

OHIO HISTORIC INVENTORY


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OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
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OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2554-1		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) Charles Sells/Dr. Eli Pinney Residence			
Roll No. 2		Picture No.(s) 4					
6.Specific Address or Location 109 S. Riverview				16. Thematic Association(s) commercial/19th c. arch.		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1827/1842		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design Greek Revival		30. Foundation Material brick	
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		31. Wall Construction brick	
				19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal	
				19a. Design Sources		33. No. of Bays Front 5 Side 2	
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319980 4440480 Zone Easting Northing				20. Contractor or Builder		34. Exterior Wall Material(s) 5 course bond	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				21. Building Type or Plan		35. Plan Shape <u>L</u>	
11. On National Register? Yes				22. Original Use, if apparent residence		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain In #42)	
12. N.R. Potential?				23. Present Use residence		37. Window Types <input checked="" type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> Other	
13. Part of Estab. Hist. Dist? Yes				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions	
14. District Potential?				25. Owner's Name & Address, if known		39. Endangered? No By What?	
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				26. Property Acreage		40. Chimney Placement 2 end/interior	
16. Other Surveys in Which Included National Register 4/79				27. Other Surveys in Which Included		41. Distance from and Frontage on Road	
42. Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Originally built as a single story (or possibly 1-1/2 story) house. The second story and kitchen wing were added in 1842 when the Greek Revival boxed cornice was added. The building has 6/6 windows with flat jackarches and two end/interior chimneys.							
43. History and Significance (Continue on reverse if necessary) This is an early Dublin building. Its original owner was Charles Sells, son of Dublin's founder. It was enlarged by Dr. Eli Pinney, Dublin's second doctor (1842-1890s). Pinney reportedly operated a station on the Underground Railroad.							
44. Description of Environment and Outbuildings (See #52) Located on a landscaped residential lot on S. Riverview. A garage is located at the rear of the lot along an alley.							
45. Sources of Information OHI 10/76; History of Franklin and Pickaway Counties (Dr. Pinney biography, p.371); Franklin County atlases							
46. Prepared by Hahm/Recchie						47. Organization BDR&C	
48. Date Recorded in Field 10/76						49. Revised by N.Recchie	
50. Date Revised 3/03						50b. Reviewed by	



PHOTO

FRA -
2554-1

FRANKLIN

SELLS / PINNEY RES.

109 S. RIVERVIEW

Parcel 273-000060 **Address** 109 S Riverview St **OHI** FRA-2554-1

Year Built: 1827	Map No: 128	Photo No: 2172-2176 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Federal	Foundation: Brick	Wall Type: Brick
Roof Type: Side gable/standing seam metal	Exterior Wall: Brick	Symmetry: Yes
Stories: 2	Front Bays: 5	Side Bays: 2
Porch: Concrete stoop	Chimney: 2, Interior, 1 near north elevation, 1 on rear addition	Windows: 6-over-6 Replacements

Description: The two-story Federal-style house has a rectilinear core, which has been expanded by a large addition to the rear elevation. The original house is of brick masonry construction with a side-gable roof, sheathed in standing seam metal. The façade is five fenestration bays. The front door is centered on the façade and topped by a multi-light transom. Windows are six-over-six replacement sashes. The rear addition includes a one-story component that connects to a one-and-one-half-story structure. It is clad in clapboard siding.

Setting: The property is located on the southwest corner of S Riverview St and Pinney Hill Ln in the village core of Dublin. A dry-laid stone wall extends along the east side of the property, and features modern mortared posts flanking a path.

Condition: Good

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

Integrity Notes: The house has good integrity; setting is diminished by the expansive rear addition.

Historical Significance: The building is within the boundaries of the City of Dublin’s local Historic Dublin district and is included in the Washington Township MRA. The property is recommended to remain a part of the Washington Township MRA, and is also recommended contributing to the local district and the recommended Dublin High Street Historic District, boundary increase.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Washington Township MRA/ Recommended Dublin High Street Historic District, boundary increase	Property Name: Charles Sells/Dr. Eli Pinney House



109 S Riverview St, looking west



109 S Riverview St, looking northwest



BOARD ORDER

Architectural Review Board

Wednesday, June 26, 2019 | 6:30 pm

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

1. The Schmitt Residence **109 S. Riverview Street**
19-040ARB-MPR **Minor Project Review**

Proposal: Modifications to a proposed chimney for an existing home on a site zoned Bridge Street District Historic Residential.

Location: Southwest of the intersection of South Riverview Street and Pinneyhill Lane.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066, 153.170-153.180, and the *Historic Dublin Design Guidelines*.

Applicant: Nathan Sampson, Behal Sampson Dietz Architecture & Construction representing the property owners Gregory and Carey Schmitt

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-040

MOTION: Mr. Keeler moved, Ms. Bryan seconded, to approve this Minor Project Review to permit updated brick chimney details associated with a previously approved master suite addition.

VOTE: 5 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Yes
Robert Bailey	Yes

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner II





MEETING MINUTES

Architectural Review Board

Wednesday, June 26, 2019

CALL TO ORDER

Ms. Stenberg called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Ms. Stenberg led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Ms. Stenberg, Mr. Keeler, Ms. Bryan and Mr. Bailey.

Staff present: Ms. Rauch, Ms. Martin, Mr. Hoppel and Mr. Hansen.

ACCEPTANCE OF DOCUMENTS

Mr. Keeler moved, Ms. Bryan seconded, to accept the documents into the record.

Vote on the motion: Mr. Alexander, yes; Mr. Keeler, yes; Ms. Bryan, yes; Mr. Bailey, yes; Ms. Stenberg, yes.

(Approved 5 – 0)

APPROVAL OF MINUTES

Mr. Keeler moved, Mr. Bailey seconded, to approve the May 22, 2019 meeting minutes.

Vote on the motion: Mr. Alexander, yes; Mr. Bailey, yes; Mr. Keeler, yes; Ms. Stenberg, yes; Ms. Bryan, yes.

(Approved 5 – 0)

The Chair briefly explained the rules and procedures of the Architectural Review Board and swore in any staff or member of the public who planned to address the Board during the meeting.

CASES:

1. **The Schmitt Residence, 109 S. Riverview Street, 19-040ARB-MPR, Minor Project Review**

Ms. Stenberg stated that this application is a proposal for modifications to a previously approved application for a proposed chimney design for an existing home on a site zoned Bridge Street District Historic Residential.

Case Presentation

Ms. Martin stated that this a request for a minor project review of a previously approved project. In 2018, the ARB reviewed and approved an approximately 720-square-foot building addition, the enclosure of an existing covered porch, modifications to existing building materials and paint

selections, and associated site improvements including a designated area for a (future) open and uncovered patio. At the time, there were concerns with the mass and scale of the proposed brick chimney associated with the master suite addition. The ARB approved the application with the condition that the chimney detail associated with the master suite addition be revised to decrease the mass and scale. The applicant is proposing to reduce the chimney width from 2 feet-8 inches to 1-foot-9 inches. The appearance of the chimney from S. Riverview Street will be similar to the chimneys on the historic home. The applicant decreased the overall presence of the chimney while still using full depth brick by installing a full masonry firebox with ceramic flue. With the proposed firebox and flue, wood framing is not required; therefore, the overall size of the chimney has been substantially reduced. After reviewing the minor project review criteria as well as the Architectural Review Board standards, staff recommends approval with no conditions.

Applicant Comments

Nathan Sampson, Behal Sampson Dietz Architecture & Construction, 990 W. Third Avenue, Columbus, OH 43212 stated that after the December 2018 meeting, they reviewed their options for addressing the Board's concerns and reducing the size of the chimney. They were able to switch out the interior firebox, which was a prefabricated firebox to a full masonry firebox and chimney, which allowed them to take out the framing and use a slightly narrower flue, reducing the need for airspace, which was driving the chimney's width. With this new masonry chimney and flue size, they are able to minimize the overall construction as much as possible to plus/minus the same dimensions as the old chimneys on the house.

There was no Board discussion.

