

22-019ARB - DEMOLITION REQUEST AND 21-175CP - 36-38 N. HIGH STREET

Summary

Request for review and approval of a Concept Plan for construction of a $\pm 5,400$ -square-foot mixed-use building and a $\pm 3,200$ -square-foot, two-unit residential building, along with approval for demolition of the existing buildings.

Site Location

Northeast of the intersection of N. High Street with Wing Hill Lane.

Zoning

HD-HC, Historic District – Historic Core District

Property Owner

Ralco Properties, LLC.

Applicant/Representative

John Fleming, Lai Architects

Applicable Land Use Regulations

Zoning Code Sections 153.176(F) and (J) and the *Historic Design Guidelines*.

Case Manager

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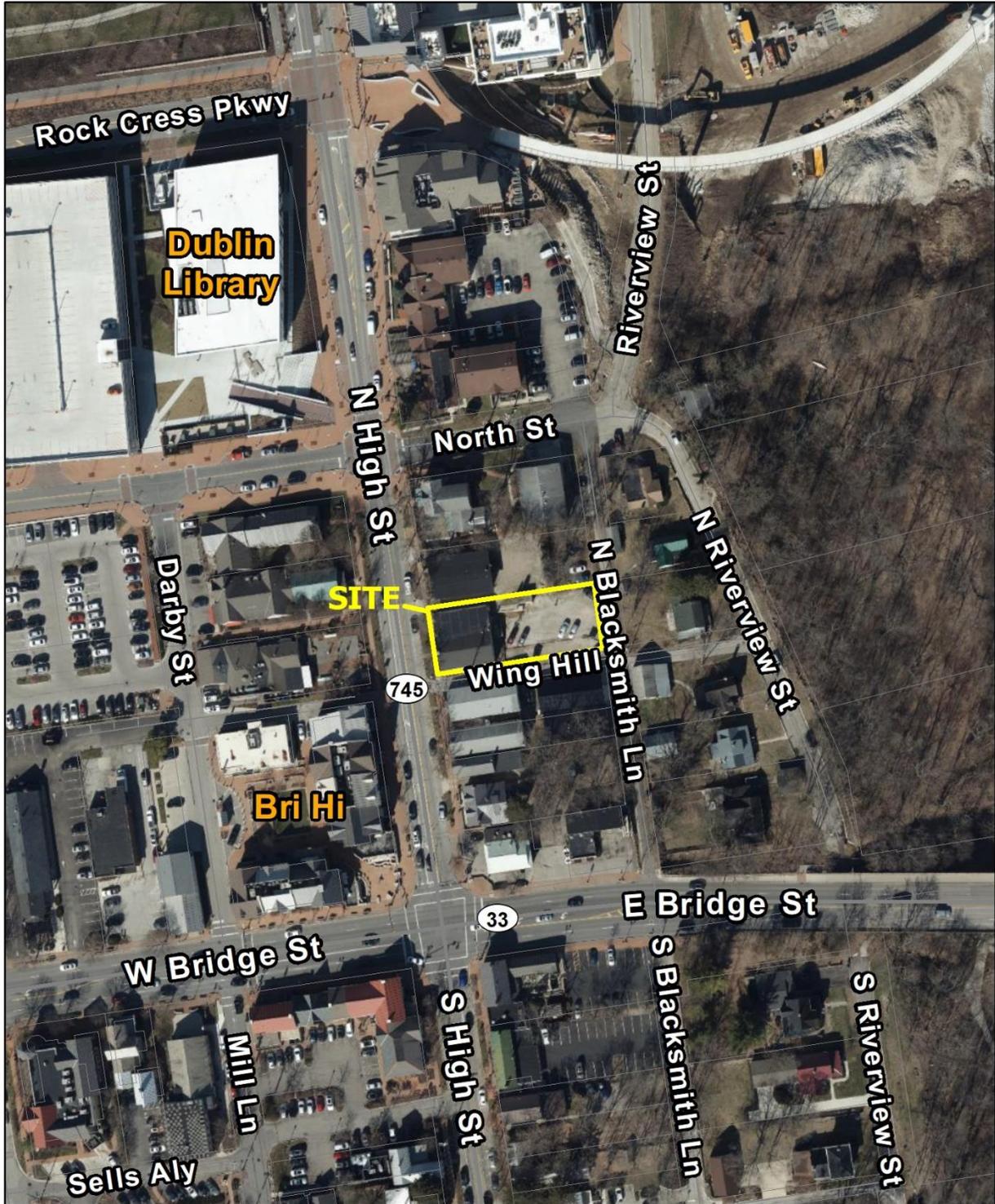
Next Steps

