that it essentially would be a demolition and a reconstruction.

Mr. Alexander stated that there are ways to move it on the lot.

Ms. Damaser stated that as proposed, the reconstructed well house would essentially be subservient to the breezeway. It would no longer be a free-standing well house, which is what made it unique and historic. She is not supportive of using the well house to provide an element of interest in a breezeway.

Mr. Alexander referred to Question #3 – Is the Board supportive of the updated mass and scale of the home and its response to the Guidelines?

Mr. Cotter responded that as proposed, both the mass and scale are too much. The size of the footprint is inconsistent with Code.

Ms. Damaser stated that she is not opposed to the scale; it is not that massive. The roof pitch lines look odd, but that is a different issue.

Mr. Alexander stated that because it is set so far back, the addition could even be slightly taller, but what is unusual is the shed dormer. The Code requires traditional and vernacular architectural forms. A shed dormer is not a vernacular architectural form. If the sections are drawn accurately, he believes they should still be able to have the rooms on the second level. Multiple dormers could be used, and a steeper pitch could achieve more headroom. He is less concerned with the height than the shed dormers.

Ms. Damaser agreed that a shed dormer with a flat roof is not appropriate in this District.

Mr. Cotter agreed that a slightly greater height would be possible, as it would not be seen from the street.

Ms. Damaser stated that multiple dormers would look appropriate in this area.

Mr. Schoch stated that they would be able to address the dormers in a revised plan per the Board's guidance.

Mr. Alexander stated that the Board could be supportive of a waiver regarding the pitch for a smaller shed dormer.

Mr. Alexander referred to Question #5 concerning the updated conceptual architectural character and details of the home.

Mr. Cotter responded that adding the new porch element was a positive improvement to the front elevation.

Mr. Alexander noted that there should probably be a cap on the brick wall. He would question the use of limestone on one side of the structure and brick on the other, and the continuity of material use in different locations. He believes the more significant issues are the form, which should be vernacular, and the treatment of the well house.

Tom Hospel, property owner, 9995 Allen Drive, Dublin, OH requested clarification of the permitted size with the 20% waiver.

Mr. Cotter responded that the permitted square footage of 1,800 SF could be increased with the waiver to a total of 2,160 SF.

Mr. Alexander stated that the primary structure is 1,090 square feet, so they would be able to add 1,070 SF. The second floor is not factored into the building footprint/coverage.

Mr. Cotter inquired if the maximum building footprint refers to the building ground coverage or to the SF of living area.

Ms. Holt responded that it is the area of the building touching/covering the ground.

Mr. Alexander stated that the Board wants to preserve the well house. Perhaps if it were preserved on another site, the applicant would gain an additional 190 SF. He would urge them to look at creative solutions. It is possible to revise the current concept to meet the required square footage and still have the two bedrooms. The square footage is based on a percentage of the lot size.

Mr. Hospel stated that the building SF limitation was not brought up during the January 2021 Informal Review discussion or in pre-planning meetings. The change associated with that is significant, and he wants to avoid presenting a plan to the Board in the future that does not meet expectations.

Mr. Alexander responded that he believes the previous Informal Review discussion focused primarily on architecture, not building area. He cannot speak to what was addressed in planning meetings, but the issue relates to a Code requirement, and the Board must review projects in view of the Code.

Mr. Schoch stated that according to his calculations, they are approximately 280 square feet away from the permitted square footage, so they will give that some thought. He requested clarification of the suggestion to move the well house offsite.

Mr. Alexander responded that in the past, a log cabin on a Dublin property was disassembled and rebuilt on the Dublin Art Council property. Keeping it in its preferred location would not contribute to the applicant's liveable space; however, if it could be donated and preserved, the applicant would gain 190 square feet. Along with that, they would still need to revise the design to reduce the building coverage.

Mr. Schoch stated that they would follow up with staff and identify what party to contact regarding the opportunity to donate the well house, should they wish to pursue that suggestion.

Ms. Damaser noted that two ARB members are absent tonight, so the applicant is receiving the input of only three members.

Mr. Schoch thanked the Board for their input and information.