Mr. Keeler moved, Ms. Bryan seconded to approve the Minor Project Review with no conditions.
Vote: Mr. Alexander, yes; Mr. Keeler, yes; Ms. Bryan, yes; Mr. Bailey, yes; Ms. Stenberg, yes.
(Approved 5 – 0)

~~2. Galbreath Real Estate, 75 S. High Street, 19-046ARB-MPR, Minor Project Review~~

~~Ms. Stenberg stated that this application is a proposal for modifications to a previously approved application for two patios and associated construction details for a site zoned Bridge Street District Historic South.~~

Case Presentation

~~Mr. Martin stated that that this is a request for a Minor Project Review for a previously approved application, which the Board reviewed last month. This site is located at the intersection of South High Street and Eberly Hill. There is an existing commercial building on the site, and the applicant has revised the design of the north and west patios to meet the conditions. The applicant has decided to pursue an on-grade patio solution rather than the previously proposed raised patio. This proposal should alleviate the Board's concerns regarding the freeze-thaw cycle as well as concerns regarding patio interaction with the building. This application will be very similar to other restaurant patios that exist along South High Street. In addition to proposed brick, a handrail will be added, as well. Staff recommends approval with no conditions.~~



BOARD ORDER

Architectural Review Board

Wednesday, December 19, 2018 | 6:30 pm

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

**2. BSD HR – Schmitt Residence
18-074ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

Proposal: A 720-square-foot building addition, covered porch, and associated site improvements for a 0.74-acre parcel zoned Bridge Street District Historic Residential.

Location: Southwest of the intersection of S. Riverview Street and 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, 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Gregory & Carey Schmitt represented by Nathan Sampson, BSD Architects.

Planning Contact: Nichole M. Martin, AICP, Planner I.

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-074

MOTION: Mr. Keeler moved, Mr. Alexander seconded, to approve the Minor Project Review with two conditions:

- 1) That the applicant return to the Board with a revised chimney design prior to issuance of a building permit; and
- 2) That the final details associated with the at-grade patio be approvable by Planning through issuance of a Certificate of Zoning Plan Approval provided the design is deemed appropriate and the general size and location do not change.

VOTE: 4 – 0

RESULT: The Minor Project Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner I



- 1) ~~That the applicant ensures the existing stone wall is protected during construction; and~~
- 2) ~~That the applicant use a simulated divided lite window with a spacer bar for all new and replacement windows.~~

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

**2. BSD HR – Schmitt Residence
18-074ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

The Chair, David Rinaldi, said this application is a proposal for a 720-square-foot building addition, covered porch, and associated site improvements for a 0.74-acre parcel zoned Bridge Street District Historic Residential.

Nichole Martin said this is a request for a review and approval of a Minor Project Review. She said the ART is recommending approval with two conditions:

- 1) That the applicant reduce the size and scale of the chimney on the proposed addition; and
- 2) That the final details associated with the at-grade patio be approvable by Planning through issuance of a Certificate of Zoning Plan Approval provided the design is deemed appropriate, and the general size and location do not change

Ms. Martin provided background information in terms of this site. She said it includes an 1820's historic home and in 1842, a one-story addition was constructed immediately behind. She stated the ARB approved the 1½-story garage addition and alternate exterior paint colors on non-historic portions of the home in 2006. She said at the same time, the BZA approved a Variance to permit a reduced side yard setback along Pinneyhill, necessitated by the location of the existing structures. She said the ARB approved new windows, roof, and gutters for the historic home as general maintenance items in 2017.

Ms. Martin presented an aerial view of the site on the west side of S. Riverview Street at the intersection with Pinneyhill Lane. She presented photographs for site context of four of the surrounding properties. She noted this is a very large lot for the Historic District so there is a bit of separation between this home and the other homes in the area.

Ms. Martin presented the proposed site plan and highlighted the existing home to distinguish between that and the proposed addition as well as noting the original, rectilinear portion of the home that fronts S. Riverview Street. She presented an image of the proposed east elevation that shows both the existing home as well as how the proposed addition would appear with vertical board and batten siding in white, iron ore simulated divided lite windows, a standing seam metal roof, and a chimney that serves as an amenity to the master suite to be added there with a fireplace. She recalled there has been a lot of discussion about the proportionality of this chimney compared to the two chimneys on the historic residence.

Ms. Martin presented an image of the proposed south elevation, which faces the interior property line to the south so there is quite a bit of separation. She noted the location of the proposed master suite addition just mentioned, the porch or covered patio for the master suite, and an enclosed patio – screened in that was previously submitted as unenclosed.

Ms. Martin presented an image of the proposed north elevation that is heavily screened by landscaping; however, the applicant is proposing holistic material changes across this elevation. She said all the existing siding on the previous additions and story and a half garage will be exchanged for the vertical board and batten siding as well as the iron ore windows. She said the garage door will also be updated in iron ore with gooseneck fixtures as well as new iron ore shutters with operable hardware. She noted there is an existing deck on the east entrance with the wood door, which will be exchanged for a timber-tech material and the enclosed patio will also be clad with timber-tech.

Ms. Martin presented images of the paint colors and exterior material samples. She said the proposal reflects a two-tone color palette with a standing seam metal roof in a matte black finish - proposed for all the previous additions. She said this roof matches what the Board approved in 2017 for the historic structure for continuity.

Ms. Martin restated this is a Minor Project Review and it has been reviewed against the Zoning Code, the *Historic Dublin Design Guidelines*, Minor Project Review Criteria, and the Architectural Review Board Standards and found that the application has met all the applicable requirements, and those met with Conditions.

Ms. Martin said the Administrative Review Team has recommended approval to the ARB for a Minor Project Review with two conditions:

- 1) That the applicant reduce the size and scale of the chimney on the proposed addition; and
- 2) That the final details associated with the at-grade patio be approvable by Planning at a future date through issuance of a Certificate of Zoning Plan Approval provided the design is deemed appropriate and the general size and location do not change.

Ms. Martin concluded her presentation by stating she and the applicant were available to answer any questions.

The Chair asked the applicant if they had anything to add to Staff's presentation and they responded they had a couple of small clarifications.

Nathan Sampson, Biehl, Sampson, and Dietz, said the horizontal, lap siding on the detached garage will remain but will be painted to match the new board and batten siding proposed for the single story structure. He explained the chimneys on the historic structure on the previous drawings were drawn inaccurately as they were shown to be narrower when in actuality, they are four inches wider in terms of the brick coursing as viewed from the front. When viewed from the side, he said, the chimney they are proposing is within 2 inches of the width of the historical chimneys. He indicated they are limited by Code requirements for an insert chimney fireplace for the flue, the space around the flue, and they wanted to use a full-course brick to be consistent with the historical materials on the original house. He reported they switched out the firebox model that allowed them to inset the fireplace further up the roof by a few inches and also moved the chimney up the roof five or six inches, which then cut down the overall exposure of the brick above the roofline to reduce the material massing even further.

The Chair asked if there were any questions for the applicant.

Gary Alexander asked how the exposed part of the foundation in the front was being treated. Mr. Sampson answered the exposed foundation in the front is a block foundation and the siding comes down within six inches of the grade level; they intend for extensive planting there. He said there is an option for split-face block that has texture but with the limited exposure they did not pursue that material.

Mr. Rinaldi said they ran into this on a commercial property on High Street where block was not permitted. He asked if that was just because it was commercial. He recalled one of the conditions proposed by Staff was that stone had to be used at the foundation and that turned out to be a fantastic project and thought it was strange they had to force that but he cannot recall the particulars. Ms. Martin said in terms of this application versus 113 S. High Street that Mr. Rinaldi noted, since this is zoned BSD Historic Residential, none of the BSD zoning requirements apply.

Mr. Alexander said the reaction to the chimney partly has to do with the contrast in that part of the composition because that chimney just stands out. He said Staff and the consultant also noted the prominence that is magnified by the contrast. He asked why the applicant is not open to thin cut brick because the siding he is proposing is essentially plastic, it is not a true wooden material. He said if thin cut brick was used he would save approximately six inches or maybe more. He said it is a contemporary material and the applicant is already using a contemporary material. He said if brick were used for the foundation then the chimney would not appear as prominent. He said overall, he really likes the project and the addition really helps the property.