Upon review and determination of the Concept Plan by the Architectural Review Board (ARB) and the Demolition Request, the applicant is eligible to file a formal application for a Preliminary Development Plan.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>22-019ARB - 21-175CP Demolition - Concept Plan 36-38 N. High Street</p>	<p>0 55 110 Feet</p> 
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2. Overview

Background

The 0.25-acre site has ±65 feet of frontage along N. High Street and N. Blacksmith Lane, as well as ±125 feet of frontage on Wing Hill Lane. The site contains a single-story building, built in 1960, of a vernacular style with two distinct sections. The southern portion of the building section at 36 N. High Street has a front gable roof, front porch, and is clad in brick on the west elevation (facing N. High Street). The northern building section at 38 N. High Street has a flat roof and concrete block exterior walls. East of the building is a two-story stone privy, constructed ca. 1934, as well as portions of a larger stone wall system that extends to the property to the north (40 N. High Street).

Case History

The ARB reviewed and provided non-binding feedback on an Informal Review at the October 20, 2021 meeting. At the Informal Review, the Board appreciated that the proposal retained the stone wall and privy, as well as a view shed to the wall and privy from the public right-of-way. The Board generally supported the proposed site plan. Members expressed mixed opinions regarding the height and massing, with some suggesting the height of the mixed-use building be reduced. The architecture was generally well-received at that stage.

A Concept Plan request was tabled at the December 15, 2021 meeting pending more information on the Demolition Request. The design discussion as part of the Concept Plan review centered on the arrangement of the windows: more regularity of opening sizes and locations, along with trim details were of concern. The members continued to express concerns about the proposed massing along N. High Street. Members were generally supportive of a reduction in parking for the site. Ultimately, the request was tabled, pending more information about the associated demolition request. That information has now been made available, so both the Demolition Request and the Concept Plan are presented herein for consideration together.

Site Characteristics

Natural Features

The site is developed, and no natural features exist that would be impacted by the proposed modifications. The site contains a significant negative grade change from west to east.

Historic and Cultural Facilities

In 2017, the City of Dublin adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and commercial buildings. As part of the assessment, the existing building was recommended as contributing. The building was listed in good condition, and received positive integrity notes for location, setting, design, feeling, and association. The building received negative integrity notes for workmanship and materials.

Surrounding Land Use and Development Character

North: Historic District – Historic Core District (Commercial)

East: Historic District – Historic Residential (Residential)

South: Historic District – Historic Core District (Commercial)

West: Historic District – Historic Core District (Commercial)

Road, Pedestrian and Bike Network

The site has frontages along N. High Street to the east, Wing Hill Lane to the south, and Blacksmith Lane to the east. Pedestrian access is provided by a public sidewalk along N. High Street.

Code and Guidelines

Historic District – Historic Core

The intent of the Historic Core, as outlined in the Code, is to “ensure sensitive infill development”. The Code identifies the applicable development standards including setbacks, lot coverage, and building height. All historic structures that are within Historic Dublin require the review and approval of the ARB to make modifications. Furthermore, if demolition is proposed, the ARB is the determining body on the appropriateness of the request.

Historic Design Guidelines

The Guidelines provide best practices for rehabilitation and new construction. Specifically for new construction, the Guidelines recommend:

- A. New construction should not be a replica of historic buildings, but also should not be taken to the extreme of modern architecture.
- B. New construction should be similar to existing contributing buildings in the District. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share the underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.
- C. Buildings should be sited sensitively to the varying topography of the District and established grade of the site, and should be sited similarly to placement, setbacks, and orientation of surrounding buildings.

Additionally, the Guidelines state the following about recommended contributing structures:

"The emphasis for contributing buildings is preservation and rehabilitation. These are buildings that contribute to the historic value of the district and in fact, were important to the Federal designation of the National Register district and/or individual property listings. Maintaining or restoring the historic integrity of contributing buildings is the highest policy objective of these Guidelines.