BOARD DISCUSSION

Architectural Review Board

Wednesday, January 27, 2021 | 6:30 pm

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

**4. 87 S. High Street
20-218ARB-INF**

Informal Review

Proposal: Informal review and feedback to demolish a detached structure, modify an existing building, and construct a two-story, 2,000 square-foot addition on a 0.11-acre site zoned Bridge Street District, Historic South.

Location: west of S. High Street, ±75 feet north of the intersection with Pinneyhill Lane

Request: Informal review with non-binding feedback under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Shannon Hospel

Representative: John Staudt - RA, NCARB

Planning Contact: Chase J. Ridge, AICP Candidate, Planner I

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

Case Information: www.dublinohiousa.gov/arb/20-218

RESULT: The Board provided informal review and feedback on the proposal to demolish a detached shed, renovate a historic building, and construct a two-story, 2,000-square-foot addition. The Board appreciated the applicant’s proposal to retain the historic character of the east, north, and south elevations of the existing building. However, the Board expressed concerns with the proposed modifications to the rear of the historic structure. The Board was not supportive of demolishing the existing shed on the property, and encouraged the applicant to incorporate the shed into the design. The Board generally agreed that the rear addition to the property was too massive. Some members expressed that they could be supportive of an addition to be built at the rear of the property, addressing the alley. Some members also expressed that they could be supportive of a more contemporary addition, but expressed that the connection to the existing structure should be more sensitive to the established character of the site. The Board expressed that the addition should be subordinate to the existing structure. Some members expressed that they would prefer to see a detached addition to the site.

MEMBERS PRESENT:

Gary Alexander	Yes
Kathleen Bryan	Absent
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

STAFF CERTIFICATION

Chase J. Ridge
Chase J. Ridge, AICP Candidate, Planner I



~~Mr. Alexander stated that if additional lot coverage is needed to provide access for an adjacent lot, that is clearly a mitigating factor. They should not be penalized for service they are providing an adjacent lot. The Board is supportive of the proposed project, but would like details concerning the parking.~~

4. 87 S. High Street, 20-218INF, Informal Review

A request for informal review and feedback to demolish a detached structure, modify an existing building, and construct a two-story, 2,000 square-foot addition on a 0.11-acre site zoned Bridge Street District, Historic South. The site is located west of S. High Street, ±75 feet north of the intersection with Pinneyhill Lane.

Staff Presentation

Mr. Ridge stated that this is a request for informal review and feedback to demolish a detached structure, modify an existing building, and construct a two-story, 2,000-square-foot addition on a 0.11-acre site located northwest of the intersection of S. High Street and Pinneyhill Lane, and zoned BSD-HS: Bridge Street District – Historic South District. Today, the site contains an existing structure and detached shed on the eastern third of the site. A joined parking lot, which accesses the sites immediately to the north and south, encompasses the middle third of the site. The western third of the site contains a small grass lawn and landscaping. The 0.11-acre site has 30 feet of frontage along S. High Street and on Mill Lane. [Photographs of adjacent buildings shown for site context.] Presently, the site contains a rectilinear one-and-one-half-story Greek revival building constructed Ca. 1840. The structure has a simple front gable roof with a standing seam metal material. The structure is supported by a stone foundation. In 2017, the City of Dublin City Council adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the existing structure on this site was found to be listed on the Ohio Historical Inventory (OHI), and determined to be recommended contributing. The existing structure is listed in good condition, and received positive integrity notes for location, setting, design, materials, workmanship, feeling and association.

Proposal

The proposal is for a large, multi-part addition to an existing, approximately 936-square-foot, 1.5-story historic building. The addition consists of three parts: 1) a 327-square-foot addition to the rear of the existing historic structure; 2) a 143-square-foot connector providing access between the east and west additions; and, 3) an approximately 2,000-square-foot, two-story addition at the rear of the property. The existing structure is approximately 26 feet wide. The applicant is proposing that the addition be 24 feet in width to create a visual break in the historic portion of the home and the addition, as well as to give the perception that the addition is subordinate to the historic structure. The height of the existing historic structure is approximately 20 feet from established grade to the peak of the roof. Both the addition to the historic structure and the connector are shorter than the historic building, although by how much is unclear. The proposed height of the two-story rear addition is approximately 22 feet, 8 inches, measured in the same manner. Per Code, these heights are measured incorrectly and should be corrected should this return to the ARB. A maximum of 65% impervious lot coverage is permitted, with an additional 10-percent permitted for semi-pervious coverage. The applicant has provided initial estimates for lot coverage and appears to meet the requirements; however, further analysis will be required to determine whether a waiver will be required with a future formal application. [Described the details of each façade.]