Mr. Sampson said along the single story addition, there is a chimney in the back that is also an existing brick chimney. In this case, he said there is a little bit of brick at that opening but in general, he said they are trying to be consistent. He explained he has a hesitation with thin brick used for the foundation. He said he is trying to be consistent with how the single-story addition was treated before. He indicated the plantings in the front will help separate the addition but will also screen that foundation so his clients would be paying for a material that would not be visible. Mr. Alexander agreed - it depends on how it is landscaped. He said his clients are adverse to the thin brick as it is not as robust of a system for the chimney as full course brick would be. Mr. Alexander said that was fine.

The Chair called for public comment for this application.

Tom Holton, 5957 Roundstone Place, said this building is the last of the brick historic houses. He said it is unique in its perspective from the front that gives it its character and dignity. He said to allow this addition, takes that away. He said every time the Historic Society gives tours, and talk about this house, its history, including Underground Railroad, they talk about that pipe/tube on the south side and how it was used by escaping slaves. He noted the reason the property is so large is because it was a farm and now we are taking that away by adding something that removes all that history. He said it would be difficult to tell that story if they bothered telling it at all any more. He said in contrast to his comments as a Historical Society President, Steve Rudy, who is the next door neighbor, is happy with the project. He said he could not be here tonight but asked Mr. Holton if he would read his comments.

Dear ARB,

This is from Steve Rudy, 129 S. Riverview St., the proposed addition appears to be respectful of the existing historic structure in its size, position, and character, and to be respectful of the neighborhood setting as well including site lines, etc. He said S. Riverview St. will be enhanced by this addition and hopes the ARB agrees.

Steve and Linda Rudy

Mr. Sampson inquired about Condition #2. He said they wanted to show an intent of the general size and layout of the hardscaping but that space is not designed yet. He said if it were to be flushed out in the future, come back for approval, it may be slightly different in shape. He said he did not want to be locked into that particular footprint.

Mr. Sampson said with the addition coming into the side yard, both he and his clients were aware of the prominence and the importance of the Historical Structure that sits on the corner. He said part of their intent in making this design and layout work, was to try and push that addition back as far as possible so the addition did not come off of the original structure. He said it is set back further than the back face of the brick structure.

Greg Schmidt, 109 S. Riverview Street, said the modifications that they did were all historically accurate; they went to great pains to make sure everything they did was a 50-plus year fix with that building. He said it was in some state of disrepair when they purchased the structure, and as a family, they made a commitment to ensure the structure will be sound for the next 50-plus years. He said they put a significant amount of time and effort into it. He said they hired the best masonry restoration folks they could find, and used significantly thicker metal roof material than they actually needed to, to be as historically accurate as possible. He said they fell in love with the historic character. He said the pipe was of much concern to them and made sure the masonry restoration folks did not touch it; it is part of the Historic Underground Railroad. He said it was covered by the previous owner with mulch. He said they have ensured that pipe has not been changed or modified in any way because it is important to them as much as everyone else in the community.

Mr. Keeler said he is a purist and owns a very old house so he understands the concept of using three course brick but because this is on an addition, he does not see the necessity to do that. He said if the applicant could shrink the size of the chimney to make it a little bit more appealing to the eye by using a veneer, he would be open to that whereas he would not recommend that on the historic structure. He said he also cringes at seeing concrete block, even if only six inches is exposed. He said Mr. Alexander's suggestion was a good one; if the foundation was faced with brick it would be a nice accent and if you do not care for it, you are not going to see much of it anyway, eventually. He concluded he echoes Mr. Alexander's comments.

Mr. Rinaldi said he read through the consultant's report where he basically recommended this addition not happen. He said he thought the position of the addition was appropriate and did not touch the historic structure so he appreciated that. He said he has concern with the fenestration as that was a pretty stark comment on the preservation consultant's report and it jumped out at him as well that the windows are out of scale with the historic structure. He asked the members what they thought. He said the chimney did not bother him as much as some of the other folks. He said he would appreciate it to be smaller and thinner but the windows are more of an issue.

Ms. Stenberg said the windows are definitely prominent and indicated the iron ore color might be causing that. She thought that the additions and historic structure seemed to be tied together well and called out the fact that one was historic and one was not but the color certainly made it pop out to make it more obvious.

Mr. Rinaldi indicated he assumed the transoms in these windows is to get additional lighting into the space.

Mr. Sampson said newer buildings or additions that have transoms are right across the street. He said for historic, wood-sided structures, the window sashes or frames often were a different color. He said they chose iron ore because having a different color is probably within the bounds of historical accuracy. He said the darker window is a way to aesthetically work through how those differences work but not fear too greatly from the context from which it is in.

Mr. Rinaldi asked for the ceiling height of the master bedroom. Mr. Sampson answered 7 feet at its lowest to 15 feet in the middle. Ms. Martin said to the top of the peak of the roof is 17 feet, 11 inches.

She said the total occupiable space inside is 9 feet in the master closet and reduced to 7 feet, 3 inches in the powder room. Mr. Sampson said they were trying to keep that roofline down. Mr. Rinaldi asked if there was any way to reduce the overall mass. Mr. Sampson said he needs elevations to talk about material, size, and scale. With the positioning of the setback, the addition will not appear as prominent.

Ms. Stenberg asked why the HVAC and AC condenser need to be moved to the front of the house. Mr. Sampson answered more than likely they will need two condensers to the house with the addition so they tried to tuck them into the corner and also changed the arrangement so the smallest face was exposed to the street side and also developed a strategy for the landscaping in that location to hide those throughout the year.

Mr. Alexander said he did not agree with the consultant's report for a couple of reasons. He said the addition is setback considerably and it is hard to show the true perspective in a drawing. He indicated a different approach could have been taken for the windows that may have had more similarities to the house; the windows with the transoms do not create a scale or issue with the house. He said if something was designed smaller next to that big brick wall, it would appear as a shed; there is a balancing act there. He said being able to live on the first floor really enhances the tenure that someone can stay in a home and it also opens the stability of this to accommodate extended family or a family member who is ill. He said he sees a lot of benefits, programmatically, to what is being proposed and was not sure there were any other options. He said in terms of the chimney, for the non-architects, there are fireplaces that do not burn wood and the chimney is no longer needed. He said if the chimney is a sticking point for someone, the chimney can be eliminated, which may not be what the applicant had in mind, however.

The Chair asked to refer back to the conditions of approval. He asked if the Board wanted to revise Condition #1 about the size of the chimney. Mr. Keeler repeated that it is a new addition for an old house so he does not mind using new materials on the new addition. He said if a lot of people looked at the drawings and said the chimney looked kind of funny, he would value everyone's input and try to reduce the size as much as possible.

Mr. Sampson said in terms of the thin brick versus the full course brick, given the other decisions that have been made, taking into consideration of the maintenance of the historic structure in the last year, in with the materials being proposed for the addition for the switch out and the windows and such, those materials were chosen for longevity and respect for the original house.

Mr. Rinaldi said it seems the effort has been made with true brick to make it as small as possible.

Mr. Alexander said he has not seen a lot of flexibility on the part of the applicant and the chimney is area to move. He said it is something that everyone has weighed in on - the chimney sticks out like a sore thumb. He said the applicant can use the product the Board is proposing or look for a different kind of fireplace option or it can be removed. He concluded some flexibility could be shown. Mr. Keeler said he agreed with Mr. Alexander. Ms. Stenberg said the chimney does stick out quite a bit. Mr. Rinaldi asked for the chimney's dimensions. Mr. Sampson said the chimney width on both sides is 2 feet, 8 inches and the original chimney width on that side is 2 feet, 6 inches. He said Staff brought up the issue with the chimney early on and they have been working to make a different insert selection that would still allow it to be a wood-burning fireplace. Mr. Sampson indicated the homeowners might be open to finding a different location for the fireplace in the bedroom. He said if he can locate it behind the peak, further up the roof for less brick exposure, they would be willing to consider that after reviewing the floor plan.

The Board and the applicant decided to table the chimney element but approve the rest.

Motion and Vote

Mr. Keeler moved, Mr. Alexander seconded, to approve the Minor Project Review with two conditions as amended:

- 1) That the applicant return to the Board with a revised chimney design prior to issuance of a building permit; and
- 2) That the final details associated with the at-grade patio be approvable by Planning through issuance of a Certificate of Zoning Plan Approval provided the design is deemed appropriate and the general size and location do not change.