Contributing buildings and cultural resources within the Historic District are defined as adding to the historic associations, historic architectural qualities, or archaeological value of the area as expressed in the Historic and Cultural Assessment. Buildings and resources are designated contributing for a variety of reasons including National Register eligibility, period of significance, and sufficient integrity."

Review Process

A Concept Plan is required for commercial buildings of greater than 3,000 square feet. It is the first, binding, formal step before Preliminary Development Plan and Final Development Plan. The purpose of the Concept Plan is *"to provide a general outline of the scope, character, and nature of the proposed development..."* consistent with all related documents, as described within this report.

Demolition review is being requested at this early stage by both the applicant and staff, in order to provide the applicant with a determination, prior to investing additional time, effort, and money into the architectural drawings necessary for the Preliminary and Final Development Plan submittals. Actual, physical demolition cannot be accomplished prior to approval of a Final Development Plan, both per the Code and also per the Demolition Permit process; a recommended condition of approval further emphasizes these requirements.

Given the complexity of the proposal, along with a demolition request, this is the appropriate time for Preservation Designs, LTD (PDL), the City’s historic preservation architect, to provide comments. Their comments are provided throughout the report.

Proposal

The proposal is for the demolition of an existing single-story, contributing structure, and future construction of a two-story mixed-use building (5,400 square feet total) and a two-story, two-unit residential building (3,200 square feet total) on the site. The stone wall, steps, and stoops are proposed to be reconstructed, while the historic privy is to be preserved.

Uses

The applicant is proposing a mix of uses for the site. These include general office, restaurant, and residential uses. Office and eating and drinking uses are permitted in the HD-HC district. Eating and drinking uses are limited to 3,500 square feet of gross floor area in the Historic Core district. Two-family residential uses are permitted.

Site Layout

The site layout is largely proposed to remain as existing. A new, two-story mixed-use building is proposed along the N. High Street frontage, utilizing nearly the same footprint as the existing building. There is an additional two-story, two-unit residential building fronting N. Blacksmith Lane. Vehicular access into the site is proposed from Wing Hill Lane, with parking centrally located on the site, providing views to the privy and stone wall. Two additional residential parking spaces are identified in the northeast corner of the site, with access from N. Blacksmith Lane.

Setbacks, Lot Coverage

The HD Code identifies applicable development standards for each zoning district. In the HD-Historic Core zoning district, the setback, lot coverage, and building height limitations are as follows:

Development Standard	HD-Historic Core Requirement
Front Yard Setback	0 feet
Side Yard Setback	0 feet
Rear Yard Setback	5 feet
Lot Coverage	85%
Building Height	30 feet

The proposed mixed-use building along N. High Street meets the requirements with exception of the stairs, which are shown in the ROW for Wing Hill Lane. This needs to be addressed at the next submittal per a recommended condition of approval. The site plan provided indicates that the townhomes meet the 5-foot required rear yard setback. Side yard setbacks are met. Lot coverage is proposed at approximately 84-percent, where a maximum of 85-percent is permitted.

Parking and ADA Access

Currently, the site does not contain any formal parking spaces, and the parking area located to rear of the existing building is not paved. Required vehicle parking is determined by use. The proposal includes a mix of office, eating and drinking and residential use. Required parking calculations are shown below.

Use	Required Parking	Provided Parking
Two-family dwellings	2 spaces per dwelling = 4	4
Office	2.5 spaces per 1,000sf = 7	-
Eating/drinking	10 spaces per 1,000sf = 27	7
On Street Spaces		2
	38 required	11 provided

At the Informal Review, the ARB indicated support for reduced parking. Given the proximity to public spaces, including the CML-Dublin Library garage, Staff is also supportive of a reduction in parking. The applicant will be required to submit a Parking Plan with a future Preliminary Development Plan submittal for review and approval from the ARB. At the next submittal, the applicant shall provide information on where a trash enclosure would be located. A recommended condition of approval addresses these issues.