The following questions are provided for the Board's discussion:

- 1) Does the Board support demolition of the detached shed, and demolition of an addition to the historic structure?
- 2) Does the Board support the proposed height, scale and massing of the addition?
- 3) Is the Board supportive of a potential Waiver to lot coverage requirements?
- 4) Does the Board support the conceptual architecture, exterior materials and material transitions?

Applicant Presentation

John Staudt, Staudt Design & Architecture Group, 1489 Ardwick Road, Upper Arlington, OH, stated that a survey is being completed and they will be able to provide more accurate measurements regarding distance from the building to ensure access for the adjacent tenant. The objective of this project was to maximize the smaller lot with a live-work dwelling, taking advantage of the walkable amenities of downtown Dublin. They are pressing the limits of the lot coverage with the intent of creating the most high-end live-work dwelling possible on this narrow site.

Board Questions/Discussion

Mr. Alexander stated that floorplans for the interior of the existing building depict a clean slate. How will that building be used?

Mr. Staudt responded that there is currently an office and restroom in the front section. A small office will remain in the front section, and the kitchen-dining area will be expanded toward the back of the space. He has no additional details at this point.

Mr. Alexander inquired if the division is down the center.

Mr. Staudt responded affirmatively.

Mr. Alexander requested the Board members to respond to the following discussion questions

- 1) Does the Board support demolition of the detached shed, and demolition of an addition to the historic structure?*

Mr. Cotter inquired the reason for the demolition. Is the shed in poor shape, or is the reason that it is in the way of the proposed project?

Mr. Staudt responded that it is located in the way of the proposed project. A functional kitchen for today's family will not fit in the current building, so the structure must be expanded. They found no record of the shed being significant in any manner, so have proposed demolition.

Ms. Kramb stated that unless they can meet the criteria for demolition, she disagrees with demolition of the shed or the addition. Both are historic components of the existing building, which is an extremely historic building in this District. Most of the existing buildings have no architectural style or details and are very limited. However, this building has those attributes; it is a unique gem.

Mr. Kownacki stated that reasons provided for the demolition do not align with the criteria for permitting it in the Historic District. In the photo, the shed to the right appears to be original to the building – perhaps the original kitchen. There are few structures of that age in the District.

Mr. Alexander stated that the small shed to the right has drop siding, a stone foundation, and concrete poured over that foundation. There is age associated with that small structure. The Board has approved the demolition of some detached, rear structures, but typically, they have been block garages constructed in the 1940s or 1950s, without the integrity of this structure. He would prefer that they incorporate the structure into their design; perhaps it could be made a pantry for the kitchen, or the courtyard could be configured in a way to utilize the structure as an object of the courtyard. He would not like to see that structure demolished.

Mr. Kownacki stated that the shed roof addition and the small shed to the right are probably at least 100 years old. They are part of the history of the existing building.

- 2) Does the Board support the proposed height, scale and massing of the addition?*

Mr. Cotter stated that the proposed height, scale and massing exceed what is appropriate for this site. It will place a large barrier in that particular area.

Mr. Alexander stated that he likes the concept. It makes sense in a historic setting in which the historic structure is separated from a new construction, and the two structures are joined with a common exterior space. He

appreciates that they took advantage of the grade change to achieve the needed height without having a ridge height taller than the existing building. It was a thoughtful use of site features to avoid overwhelming the existing building. It is logical to build on the alleys. It is a logical infill approach, although it is larger than the other structures on the alley. However, they are limited by the square footage of the existing building, and if it is more difficult to add on to the existing building, there may be no other choice than to have something slightly larger at the rear. Changing the material helps to reduce the mass of the one elevation, but perhaps it needs to be completely transparent, a glass link. He is supportive the concept if it could be more sensitive to the back of the original building.