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

3. ~~Historic and Cultural Assessment~~ Special Project

~~The Chair, David Rinaldi, said this is a proposal for a review and recommendation to the Planning and Zoning Commission of recommended priorities that should be considered in 2019 that will then be forwarded to City Council.~~

~~Jennifer Rauch reminded everyone that the assessment was an investigation into buildings, bridges, cemeteries, stone walls, mills, quarries, and archaeological sites covering 34 square miles that included three counties. She said the consultant was hired in 2015 to conduct the inventory and the Historic and Cultural Assessment was accepted by Council in 2017. She stated the goal this evening is to review and identify a prioritized list of the top three to five items for consideration in 2019 and the recommendations will be forwarded to the Planning and Zoning Commission with final review and approval by City Council.~~

~~Ms. Rauch stated she listed the 15 recommendations as a result of the assessment and Staff's perspective on what that might take while some of the items are currently underway and some are outside the Architectural Review Board's purview. She said the few that are selected by this Board will be those that are believed to need time focused on for the next year with the goal of going to the Planning Commission so they can review the list and add or comment on for recommendations to Council. She said some items may require some funding and timing that should be in line with Council's priorities. She said the items identified are listed out of order based on Staff's assessment. She said numbers 1, 2, 3, and 5 are of a similar nature:~~

- ~~1) Consider adding properties that are recommended individually eligible for National Register of Historic Places (NRHP) listing to the Architectural Review Board process and giving them special consideration during Planning Department review of projects.~~
- ~~2) Consider adding properties that are recommended as contributing resources to proposed historic districts and to the Dublin High Street Historic District, boundary increase, to the Architectural Review Board process and giving them special consideration during Planning Department review of projects.~~
- ~~3) Consider an intensive-level survey of properties that may be individually eligible for the NRHP prior to authorizing actions in their vicinity.~~
- ~~5) Consider completing a formal update and amendment to the existing Dublin High Street Historic District, in consultation with the Ohio Historic Preservation Office (OHPH).~~



RECORD OF DETERMINATION

Administrative Review Team

Thursday, December 6, 2018

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

**1. BSD HR – Schmitt Residence
18-074ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

Proposal: A 720-square-foot building addition, covered porch, and associated site improvements for a 0.74-acre parcel zoned Bridge Street District Historic Residential.

Location: Southwest of the intersection of S. Riverview Street and 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, 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Gregory & Carey Schmitt represented by Nathan Sampson, BSD Architects.

Planning Contact: Nichole M. Martin, AICP, Planner I.

Contact Information: 614.410.4635, nmartin@dublin.oh.us

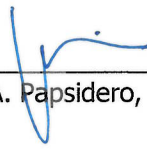
Case Information: www.dublinohiousa.gov/arb/18-074

REQUEST: Recommendation of approval to the Architectural Review Board for a Minor Project Review with two conditions:

- 1) That the applicant reduce the size and scale of the chimney on the proposed addition; and
- 2) That the final details associated with the at-grade patio be approvable by Planning through issuance of a Certificate of Zoning Plan Approval provided the design be deemed appropriate, and the general size and location do not change.

Determination: The Minor Project Review with two conditions was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION



Vince A. Papsidero, FAICP, Planning Director





MEETING MINUTES

Administrative Review Team

Thursday, December 6, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Colleen Gilger, Director of Economic Development; Brad Fagrell, Director of Building Standards; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshal.

Other Staff: Claudia Husak, Senior Planner; Logan Stang, Planner II; Jennifer Rauch, Planning Manager; Nichole Martin, Planner I; Richard Hansen, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Nathan Sampson, Behal Sampson Dietz Architecture & Construction (Case 1); Rebecca Green & Lynsey Jordan, Permit Solutions, Jacob Alber, McDonald's (Case 2); and Don Brogan, Crawford Hoying Development Partners, Brian McNally, Meyers & Associates Architecture, John Woods, MKSK, and James Peltier, EMH&T (Case 3).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the November 15, 2018, meeting minutes. [There were none.] The minutes were approved as presented.

RECOMMENDATION

**1. BSD HR – Schmitt Residence
18-074ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

Richard Hansen said this application is a proposal for a 720-square-foot building addition, covered porch, and associated site improvements for a 0.74-acre parcel zoned Bridge Street District Historic Residential. He said the site is southwest of the intersection of S. Riverview Street and Pinneyhill Lane. He 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*.

Mr. Hansen presented an aerial view of the site as well as the proposed site plan that highlighted different portions of the home: historic, existing, and the addition locations. He said the master suite addition will extend south, 24 feet from the front property line being visible from S. Riverview Street, just west of the original home, and setback six feet from the rear façade. He said there were two A/C units (formerly) located to the side of the historic home that are proposed to be moved in front of the proposed addition to limit the visual impact. He stated the addition is a one-story structure at 18 feet in height.

Mr. Hansen noted the ART had previous concerns about the visibility to S. Riverview Street. As a result, he reported the applicant added landscaping on the proposed plan, east and south to soften the addition.

Mr. Hansen said the applicant is also proposing an approximately 700-square-foot, at-grade patio, which is centrally located on the south side of the home between the proposed addition and the previous garage addition. He said if the final details and design are deemed appropriate and the general size and location do not change, then a Certificate of Zoning Plan Approval would be issued for the patio construction.



Mr. Hansen presented the proposed east elevation, highlighting the addition that is proposed to be clad in board and batten siding, an iron ore roof, and a brick chimney. He said there are still concerns with the size of the chimney as it is not shown to match the size of the existing chimneys.

Mr. Hansen said this application was reviewed against all appropriate criteria and is recommended to the Architectural Review Board for approval of the Minor Project Review with two conditions:

- 1) That the applicant reduce the size and scale of the chimney on the proposed addition; and
- 2) That the final details associated with the at-grade patio be approvable by Planning through issuance of a Certificate of Zoning Plan Approval provided the design be deemed appropriate, and the general size and location do not change.

Vince Papsidero asked the applicant if he will be able to reduce the size of the chimney. Nathan Sampson, Behal Sampson Dietz Architecture & Construction, said the chimney is for a fireplace insert placed in the corner of the addition. He explained the chimney size is limited by Building Code. He said in order to keep the thin brick material, the material dimensions add up to as tight as they can be. He said he may need to clarify the size of the chimney on the house as it may be smaller than it appears in the drawings.

Brad Fagrell asked if the width or the height was the concern Staff had identified. Mr. Hansen answered the overall size was the concern for Staff. Mr. Papsidero encouraged the applicant to look for design solutions from the character images shown. Mr. Sampson reiterated this chimney met the Building Code. Mr. Papsidero asked how significant the difference was between the chimneys. Mr. Sampson answered maybe the addition of the brick. Mr. Fagrell explained the steeper the roof pitch, the higher the chimney has to be above the peak of the roof. Mr. Sampson agreed to make the chimney as small as possible. Mr. Fagrell said it would fall back to the manufacturer's specifications for proper installation.

Mr. Sampson explained the layout of the room is to provide the most efficient space so that is why the fireplace was planned for the corner. Mr. Papsidero indicated the Board may ask for another option, possibly for the other side and then it would not be quite as visible from the street.

Mr. Sampson said he would provide renderings not just drawings for the ARB to better reflect how this addition is really set back and the chimney would not be an issue.

Mr. Papsidero said he appreciated what the applicant did with the AC units. Mr. Sampson said he understands the need for landscaping and that is why they have put it in the plan already even though it is not required at this stage.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He asked if everyone was in favor of the recommendation to the ARB with two conditions and the vote was unanimous.

Mr. Hansen said this application will be forwarded to the ARB for their meeting on December 19, 2018.