With parking lots of greater than six spaces, bike parking is required on site at the rate of one space per ten required spaces. Therefore, four bike parking spaces are required (one per ten, rounded up), and no bike parking has been shown. This is a recommended condition of approval.

Building Standards, in their review, noted that an accessible path from the parking area to N. High Street will be required. Additionally, the mixed-use building will require accessible entrances. These are noted as a recommended condition of approval.

Building Height, Massing, Scale and Architecture: N. High Street

Based on feedback at the Informal Review, the applicant revised the plans to try and scale down the height and massing of the mixed-use building along N. High Street. Originally proposed for the N. High Street-facing elevation was a combination of two front gables. The revised proposal shows a front gable on the northern section of the building and a hipped roof on the southern section of the building. The revised proposal is a full two-stories at 26 feet, 8 inches in height, as measured to the midpoint of the roofline. The height is within the 30-foot maximum height permitted by Code; however, Section 5.3 of the Guidelines states that new buildings should be similar in form and mass, and in proportion and scale, to surrounding buildings. PDL commented that the *"two stories tower above the one-story existing structure at 40 N High as well as the four buildings to its immediate south and would diminish their integrity."* Staff agrees, and a recommended condition of approval states that the N. High Street building should be no more than 1.5 stories in height. For reference, the applicant provided a graphic comparing the adjacent buildings to the proposal, which indicates the height is comparable to the historic building at 56 N. High Street (North High Brewing), but is taller than the buildings at 28 and 40 N. High Street, which are single story buildings located on either side of the proposed building. The buildings across N. High Street in this block are all single story as well.

Consistent with the Informal Review, the mixed-use building is typified by distinct sections. The northern section is proposed to be clad in a vertical cedar siding, stained in a dark gray color. PDL recommends using a horizontal siding to be more in keeping with traditional District materials and usage. Staff has concerns that the proposed vertical siding as a primary material is not in keeping with the traditional usage of materials; vertical siding is typically used for out buildings. The dark grey color is not aligned with historic colors in the District (Section 5.8C of the Guidelines). Together, these features create a proposed design that is much more modern in feeling and mimics the design of the CoHatch building, detracting from the unique design aesthetic of that building.

The southern section is clad in stone and contains a single-story front porch with a hipped roof. Staff has concerns that this portion of the building appears to be residential in character, having similar form and scale to 37 S. Riverview Street or 5707 Dublin Road. While many of Historic Dublin's commercial buildings are converted residences, the structures that were built for commercial use seem to favor a full gable parallel to High Street, such as 16 N. High Street, 6 S. High Street, and 14 and 18 S. High Street. None of these buildings have a front porch feature; however, staff appreciates the desire to activate the street.

The mixed-use structure contains a variety of window opening sizes and trim details. Section 5.6A of the *Historic Design Guidelines* state that the pattern and proportion of window and door openings should be proportional to the building façade and reflect other buildings in the District. Additionally, per Section 5.6C, windows and doors should be framed in materials that are similar in scale and character with other buildings in the District. Based on this guidance, the windows should be the same size, using historic fenestration patterns and consistent trim details: frameless and round windows are not supported. PDL agrees. Further, Building Standards notes that the proximity of the building to the property line may create a fire-resistance rating issue, where doors and windows may not be permitted. A recommended condition of approval addresses these concerns, while ensuring adherence to this requirement does not result in blank walls along this highly-visible elevation.

Regarding architecture, PDL stated concerns to include the following.

"The modern accents and modern use of materials upstage and detract from the existing historic fabric. Rather, they should be more sympathetic to the finishes found in the historic district and more in line with preservation standards."

- The wood-siding building proposed on the northern portion is very flat in appearance and could benefit with larger eaves. Both sections of this building are flat in appearance regarding windows and trim.
- Windows should have more traditional forms, such as two-over-two or six-over-six. Horizontal windows could be better served by multiple traditional windows together. PDL did not support the use of round windows.
- The water table of the building is too flat and large in scale, indicating proportions not typically found in the District.
- Metal window panels are not appropriate. Shutters or additional windows could be considered.
- Limestone headers and sills could be added to the windows within the masonry walls, or wood headers and sills within the wood siding walls.
- Consider adding details to the north side of the mixed-use building to tie in with the window fenestration on the second floor.
- Provide more information about how this building ties into the historic wall and privy, including the stone stoop and steps.
- The exterior railings should be more compatible with the District's existing materials; this is an appropriate detail for Preliminary and Final Development Plans.
- On the east elevation, blank facades should be detailed to tie into the fenestration on the second floor.