Ms. Krumb stated that the Guidelines state that any addition must be subordinate to the main building. Everything they are proposing is an addition – it is all attached to the primary building. Everything they want to build is over twice the size of the main building. It is not an appropriate addition; nor, does she agree with the proposed demolition. However, a second structure could be placed at the rear of the lot, next to the alley, and separate from the building at the front. She would be supportive of a detached structure on this lot, but she does not support an addition that is twice the size of the original building.

Mr. Kownacki stated that he agrees with Mr. Alexander's comment. In regard to Ms. Krumb's comments about the need for an addition to be a subordinate structure, it would be helpful to limit its height so that the rear addition cannot be seen from High Street.

Mr. Cotter stated that he also likes the suggestion of using different materials or reduced height for the connector to restrain the mass.

Mr. Alexander stated that in the past the Board has discussed the premise that subordinate does not always mean smaller. He could envision the possibility for a rear addition with a larger footprint than the original, if it were more subordinate than what is proposed. What do fellow Board members believe?

Ms. Krumb responded that the applicant proposes to enlarge the existing building, then make a physical connection to a second building. As presented, she seems no opportunity for that to succeed, because the main building is so small. Perhaps, if the connection is transparent, it could work. The simplest solution would be to clearly detach the second structure.

Mr. Alexander stated that perhaps if it were possible to shift more of the mass to the new structure at the rear, it could break up the mass sufficiently.

Ms. Krumb responded that her concern is not the size of the rear addition; it is the connection, which presently has a solid wall. Perhaps if it were in essence an open courtyard, and was subordinate to the small original building, it could work.

Mr. Staudt stated that from S. High Street, there would be no visibility of the addition or a new structure. They could only be seen from the back alley or the parking lot.

Ms. Krumb responded that this a very busy alley, so the back and sides of this building will be viewed. With this proposal, they would completely lose the rear of the original building; it will no longer be visible.

Mr. Kownacki inquired the definition of subordinate; does it mean size.

Mr. Staudt responded that to the contrary; there is language that clarifies that it isn't necessarily size. It could be subordinate due to other factors.

Mr. Kownacki stated that "subordinate" can be open to interpretation.

Ms. Krumb stated that subordinate also means secondary. When you look at the building, you need to recognize that the older building is the main building, and that is what we want to preserve.

Mr. Alexander stated that it is common with architectural review boards to not consider subordinate as size necessarily.

Ms. Martin stated that the proposed Code revision includes definitions, and the proposed definition for subordinate, which states: "A building or structure that is secondary or incidental to the primary structure building or use on a lot." The definitions in the Code apply to every zoning district within the City of Dublin, even outside the Architectural Review District. The important word is "incidental" and "secondary" to the primary structure building or use.

Mr. Alexander noted that the small office building built behind the primary structure on a lot to the south of this property was considered subordinate to the existing structure. That office building had a larger footprint than the primary structure, but it also had different details.

Ms. Kramb stated that if this rear structure was detached and sited at the rear of the lot, she would not object to that concept. Being connected as an addition, is the issue.

Shannon Hospel, 87 S. High Street, Dublin, OH inquired if the Board would be supportive of a glass connector between the two buildings.

Ms. Kramb responded that it would depend on its overall size and how the back of the existing building was addressed. Although it may be possible, she remains skeptical.

Mr. Cotter stated that visually, glass walls would be more subdued than solid walls.

3) Does the Board support the conceptual architecture, exterior materials and material transitions?

Other than the concerns raised regarding the connector and need for an addition to be subordinate of the primary structure, Board members had no significant objections to the architecture and materials.

Mr. Alexander stated that, due to Code requirements, typically, the Board does not approve door replacements on an original building; therefore, the proposal to change the front door to a full glass door would be an issue. He noted that reverting the block glass window to what was original would be beneficial, and he would advise against modifying window openings on the sides of the existing structure, regardless of functional changes occurring inside. There are ways to accommodate functions where a window is not wanted, yet is retained externally. The scale of new materials touching existing structure also could be problematic. However, he likes the material palette that was selected.