CASE REVIEW

**2. BSD C – McDonald's 337 W. Bridge Street
18-036MPR/MSP/WR Minor Project Review/Master Sign Plan/Waiver Review**

Nichole Martin said this application is a proposal for exterior modifications and a Master Sign Plan for an existing McDonald's, zoned Bridge Street District – Commercial. She said the site is south of West Bridge Street, approximately 250 feet southeast of the intersection with Frantz Road. She said this is a request for

INTRODUCTION

4. BSD HR – Schmitt Residence 18-074ARB-MPR

109 S. Riverview Street Minor Project Review

Jennifer Rauch said this application is a proposal for a 720-square-foot building addition, covered porch, and associated site improvements for a 0.74-acre parcel zoned Bridge Street District Historic Residential. She said the site is southwest of the intersection of S. Riverview Street and 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. Rauch presented an aerial view of the site and the proposed site plan. She reported the latest approval for this site was for a new door, roof, and windows for the existing historic structure. She said a series of additions were approved years ago. She said the size of the existing structure is significant and is located on two lots but the size is equal to three lots in the Historic District.

Ms. Rauch said this proposal is for another addition, which would be located to the rear of the historic structure and includes exterior modifications. She said this is a 1.5-story addition in line with the previous larger addition but with different colored siding. She explained they are adding siding to the previous addition to make all elevations white. She said the standing seam metal roof appears black in the images but it is not; it is actually a grayish color - "Weathered Zinc". She indicated traditionally, the additions would be white with white trim but they are adding this grayish coloring - Sherwin Williams "Iron Ore" for the windows, shutters, and the garage doors.

Ms. Rauch presented the proposed east elevation and Aaron Stanford noted the chimney on the addition appeared large compared to the two chimneys on the original, historic structure. He requested the chimney on the addition be resized to be more in scale with the others.

Ms. Rauch presented elevations of the addition from the south and north and asked the ART for comments on the material choices and colors.

Logan Stang said for the east elevation on South Riverview Street, the addition extending outwards is large when compared to the size of the historic home. Brad Fagrell agreed stating it would be very visible. Vince Papsidero pointed out the addition is still subservient to the original structure, which is required per the Guidelines.

Ms. Rauch presented the architectural details for the overall structure on the site for cohesiveness.

Ms. Rauch said a landscape plan is not necessary but one could be included to help screen the massing of the addition.

Shawn Krawetzki inquired about the rooflines and whether or not the proposed addition should have a lower pitch to not extend above the existing roofline. Ms. Rauch stated the historic consultant is currently reviewing this application and will share feedback.

Claudia Husak asked about the internal layout of the floor plan and if this plan could be altered. Mr. Papsidero said the ARB could discuss options with the applicant.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.]



BOARD ORDER

Architectural Review Board

Wednesday, September 27, 2017 | 6:30 pm

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

**2. BSD HR – Schmitt Residence
17-096ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

Proposal: Exterior modifications for the historic portion of an existing 2-story, single-family dwelling including replacement of the roof, windows, gutters, and downspouts.

Location: West of S. Riverview Street, southwest of the intersection with Pinneyhill Lane.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Nathan Sampson, Behal Sampson Dietz Architecture & Construction.

Planning Contact: Lori J. Burchett, AICP, Planner II.

Contact Information: (614) 410-4656, lburchett@dublin.oh.us

MOTION: Mr. Musser moved, Mr. Leonhard seconded, to approve the request for a Minor Project Review with the following condition:

- 1) That the applicant work with staff to select a more architecturally and period appropriate door.

VOTE: 4 – 0

RESULT: The request for a Minor Project Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Absent
Everett Musser	Yes
Jeffrey Leonhard	Yes
Gary Alexander	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager



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

**2. BSD HR – Schmitt Residence
17-096ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

The Chair, David Rinaldi, said the following application is a request for exterior modifications for the historic portion of an existing 2-story, single-family dwelling including replacement of the roof, windows, gutters, and downspouts. He noted the site is west of S. Riverview Street, southwest of the intersection with Pinneyhill Lane. He said this is a request for a review and approval of a Minor Project under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented an aerial view of the site as well as the existing home from the viewpoint of S. Riverview Street, looking west. She said there is a series of proposed modifications:

- Roof - replace existing raised seam metal roof with new raised seam metal roof
- Soffit Repairs - repair and rebuild existing soffits and gable end trims to match existing
- Windows - replace deteriorating windows with the same design of 6-over-6 sashes
- Brick – small spot repairs to existing masonry
- Front Door - replace existing non-historical front door and transom
- Gutters and Downspouts – replace with traditional period appropriate materials

Ms. Rauch said a number of the changes are like-for-like replacement or maintenance. She explained given the number of changes, staff thought it appropriate to come before this Board for a review of the application.

Ms. Rauch presented the proposed material palette via graphics and pictures. She noted the reduction in width for the replacement roofing, which will be in a charcoal color; the classic white windows, and the gutters and downspouts that are rounded and smooth.

Ms. Rauch reported the ART expressed concern with the proposed front door. She presented the current door, which appears to be a period appropriated door per the *Historic Dublin Design Guidelines*. She presented a graphic showing the applicant's proposed door, which has nine lights at the top and panel at the bottom. She said a consultant also reviewed this application whom agrees with staff and the ART's findings that the door should be modified to be more of a period specific door that was the 1820's.

Ms. Rauch said the Minor Project Review criteria has been met with the following condition, therefore, approval is recommended:

- 1) That the applicant work with staff to select a more architecturally and period appropriate door.

Nathan Sampson, Behal Sampson Dietz Architecture & Construction, clarified what they are doing with the house is mainly maintenance issues by replacing the roof and windows. He explained the windows they will install are clad windows as the current windows are just replacement windows. He said the existing roof is an older metal roof, certainly not the original roof, which would have been shake. He added they are trying to be as true to the existing or historical precedence of the neighborhood. He said the 18-inch raised-seam metal roof is the widest that they can obtain for a more contemporary made

metal roof. He explained they increased the gauge of it so they can keep a flat pan to prevent oil canning versus having ridges.

Mr. Sampson questioned the issues with the front door. He agreed the 6-panel front door is prevalent in the neighborhood but they are proposing to keep the four-panel transom above the door but the door they are proposing is one glazed panel over two panels with a nine-square grid volume pattern that fits in with the windows. He said that door is also prevalent throughout the neighborhood on both wooden and masonry structures. He said part of the goal for replacement of the door is to bring more light into the space and as a safety issue by knowing who is at the door. He indicated they are happy to work with staff but would like to hear comments from the Board on what aspects of that door may not be suitable.

Everett Musser asked if the proposed door was full length with no transom. Mr. Sampson said that was correct and they plan to replace the current transom with like-for-like materials.

David Rinaldi said it is hard to tell by the picture if the existing door is original or not. Mr. Sampson said the door itself is not the original door; it is more contemporary. Mr. Rinaldi asked if there was any documentation to show the door they are proposing is something similar to what might have once existed. Mr. Sampson answered he did not have that documentation. He provided visuals to help.

Gary Alexander said, per the consultant's report, she emphasized the original door would not have the glazing.

Jeff Leonhard said he has the original door to his house on Riverview and it is almost all glass and of really old wood, which he has hung on the wall and not left in the doorway. He agreed, not having glass in the front door is concerning as they replaced theirs with an all-wood door.

Mr. Sampson said they want to propose a replacement that fits in with the historic nature of the street and the neighborhood and that is why they chose the proposed design. He said the six-panel door that the consultant is recommending is also an acceptable style of door.

Mr. Rinaldi commended the applicant on the overall quality of everything proposed; it is very well done.

Mr. Alexander reported there was some additional information about doors with glazing that the consultant thought were appropriate. He encouraged the applicant to work with staff as he indicated there might be some flexibility there. He agreed with Mr. Rinaldi that everything proposed is first rate.

Ms. Rauch said it was possible for staff to help find an appropriate door that everyone could agree on. The Chair asked if there was any discussion needed on the other modifications. [Hearing none.]

Motion and Vote

Mr. Musser moved, Mr. Leonhard seconded, to approve the request for a Minor Project Review with the following condition:

- 1) That the applicant work with staff to select a more architecturally and period appropriate door.