Additional areas of concern identified by staff, relative to materials include the following.

- The mixed use building is generally too close in character to CoHatch, a unique building and location that celebrates the transition between Bridge Street District architecture and the Historic District. Adjusting this building to be more historic will also keep CoHatch more identifiable in its distinctive role.
- Painted CMU is proposed at the rear and side of the north mixed-use building. While this is the material used on the existing, historic buildings, it does not meet Sections 5.5 and 5.8 of the Guidelines. A more traditional material would be appropriate and could be used to tie both sections of the building together, also replacing the proposed smooth limestone panel water table on the south portion of the building. This approach would also address Section 5.5E of the Guidelines, where specific base, middle, and top of new multi-story buildings are anticipated.
- Metal panels as part of the window fenestration are not appropriate, per Section 5.6 of the Guidelines, and are recommended to be converted to traditional window openings.
- The proposed steel awnings on the rear of the mixed-use building do not meet Guideline Section 5.9, where fabric awnings are anticipated. A recommended condition of approval addresses this.

Building Height, Massing, Scale and Architecture: N. Blacksmith Lane

The proposed townhome building, at two stories, is 24 feet, 10 inches in height, measured per Code. The height is within the 30-foot maximum height permitted by Code.

As with the mixed use building, the residential structure consists of two distinct sections, with the design and styling to match the mixed-use structure. Deck openings facing N. Blacksmith Lane and Wing Hill Lane are included to break up the massing on this portion of the project. The applicant is proposing a white rustic brick on the northern half of the townhome structure, rather than stone; the white color is not in keeping with the traditional materials of the District (Section 5.8A and C of the Guidelines) and could set a precedent for currently-popular white-painted brick. Staff recommends that the stone material used on the mixed-use building also be utilized on the residential building, in lieu of the white brick in order to respond better to Historic Dublin materials and context. PDL agrees. Building Standards had the same comment for this building regarding the proposed openings in the south elevations: fire rating requirements may limit these openings. A recommended condition of approval addresses this, because Staff cannot support blank walls on this very visible elevation.

Regarding architecture, PDL stated the following in their review.

- Consider replacing the dark stone water table with a color/texture typically found in the District.
- Either make the water table one height for the entire building, or where it steps, make the cladding above change to appear as a building addition.
- Window proportions should be more typical of the District by breaking up horizontal windows into gangs of two-over-two or six-over-six windows. The round window is not appropriate and should be replaced with a rectangular one.
- As with the mixed-use building, limestone sills and headers should be used on masonry elevations, and wood sills and headers should be used on wood elevations.
- The deck "cut-outs" were not supported.

- Vertical wood siding is not supported; it should be horizontal to be contextually appropriate.

Additional areas of concern identified by staff, relative to materials include the following.

- The townhome building's shapes and materials are much like the nearby CoHatch building, suggesting a more modern office appearance. Overall, this building needs more residential details to help with the contextual transition.
- Fiberglass windows are proposed on the residential building; these would require a Waiver. It is recommended that the applicant use aluminum-clad wood windows, with trim, in these locations.
- The proposed steel awnings on the front of the residential building do not meet Guideline Section 5.9, where fabric awnings are anticipated. This is especially important along the N. Blacksmith, residential, edge, because metal awnings have more of an industrial feel.

Historic Stone Wall and Privy

PDL provided important comments about the proposed reconstruction of the historic wall, steps, stoops, and handrails. They strongly recommend that these elements should not be disassembled and reconstructed, but repaired in place by an experienced stone mason. The disassembly and reinstallation would damage their historic integrity and possibly damage the individual stones themselves. Additionally, reconstruction of steps and stairs will lead to code compliance issues, where width, rise:run, and handrails may need to be modernized; thereby ruining the character of the original features. The addition of a new, nearby accessible route would address any potential code issues while keeping the original form and character of the stairs and steps. These recommendations are captured as conditions of approval for the next submittal.