Mr. Alexander indicated that the applicant could return to the Board as many times as they would like for Conceptual Reviews. He inquired if the applicant needed further direction at this time.

Mr. Staudt inquired about the remaining question concerning a waiver.

4) Is the Board supportive of a potential Waiver to lot coverage requirements?

Board members stated that typically, they are not supportive of granting waivers for lot coverage, except in unique circumstances, where doing so improves the efficiency of the lot. In this case, it would be difficult to make that case; therefore, a waiver is unlikely.

Ms. Hospel stated that their request to remove the shed was not based solely on opportunity. The shed is completely dilapidated, and it would need to be taken down and rebuilt to be used. There also is an electrical conduit between the buildings that does not meet Code.

Ms. Kramb stated that Planning staff could provide the applicants with information related to the demolition criteria and process. Generally speaking, they would need a structural analysis and an engineering report to assess the condition of the structure. The financial component is considered, as well.

Mr. Ridge indicated that he would provide the demolition criteria and information to the applicant.

COMMUNICATIONS

- ~~• The Code Revision and accompanying Area Rezoning are scheduled for Council consideration at their two February meetings.~~
- ~~• Staff is completing the final draft of the Historic Dublin Design Guidelines, which is anticipated to be ready for Council's consideration at the same time as the effective date of the approved Code revision.~~
- ~~• The 2020 ARB Annual Report will be provided for review/approval in first quarter 2021.~~
- ~~• The next regular meeting of the ARB is scheduled for February 24, 2021.~~



CITY OF DUBLIN, OH

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

FEBRUARY 24, 2010

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

**3. Physiofitness
10-007ARB**

**87 South High Street
Architectural and Site Modifications**

Proposal: Architectural and site modifications including relocating the air conditioning unit, repainting the building, adding gutters and downspouts and replacing building materials for a new business located on the west side of South High Street, approximately 80 feet north of the intersection with Pinney Hill Lane in the Historic District.

Request: Review and approval of architectural and site modifications under the provisions of Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Tom & Shannon Hospel, Hospel Holdings, LLC.

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: William Souders made a motion, seconded by Denise Franz King, to approve this Architectural Review Board application because this proposal meets the *Historic Dublin Design Guidelines* and the requirements of the Zoning Code, with two conditions:

- 1) The painted brick siding on the rear of the structure be changed to painted wood siding to match the existing siding on the structure; and
- 2) Screening for the air conditioning unit be changed to complement the existing structure to meet Zoning Code for opacity screening requirements and applicable Building and Fire Code requirements.

* Shannon Hospel agreed to the above conditions.

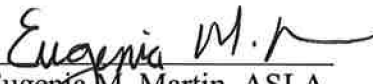
VOTE: 5 – 0.

RESULT: This Architectural Review Board application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


 Eugenia M. Martin, ASLA
 Landscape Architect

Ms. Gentile, representing Dr. Carol L. Clinton agreed to the above conditions.

The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Schisler, yes; Mr. Karrer, yes; and Ms. King, yes. (Approved 5 – 0.)

**3. Physiofitness
10-007ARB**

**87 South High Street
Architectural and Site Modifications**

Eugenia Martin presented this application requesting review and approval of architectural and site modifications that include relocation of the air conditioning unit, repainting the building, the addition of gutters and downspouts, and replacement of building materials. She said the applicant has replaced eight of the original single-pane, double-hung wood frame windows located on the north, south, and the front of the building with two-wide, one-high simulated divided light, double-hung wood frame windows. She said the original four-wide; five-high simulated divided window on the front of the building was replaced with a similar designed wood frame window. She said the body of the building is currently painted white with burgundy trim, and the applicant proposes to paint the body of the building Intellectual Gray (SW 7045) and the trim, Tricorn Black (SW 6258). She said the proposed paint colors are included on the Historic Palette and identified as colors used in the time period of the building. Ms. Martin said the applicant has installed half-round gutters and full round downspouts on the north, south, and rear elevations of the building, similar to those used throughout the District.