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



RECORD OF DETERMINATION

Administrative Review Team

Thursday, September 21, 2017

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

- 2. BSD HTN – Schmitt Residence** **109 S. Riverview Street**
17-096ARB-MPR **Minor Project Review**
- Proposal: Exterior modifications for the historic portion of an existing two-story, single-family dwelling including replacement of the roof, windows, gutters, and downspouts.
- Location: West of S. Riverview Street, southwest 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 the Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.
- Applicant: Nathan Sampson, Behal Sampson Dietz Architecture & Construction.
- Planning Contact: Lori J. Burchett, AICP, Planner II
- Contact Information: (614) 410-4656, lburchett@dublin.oh.us
- Case Information: <http://dublinohiousa.gov/arb/17-096>

REQUEST: Recommendation of approval to the Architectural Review Board for a Minor Project Review with one condition:

- 1) That the applicant work with staff to select a more architecturally and period appropriate door.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION



Vince A. Papsidero, FAICP
Director of Planning



Ms. Martin presented the furniture, planters, and landscaping proposed. She noted the patio tables are shown as brilliant black with brass surround and a black base; the chairs are in honey rattan with woven black and burgundy seats. She indicated the proposed chair coordinates with other approved chairs in Historic Dublin.

Ms. Martin said the applicant will need to meet the Master Sign Plan that was approved in December 2015, which will require permits prior to installation.

Ms. Martin said a recommendation of disapproval to the Architectural Review Board is recommended for a Waiver Review to permit additional secondary building materials, as criteria is not met. She explained the materials would not enhance the building and are not of a higher quality as compared to what is permitted. She added staff is suggesting the tenant improvements be subordinate to the (future) pedestrian bridge and therefore recommends the marquee lights be limited to the entrance and not on the patio, which runs along the public plaza.

Ms. Martin said staff is recommending approval to the Architectural Review Board for a Minor Project Review with two conditions:

- 1) That the patio enclosure be a permanent structure constructed of an approved primary or secondary material, subject to ART approval; and
- 2) That the marquee lighting be eliminated along the enclosed patio.

Shawn Krawetzki asked for details about the stormwater management system. Carter Bean, Bean Architects, explained the gutter runs along the soffit extension and is piped across a finished ceiling leading to a downspout sending water into the underground system.

Mr. Bean clarified the materials are a marine-grade acrylic and not canvas, will not yellow or cloud as quickly as others, and distributed material samples. He also said the chairs originally proposed as a synthetic are now a true rattan, which is a higher quality material.

Donna Goss inquired about speakers desired for the patio. Ms. Martin explained the applicant must file a separate Conditional Use application, which would require review and approved by the Planning and Zoning Commission and emphasized that would need to be obtained before any speakers could be installed.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Waiver was recommended for disapproval by the ART at the recommendation by staff and will be forwarded to the Architectural Review Board. He called for a vote, the motion carried, and the Minor Project Review was recommended for approval with two conditions to be forwarded to the Architectural Review Board for their meeting on September 27, 2017.

**2. BSD HR – Schmitt Residence
17-096ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

Lori Burchett said this is a proposal for exterior modifications for the historic portion of an existing two-story, single-family dwelling including replacement of the roof, windows, gutters, and downspouts. She said the site is west of S. Riverview Street, southwest 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 under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented an aerial view of the site and a view from S. Riverview St. (looking west); a view from Pinney Hill Lane (looking south); and a view from S. Riverview St. (looking northwest) to show the existing conditions of the home.

Ms. Burchett reported the home is listed on the Historic Register for a significant event as it was part of Underground Railroad.

Ms. Burchett presented the elevations to show the proposed exterior modifications which include: a new charcoal gray raised seam metal roof to replace the existing raised seam metal roof; repaired and rebuilt soffits; Pella windows 6-over-6 to replace windows on the original brick structure; small spot masonry repairs to the brick; a new front door to replace the existing non-historical front door and transom; and to replace gutters and downspouts with period appropriate style to match the color of the roof.

Ms. Burchett presented the proposed roof material; the Pella window dimensions, which are very similar in style to the original so they are historically sensitive; the rounded downspouts that are more period appropriate; and the proposed two-panel glass door with transom windows.

Ms. Burchett reported the City's third-party consultant reviewed this application and expressed concern about the proposed door being appropriate or not for the period. He found in the historic guidelines that this door was used in some of the building types but not necessarily for this architecture.

Ms. Burchett stated the application was reviewed against the Minor Project Review criteria and the Architectural Review Board Standards, and a recommendation of approval to the Architectural Review Board for a Minor Project Review with one condition is recommended:

- 1) That the applicant work with staff to select a more architecturally and period appropriate door.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was recommended for approval to the Architectural Review Board with the one stated condition.

INTRODUCTION

3. BSD-SCN — Charles Penzone — The Grand Salon 17-097MSP

6645 Village Parkway Master Sign Plan

~~Lori Burchett said this is a proposal for a Master Sign plan for the 12,000-square-foot Charles Penzone Grand Salon on a 1.8-acre parcel, zoned Bridge Street District, Sawmill Center Neighborhood. She said the site is west of Village Parkway and northwest of the roundabout with Shamrock Crossing. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.~~

~~Ms. Burchett presented drawings to show the rebranding style recently adopted by Charles Penzone. She reported that staff had concerns about the lack of creativity in the new design, which is simple block channel letters in white with a black background. She noted the reason for the request for a Master Sign Plan is to gain allowance for the signs. She said staff has been in contact with their representative about the concerns.~~

~~Ms. Burchett indicated that the Planning and Zoning Commission was concerned about the blank wall issue but had indicated they might allow that if the applicant came back with an innovative and highly creative sign. Staff does not believe the wall sign proposed fits that bill.~~

~~The consensus of the ART was that the proposed signs are not creative, they are just very large, and warrant more conversation. One member stated the sign package does not give the impression this building is a spa-like environment.~~

ADJOURNMENT

~~Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:30 pm.~~

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

AUGUST 30, 2006



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 06-032ARB – 109 South Riverview – Exterior Paint Colors**
Location: 0.735-acre lot located on the southwest corner of South Riverview Street and Pinney Hill.
Existing Zoning: R-4, Suburban Residential District.
Request: Review and approval of building paint colors.
Proposed Use: Single family home.
Applicant: David and Jennifer Garcia, 109 South Riverview Street, Dublin, Ohio 43017.
Staff Contact: Joanne Ochal, Planner.
Contact Information: (614) 410-4683/email:jochal@dublin.oh.us.

MOTION: Thomas Holton made a motion, seconded by Clayton Bryan, to approve with one condition:

- 1) That all paint must be flat or matte finish.

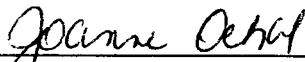
VOTE: 5 – 0.

RESULT: This application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION



Joanne Ochal
Planner

Ms. Ochal said that the 30-minute signage discussion would be held at the end of the meeting.

MOTION AND VOTE:

Mr. Holton made the motion and Mr. Souders seconded to approve the July 26, 2006 meeting minutes as presented. The motion was Approved 5-0.

Mr. Holton swore in those who intended to speak in regards to tonight's cases.

1. Architectural Review Board 06-032ARB – 109 South Riverview – Exterior Paint Colors

Joanne Ochal presented this case and slides. She said that staff recommends approval with the following condition:

- 1) That all paint must be flat or matte finish.

Jennifer Garcia said the sample provided appeared glossy, but it was actually more of a matte finish.

David Garcia, the applicant agreed to the condition as listed above.

MOTION AND VOTE:

Mr. Holton moved and Mr. Bryan seconded to approve this application with the one condition as listed above. The motion was Approved 5-0.

2. Architectural Review Board 06-117ARB – 53 North High Street – Signage and Exterior Maintenance

Kim Rybold presented this case and slides. She said staff recommends approval with five conditions as listed in the staff report. She distributed a paint sample brochure. She said the external illumination is to be revised in order to meet the *Historic Dublin Guidelines*. Ms. Rybold said the applicant was proposing to replace the entry door. She said the signage proposed meets code and the *Historic Dublin Guidelines*.

Mr. Holton mentioned that there is no halogen lighting used elsewhere in the District. He saw the use of halogen and LED lighting as a potential change to the *Guidelines*. He said presently, only incandescent and fluorescent lighting are permitted.

Richard Taylor, the applicant, said he would be happy to use incandescent lighting. He said the reason he chose halogen was because it did not need to be replaced as often. He said if the *Guidelines* are changed, he can change the lighting later.

Mr. Holton asked how tall the sign was. Ms. Rybold said the sign was seven feet high.

Mr. Taylor said the sign will be landscaped.