Ms. Martin said the original southernmost front door was a half-light door with single-pane glass on the upper half and a raised wood panel on the lower half, and the northernmost front door was a half-light door with a three-wide, three high, simulated divided light upper half and a recessed wood panel that is a different style than the southern door. She said the doors have been replaced with identical half-light doors with single-pane glass on the upper half and a recessed wood panel on the lower half. Ms. Martin said the applicant has replaced the rusted, original rear metal door on the rear building addition in order to meet current Building Code egress requirements. She said the new 36-inch wide wood door includes a single pane glass on the top half and a recessed wood panel on the lower half, similar to the front doors.

Ms. Martin said that the existing T-111 building material covering the rear addition was not meant to be used as a permanent siding and the applicant has been experiencing rot in addition to other damage to the building material. She said the applicant proposes to remove the T-111 siding and install brick veneer which will be painted the same color as the body of the building, Intellectual Gray.

Ms. Martin explained the *Historic Dublin Design Guidelines* recognizes brick or masonry used within the District, but does not recommend it be painted. She said Planning recommends a cementitious beveled siding be used, similar to the existing siding on the structure, painted the same proposed color for the body of the building, so there would be continuity in design.

Ms. Martin said the Landscape Code, states all service structures, including air conditioning units, should be screened by material having one hundred percent opacity and one foot more than the height of service structure. She said the screening material could be plant material, wall, fence, or a combination of any of them. She said, the applicant originally proposed plant material to screen the unit but the area lacked adequate space for growth of the plants. Ms.

Martin said the applicant is now proposing a lattice-style fence to screen the unit, however the design and open nature of the lattice will not meet the one hundred percent opacity requirement of the Code. She said Planning recommends the panels be altered to have more of a louvered style, similar to the shutters on the front of the building which will provide architectural continuity as well as meet the Code regarding opacity.

Ms. Martin said based upon the *Historic Dublin Design Guidelines* for additions and site modifications as well as architectural modifications, Planning has determined that the changes fit with the structure as well as the District, and recommends approval of this application with two conditions:

- 1) The painted brick siding on the rear of the structure be changed to a painted cementitious beveled siding to match the existing siding on the structure; and
- 2) Screening for the air conditioning unit be changed to have a similar design to the shutters on the front façade of the structure to meet required opacity screening requirements.

Mr. Souders asked if the brick will have a foundation or will it be a veneer which is thinset to the building. Shannon Hospel, co-owner and applicant, said it would be a brick veneer which is thinset to the building, but she agreed to use the cementitious product instead.

Mr. Souders pointed out the air condition unit condensers need air to circulate and he was concerned the screening might be too close. Ms. Martin explained when the applicant submits for a Certificate of Zoning Plan Approval, the screening could be inspected to ensure there is adequate distance to permit air movement.

Mr. Schisler asked if wood siding that matched the siding on the addition could be used instead of cementitious siding. Ms. Hospel said she preferred the siding look like the rest of the house and was fine with either wood or cementitious siding as long as it blended.

Mr. Souders noted the original trim over the doors was painted white and asked what parts of the building would be painted black. Ms. Hospel said everything that was red or burgundy will be painted black. She said the existing white dentil molding would be painted Intellectual Gray to match the house.

Mr. Currie confirmed the outbuilding would be painted to match the house. He asked why Planning had recommended cementitious siding. Ms. Martin said the applicant expressed a concern about water damage and durability.

Mr. Currie said the outbuilding was wood and it made sense to him to match the siding on the outbuilding or continuing the beveled type of siding. He said the porch has an old-type of wooden horizontal siding, but he was not sure it was on the front. He pointed out that above the front porch was very old plank siding that was probably walnut. He recommended choosing either one of the wood siding styles for the addition. Ms. Hospel agreed.

Carl Karrer asked if the gutters had been installed. Ms. Hospel said part of them had already been installed. She said the standing seam roof would be repaired, but not replaced.

Ms. Martin confirmed amended Condition 1, The painted brick siding on the rear of the structure be changed to painted wood siding to match the existing siding on the structure.

Ms. Martin asked if Condition 2 should be altered. Mr. Souders said it would be better if Ms. Martin, the applicant, and a mechanical contractor worked out a solution for the screening. He said the mechanics of the air conditioning unit had to work and he did not want it to just meet Code.

Mr. Currie asked about screening and the necessary egress from the building required by the Fire Code. Ms. Martin said the screening of the air conditioning unit must meet the Fire, Building and Zoning Code in a manner that will not hinder the mechanical capabilities of the unit.

Motion and Vote

William Souders made a motion, seconded by Denise Franz King, to approve this Architectural Review Board application because this proposal meets the *Historic Dublin Design Guidelines* and the requirements of the Zoning Code, with two conditions:

- 1) The painted brick siding on the rear of the structure be changed to painted wood siding to match the existing siding on the structure; and
- 2) Screening for the air conditioning unit be changed to complement the existing structure to meet Zoning Code for opacity screening requirements and applicable Building and Fire Code requirements.

Ms. Hospel agreed to the above conditions.

The vote was as follows: Mr. Currie, yes; Mr. Schisler, yes; Mr. Karrer, yes; Ms. King, yes; and Mr. Souders, yes. (Approved 5 – 0.)

4. Architectural Review Board Rules and Regulations Administrative Request **04-078ADM**

Jennifer Rauch explained two minor items relating to Ex Parte contact and the amount of time given for public comment were changed by City Council for the Rules and Regulations governing the Architectural Review Board, Board of Zoning Appeals, and the Planning and Zoning Commission. She said the rest remain unchanged from the last time the Board reviewed them.

Motion and Vote

Denise King made a motion, seconded by Robert Schisler, to accept the updated Architectural Review Board Rules and Regulations as approved by City Council on January 11, 2010.

The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Karrer, yes; Mr. Schisler, yes; and Ms. King, yes. (Approved 5 – 0.)

Mr. Souders adjourned the meeting at 7:56 p.m.

| As approved by the Architectural Review Board.



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

JULY 27, 2005

CITY OF DUBLIN..

**Land Use and
Long Range Planning**
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

- 1. Architectural Review Board – 05-112ARB – 87 South High Street – Demolition/New Build**
Location: 0.11-acre lot located on the west side of South High Street, 65 feet north of Pinney Hill.
Existing Zoning: CB, Central Business District.
Request: Demolition of rear accessory structure to be replaced by a single-tenant office building.
Proposed Use: 454-square-foot single-tenant office building.
Applicant: Platinum Management, 127 South High St, Dublin, Ohio 43017; represented by David Goldthwaite, 304 Old Spring Court, Dublin, Ohio 43017.
Staff Contact: Lisa Rivera, Planner.
Contact Information: (614) 410-4654/Email: lriviera@dublin.oh.us.

MOTION: Allan Staub made a motion, seconded by Thomas Holton, to approve this application for demolition of the existing structure and construction of a new structure as presented, with the following nine conditions:

Conditions:

- 1) That the applicant immediately secure the structure to prohibit unauthorized access;
- 2) That the applicant submit an application to rezone the property to HB, Historic Business District;
- 3) That a demolition permit be obtained prior to demolition and that any resulting debris be removed to conform with Code provisions for property maintenance;
- 4) That the demolition permit for the rear structure not be issued until the applicant has applied to the Board of Zoning Appeals for the applicable variance requests or brought the proposal into Code compliance;
- 5) That a building permit be obtained prior to construction of the proposed improvements;
- 6) That the site be brought into compliance with the Landscape Code by replacing a dogwood shrub with an ornamental tree of the appropriate caliper, and that additional landscaping on the south elevation be subject to staff approval;

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

JULY 27, 2005

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

**1. Architectural Review Board – 05-112ARB – 87 South High Street –
Demolition/New Build (Continued)**

- 7) That the applicant work with the Engineering Division to ensure City stormwater quality standards are met;
- 8) That the applicant utilize wood windows; and
- 9) That the applicant use a half-round gutter and round downspout.

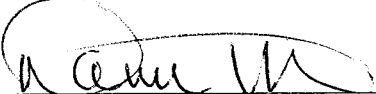
VOTE: 3 - 0

RESULT: This application was approved.

RECORDED VOTES:

Allan Staub	Yes
Thomas Holton	Yes
Kevin Bales	Yes
Clayton Bryan	ABSENT
Richard Taylor	ABSENT

STAFF CERTIFICATION



Danielle M. Devlin, AICP
Senior Planner



CITY OF DUBLIN..