**BOARD OF ZONING APPEALS
BOARD ORDER**

APRIL 20, 2006

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 Board of Zoning Appeals took the following action at this meeting:

5. Variance – 06-042V – Right-of-Way Setback – 109 South Riverview Street – Garcia Residence

Location: 0.735-acre site located on the southwest corner of South Riverview Street and Pinney Hill Lane.

Existing Zoning: R-4, Suburban Residential District.

Request: Review and approval of a variance to Code Section 153.072(A)(1) to allow a garage to encroach 17.5 feet into the required setback from a public right-of-way.

Proposed Use: A 749.3-square-foot addition to an existing garage for a single-family residence.

Applicant: David Garcia, 109 South Riverview Street, Dublin, Ohio 43017; represented by Brad Molnar, 8174 Rainer Avenue, Columbus, Ohio 43251.

Staff Contact: Joanne Ochal, Planner and Justin Goodwin, Planning Intern.

Contact Information: (614) 410-4683/Email: jochal@dublin.oh.us and (614) 410-4600/E-mail: jgoodwin@dublin.oh.us.

MOTION: Drew Skillman made a motion, seconded by Keith Blosser, to approve this variance because the proposed expansion of a legally non-conforming structure within Historic Dublin is a special circumstance and the proposal will make a positive improvement to the image of the District, with the conditions carried over from the Architectural Review Board and the following two conditions:

- 1) That this variance apply only to improvements proposed with this application; and
- 2) That the applicant submit an application for rezoning to HR, Historic Residence district for review and approval by the Planning and Zoning Commission and City Council once approval is obtained from this Board and the Architectural Review Board.

* David Garcia agreed to the above conditions and the conditions carried from the Architectural Review Board.

VOTE: 5 – 0.

RESULT: This variance was approved.

RECORDED VOTES:

Ray Harpham	Yes
Drew Skillman	Yes
Jeffrey Ferezan	Yes
Bangalore Shankar	Yes
Keith Blosser	Yes

STAFF CERTIFICATION

Joanne Ochal

 Joanne Ochal
 Planner

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Paint Colors
Garcia Residence
109 South Riverview Street

compliance with Code therefore it was removed. The concrete pad and the shed are legally non-conforming and the applicant is proposing to utilize the concrete pad for a dumpster with a six-foot high cedar enclosure. She said the proposal will encroach into the required rear yard setback 42 feet. Ms. Rauch said the proposed location is more adequately screened than the Code compliant location. She said staff recommends approval of the variance with the conditions and findings listed in the staff report.

Mr. Shankar asked for clarification about the dumpster being considered an accessory structure.

Ms. Husak said it is the location of the enclosure within the required setback that is the issue.

Mr. Shankar asked if there were any concerns of the neighbors with the location of the dumpster.

Ms. Rauch said that one neighbor was interested in the location of the dumpster but was comfortable with the proposed location.

Mr. Harpham asked the audience if anyone wished to speak to this matter. [There were no comments or questions from the audience regarding this case]

Keith Blosser made a motion to approve this variance because utilizing the existing concrete pad is the most suitable location for a dumpster and enclosure; this location considers the existing parking lot configuration and existing landscaping to provide the least obtrusive location for this use; this variance request preserves the intent of the Code and meets the practical difficulty criteria; and granting the requested variance would not present a substantial detriment to the neighborhood as the proposed location is farthest away from adjoining properties and is fully screened, with three conditions:

- 1) That all variances apply only to improvements proposed with this application;
- 2) That a building permit be obtained from the Building Standards Division prior to construction; and
- 3) That signage is posted on the enclosure doors stating that the doors are to remain closed at all times.

Kevin Clausen representing the applicant, agreed to the conditions.

Mr. Shankar seconded the motion and the vote was as follows: Mr. Skillman, yes; Mr. Ferezan, yes; Mr. Harpham, yes; Mr. Shankar, yes; and Mr. Blosser, yes. (Approved 5 – 0.)

Mr. Harpham said the responses on the application for this variance were exemplary and thanked the applicant for answering the questions.

5. Variance 06-042V – Right-of-Way Setback – 109 South Riverview Street – Garcia Residence

Joanne Ochal, planner, presented this variance request and explained that it is a request for review and approval of a variance to allow a garage expansion to encroach 17.5 feet into the required setback along a public right-of-way. She presented slides and outlined the information in the staff report. She said the applicant is proposing to increase the existing garage by 973 square feet. She said all development in the Historic District is required to meet the *Historic Dublin Design Guidelines* and staff believes the current proposal complies with the

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requirements. She said that staff will continue support applications that are consistent with the general development patterns and goals of Historic Dublin and recommends approval with the two conditions listed in the staff report and the conditions as approved by the Architectural Review Board.

Mr. Harpham asked if anyone in the audience wished to speak to this matter. [There were no comments or questions from the audience regarding this case]

Mr. Skillman made a motion to approve this variance because the proposed expansion of a legally non-conforming structure within Historic Dublin is a special circumstance and the proposal will make a positive improvement to the image of the District, with the conditions carried over from the Architectural Review Board and the following two conditions:

- 1) That this variance apply only to improvements proposed with this application; and
- 2) That the applicant submit an application for rezoning to HR, Historic Residence district for review and approval by the Planning and Zoning Commission and City Council once approval is obtained from this Board and the Architectural Review Board.

Mr. David Garcia agreed to the conditions.

Mr. Blosser seconded the motion and the vote was as follows: Mr. Ferezan, yes; Mr. Shankar, yes; Mr. Blosser, yes; Mr. Skillman, yes; and Mr. Harpham, yes. (Approved 5 – 0.)

6. Variance 06-061V – Rear Yard Encroachment – 7082 Anselmo Court

Judson Rex, Planner, presented this variance application which is a request allow a four-season room to encroach into the required rear yard setback. He presented slides that outlined the information within the staff report. He said that Code requires a rear yard setback of 27 feet and the proposed sunroom encroach into the setback approximately five feet. He said staff can not find any records indicating when the existing porch was constructed. Mr. Rex said that staff has determined that the existing screened porch is a non-conforming structure and the alteration of such use is prohibited by the Code and staff respectfully recommends disapproval of this variance request.

Doyle Clear, the applicant, said he was surprised by the recommendation of the staff but he did meet with staff and understands why they believe that the request should be denied. Mr. Clear distributed a packet of material to the Board members and staff.

Mr. Rex said that staff has not had an opportunity to review the materials within the packet.

Mr. Blosser asked if staff was comfortable with moving forward with the materials being presented by the applicant.

Mr. Gunderman said that staff is aware of most of the information in the packet and would be comfortable proceeding.

Mr. Clear said that staff recommended that he put together a presentation with the arguments regarding the property line, setback calculation, and characteristics of the neighborhood.



CITY OF DUBLIN.

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ARCHITECTURAL REVIEW BOARD BOARD ORDER

APRIL 19, 2006

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

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

Location: 0.735-acre lot located on the southwest corner of South Riverview Street and Pinney Hill Lane.

Existing Zoning: R-4, Suburban Residential District.

Request: Review and approval of a 749.3-square-foot expansion to the existing 973.3-square-foot garage, the construction of a 284.6-square-foot mud room, and other site improvements.

Proposed Use: Single family home.

Applicant: David and Jennifer Garcia, 109 South Riverview Street, Dublin, Ohio 43017.

Staff Contact: Joanne Ochal, Planner.

Contact Information: (614) 410-4683/E-mail: jochal@dublin.oh.us.

MOTION: Clayton Bryan made a motion, seconded by Linda Kick to approve this application because the proposed building and site improvements are consistent with the intent of the *Guidelines* and create a visual improvement to the district, with seven conditions:

- 1) That the applicant work with staff to modify the proposed driveway to meet Code;
- 2) That the applicant obtain a variance for the building setback;
- 3) That the applicant apply for all necessary building permits prior to construction;
- 4) That the applicant utilize one-over-one on the garage windows;
- 5) That the applicant submit new plans addressing the comments contained in the staff report and the letter from the City's historic consultant pertaining to the garage doors, subject to staff approval;
- 6) That the applicant submit a rezoning application for review and approval by the Planning and Zoning Commission and City Council once approval is obtained from this Board and the Board of Zoning Appeals prior to issuance of building permits; and

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

3. **Architectural Review Board – 06-032ARB – 109 South Riverview Street – Garage Addition (Continued)**
- 7) That recessed lighting at the entrance to the mudroom be eliminated, and that any proposed lights be consistent with what currently exists on the house, subject to staff approval.