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

JULY 27, 2005

Administrative Business

Chair Allan Staub called the meeting to order at 7:00 p.m.

Senior Planner Danielle Devlin called the Roll. Board Members present were Allan Staub, Thomas Holton and Kevin Bales. Members Richard Taylor and Clayton Bryan were absent with prior notice. Staff planners Danielle Devlin and Lisa Rivera and interns Jud Rex, Brian Doyle and Matt Huffman were also present.

Danielle Devlin presented staff announcements:

- 1) Board and Commission Minutes – City Council has asked that all Boards and Commissions keep written minutes of their proceedings. Accordingly, the next ARB packet will include minutes for considering and approving at the next meeting.
- 2) Historic Dublin Community Plan Update Meetings – Follow up meetings will be held on August 16th and 17th at the 1919 Building. The first meetings held on the 13th and 14th of July were fairly well attended. The 1919 Building may be a great place to hold ARB meetings, especially to accommodate an audience. Staff will report back.

Chair Allan Staub asked those in attendance who intended to speak concerning the cases on the agenda to stand and swear to tell the truth.

Member Kevin Bales made a motion, seconded by Thomas Holton, to accept the documents into the record. All voted in favor (3-0).

Chair Staub introduced tonight's case:

Case #05-112ARB – 87 South High Street – Demolition/New Build

Lisa Rivera, Planner, presented Case #05-112ARB – 87 South High Street by highlighting the staff report and showing slides of the property and the submitted plans. Lisa stated that staff recommends approval of the demolition of the existing accessory structure and construction of a new structure for office uses, based on the seven conditions listed in the staff report.

Lisa Rivera stated that Member Clayton Bryan had submitted written comments concerning this case. As with all material submitted by the public prior to meetings,

Architectural Review Board
Draft Meeting Minutes – July 27, 2005

copies were made and distributed to the Board, staff and applicant. It is the option of the Board to discuss material received in this manner.

Mr. Bales asked if the structure will be a residence, and if there was a restroom with ADA accessibility.

David Goldthwaite, representative of the applicant, responded that there will not be a stoop or that a stoop would be at grade for accessibility. A restroom will be included in the plans for the building permit. He then said he would likely be bringing in the adjacent deteriorated structure as well and would prefer to use the shake shingles on this building instead of the board and batten siding recommended by staff. He said he would use a wood window and paint it rather than a clad frame. Mr. Goldthwaite discussed shingle types and stated that he felt shake would call too much attention to the roof. He prefers to keep the 'weathered wood' dimensional shingle as shown on the plan. The Board discussed the use of a half-round gutter treatment. Mr. Goldthwaite agreed this treatment would be appropriate.

The Board discussed board and batten siding as preferable for this structure. They asked that the applicant utilize all-wood windows. The applicant agreed.

The Board discussed the fire and building code requirements for a potential window on the south side of the structure. It was determined that code would not allow such a window without additional construction measures.

Chair Staub asked Mr. Goldthwaite to discuss what is happening with the siding project on the rear of the main structure as approved at the last meeting. Mr. Goldthwaite said that the project is not complete and he will ensure that it is completed as approved by the Board.

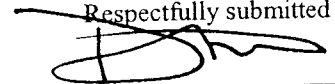
Chair Staub made a motion to approve the application subject to the conditions listed in the staff report with the addition of Condition 8: That the applicant utilize wood windows; and

Condition 9: That the applicant use a half-round gutter and round downspout; and the modification of Condition 6: That the site be brought into compliance with the Landscape Code by replacing a dogwood shrub with an ornamental tree of the appropriate caliper, and that additional landscaping on the south elevation be subject to staff approval. Mr. Holton seconded the motion. All members voted in favor (3-0).

Mr. Holton discussed concerns with "deterioration by neglect" and subsequent demolition of accessory structures in the Historic District. He suggested that perhaps the Board can work with Code Enforcement to address these properties before they get to such a deteriorated state.

Meeting adjourned at 8:15 p.m.

Respectfully submitted by



Danielle M. Devlin