*Jennifer Garcia, the applicant, agreed to the conditions.

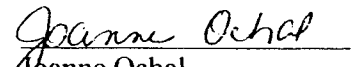
VOTE: 4-0.

RESULT: The application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


Joanne Ochal
Planner

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 the façade on the west

elevation. Ms. Ochal said this all will be painted Black Alder. She said the applicant is proposing to paint the garage and the one story building Almond Tree.

Ms. Ochal said staff believes the proposed building and site improvements are consistent with the intent of the Guidelines and creates a visual improvement to the District. She said staff recommends approval of this application with six conditions as listed in the staff report:

- 1) That the applicant work with staff to modify the proposed driveway to meet Code;
- 2) That the applicant obtain a variance for the building setback;
- 3) That the applicant apply for all necessary building permits prior to construction;
- 4) That the applicant utilize one-over-one on the garage windows;
- 5) That the applicant submit new plans addressing the comments contained in the staff report and the letter from the City's historic consultant pertaining to the garage doors, subject to staff approval; and
- 6) That the applicant submit a rezoning application for review and approval by the Planning and Zoning Commission and City Council once approval is obtained from this Board and the Board of Zoning Appeals prior to issuance of building permits.

Tom Holton asked how much of the garage would be demolished.

Ms. Ochal said staff determined that the existing garage was in sound shape and the second floor could be added. However, the standing seam roof needed to be replaced with the expansion.

Mr. Holton noted that the exterior of the garage looked bad.

David Garcia, the applicant, said the redwood exterior of the garage was in good shape, although weathered. He said they are proposing to use cedar that looks exactly like it. He said in the portion not covered, vertical oak planking will be used.

Mr. Holton asked if the brick wall would be removed where the greenhouse existed.

Ms. Garcia said they were using the south portion of the all.

Mr. Garcia added that they were using the foundation also.

Mr. Holton asked if the skylighting met *Guidelines*.

Ms. Ochal said the skylighting met the Guidelines as they are rectangular in shape, flat, and not visible from the street.

Mr. Holton asked if the modifications to the plans satisfied the historic consultants' concerns.

Ms. Ochal said Mr. Garcia spoke to the consultant with original plans. She said he has worked with the consultant to change things on the original plan that the Board has not seen. She said that was why there were two letters from the consultant in the packet. Ms. Ochal said because the plans do not reflect the garage doors as staff and the consultant recommended it was conditioned. She said the plans also indicate the incorrect windows. She said they should be one over one and that was a condition.

Ms. Ochal said unless the Board wishes otherwise, staff will review and approve the doors.

Mr. Holton said he would like to see the barn doors look like those at 109 South High Street.

Ms. Garcia said currently, the existing garage doors are manufactured by Wayne Daltons. She said the historic consultant recommended the existing doors be faced to make them look like a barn door, similar to what was done in German Village.

Mr. Holton asked what the height of the roofline was.

Ms. Ochal said the existing main building roofline is approximately 27 feet and the proposed height is 24 feet.

Mr. Holton asked what was the linear distance between the original building and the garage as proposed.

Mr. Holton said they were visually separate buildings.

Mr. Bryan said the distance from the house to the garage was approximately 80 feet including the mudroom.

Mr. Holton said any additions to the original building should be subordinate to the original building.

Mr. Garcia said the Classic Greek Revival portion of the house will dominate. However, the outline of the back shed may be seen. He said it was two to three feet higher.

Mr. Souders asked what was the outcome of the shutter issue between the historic preferences.

Ms. Ochal said the historic consultant prefers no shutters because he thought the addition got too busy and they take away from the original structure. However, she said in the District, shutters have been used, especially on commercial buildings. She said the applicant has indicated that they would like shutters on the west elevation to breakup the façade. Ms. Ochal said it was a personal preference. She said the original house did not have shutters. Mr. Souders noted that the design of the shutters was similar to the door.

Mr. Garcia said they plan on keeping the design of the door that goes into the mudroom. He said only the design of the garage doors has been requested to be changed.

Ms. Garcia said she was hoping to get garage doors similar to the doors leading into the garage and the mudroom.

Mr. Souders asked how that would differ from what was shown on the plan submitted.

Ms. Ochal said the design could either be bead board behind or 1 by 4 inch pieces of wood to give that illusion. She said the applicant originally proposed a typical suburban garage door with raised panels with a "V". She said staff and the consultant did not feel it matched the intent of what was wanted.

Mr. Souders said he had hoped that all the doors and windows would be consistent.

Ms. Ochal said the two doors shown and the proposed new door on the west elevation will match.

Mr. Bryan asked how much of a yield was there on the roofline.

Ms. Garcia said she was going to keep the roof overhang consistent. She said the roof will meet the gutter.

Mr. Bryan noted that the recessed canned lights proposed near the mudroom do not fit with the era of the house.

Ms. Garcia agreed that the recessed canned lights were not typical. She said they would be replaced to be consistent with the main part of the house.

Ms. Ochal asked Mr. Bryan exactly what type of lights was he looking for and did he want that to be a condition or should they come back for ARB approval.

Mr. Bryan said almost anything other than recessed lights would work. He suggested coach lights or landscaping lighting.

Ms. Garcia agreed to remove the recessed lighting.

Mr. Bryan suggested a condition that the recessed lighting be eliminated and replaced with something that would have to come back for final staff approval.

Ms. Ochal presented the OG gutter and standing seam roof material samples.

Mr. Souders asked where the black trim would be used.

Ms. Garcia said the flat black trim would be used on the garage doors and shutters. She said she wanted the doors to stand out slightly to show them off.

Mr. Souders asked what color are the window frames.

Ms. Garcia said they would be Navaho White. She said depending how it looked; the garage doors might have a soft black trim, which will not be glossy looking.

Mr. Holton asked if the main garage would be similarly stained.

Ms. Garcia said the siding would be Almond Tree to match the house. She said she was using a solid stain because she did not believe she could match the new cedar with the weathered redwood.

Mr. Souder asked what would happen if the colors proposed did not work.

Ms. Ochal said the applicant would have to come back to the Board for approval of the colors if changed from what is being approved tonight.

Mr. Holton asked about the landscaping.

Ms. Ochal said a couple of landscape beds planted with historic plant materials were proposed.

Mr. Souders was concerned about the slope of the driveway and asked if there was a swale in the back of the house.

Ms. Garcia said it was all level. She said there will be steps from the driveway onto the brick patio. She said there is a large sewer drain in their yard.

Motion: Clayton Bryan made a motion, seconded by Linda Kick to approve this application because the proposed building and site improvements are consistent with the intent of the *Guidelines* and create a visual improvement to the district, with seven conditions:

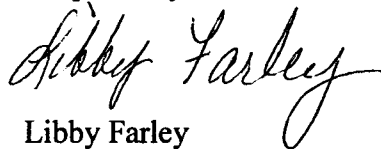
- 1) That the applicant work with staff to modify the proposed driveway to meet Code;
- 2) That the applicant obtain a variance for the building setback;
- 3) That the applicant apply for all necessary building permits prior to construction;
- 4) That the applicant utilize one-over-one on the garage windows;
- 5) That the applicant submit new plans addressing the comments contained in the staff report and the letter from the City's historic consultant pertaining to the garage doors, subject to staff approval;
- 6) That the applicant submit a rezoning application for review and approval by the Planning and Zoning Commission and City Council once approval is obtained from this Board and the Board of Zoning Appeals prior to issuance of building permits; and
- 7) That recessed lighting at the entrance to the mudroom be eliminated, and that any proposed lights be consistent with what currently exists on the house, subject to staff approval.

Mr. and Mrs. Garcia accepted the above conditions.

Vote: The vote was as follows: Mr. Holton, yes; Mr. Souders, yes; Ms. Kick, yes; and Mr. Bryan, yes. (Approved 4-0.)

The meeting adjourned at 8:39 p.m.

Respectfully submitted,



Libby Farley
Administrative Assistant
Land Use & Long Range Planning