The dry laid stone wall in the southeast corner of the existing building appears to be from a later date, according to PDL. They believe that this portion of the wall was contemporary with the construction of the 1960 building, although more information is requested, via photographs, to confirm this and should be provided with the next steps of the process.

3. Demolition Request

As outlined earlier in this report, the Code and Guidelines guide demolition and redevelopment of sites in the Historic District. The proposal calls for the demolition of the existing building, and the applicant seeks approval at this point. The applicant's justification for demolition, per the criteria in 153.176(J)(5)(a) are stated within the project narrative. Since the December, 2021 meeting, the applicant has submitted a structural analysis from Osborn Engineering, dated February 4, 2022, which states that building settlement is directly attributable to the lateral shifting of the dry-laid stone wall on the east side of the property. Significant repairs to the wall and the building are necessary to address resulting structural issues. Estimates for those repairs were submitted by Hanlin Rainaldi Construction, dated February 1, 2022. A letter from Chase Bank, dated February 1, 2022, was also submitted stating that they would not loan money for renovation or demolition/reconstruction because neither option is within their current risk guidelines. These materials are include in the Board's packet.

PDL states in their letter:

"While Preservation Designs LTD cannot assess economic return or the economic viability of a property, we agree with the structural assessment conducted by Osborn Engineering. The current structure appears to have settlement issues, that if not addressed, could become a

hazard and safety concern. The current property owner appears to have tried to address some of these concerns, but based on the construction estimates and the extent of the structural issues, this may not be feasible. As always, the final determination to demolish the building rests with the City of Dublin.”

4. Demolition Request

The following criteria from 153.176 (J)(5)(a)(1-4) apply to this application.

- a) If the property that is to be demolished is categorized as a contributing building per the City of Dublin Historical and Cultural Assessment the applicant shall demonstrate by credible evidence that the property owner will suffer economic hardship if the request to demolish is not granted. In determining whether the property owner has demonstrated economic hardship the Board shall consider the following factors:

- 1) Will all economically viable use of the property be deprived without approval of the demolition;

Criteria Met. Based on the structural report, which also states that adding a second floor to the existing foundation is not possible, and the letter from Chase Bank, it appears that all economically viable use of the property would be deprived.

- 2) Will the reasonable investment-backed expectations of the property owner be maintained without approval of the demolition;

Criteria Met. No. The applicant has provided a summary of the investments he has made to date, since his purchase of the property in 2014. Included with this information is evidence that further structural deterioration has occurred since those investments have been made.

- 3) Was the economic hardship created or exacerbated by the property owner;

Criteria Met. The owner has made numerous repairs and improvements since purchase in 2014; however, these have been negatively affected by continuing structural issues.

- 4) In evaluating the factors established in (1) – (3) above, the ARB may consider any or all of the following:

- a) A property's current level of economic return;

Criteria Met. The owner has provided economic return information, including rents and repairs made to date. He has also enumerated the list of other issues with the property, as provided by Hanlin Rainaldi Construction.

- b) Any listing of the subject property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

Not Applicable. The property has not been for sale or rent within the last two years.

- c) The feasibility of alternative uses for the property that could earn a reasonable economic return;

Criteria Met. Alternative uses would not address the identified structural issues.

- d) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

Criteria Met. There is no evidence of self-created hardship.

- e) Knowledge of landmark designation or potential designation at time of acquisition;
Criteria Met. The owner understood that the building is contributing to the Historic District at the time of purchase.

- f) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs;
Not Applicable. Unknown at this time.

5. Concept Plan Review Criteria

- a) The CP is consistent with the applicable policy guidance of the Community Plan, applicable Zoning Code requirements, and other applicable City plans, and citywide administrative and financial policies;
Criteria Met with Conditions. The CP is largely consistent with all plans, zoning requirements and policies. The applicant will be required to submit a Parking Plan, along with bike parking, at PDP submittal, and will need to continue to work with Staff to ensure all parking meets Code. The applicant will also need to address the south side steps shown in public ROW.

- b) The CP is consistent with the *Historic Design Guidelines*;
Criteria Met with Conditions. The CP is inconsistent with the *Historic Design Guidelines* in a series of areas, as outlined in the report and conditions have been attached to the proposed CP to address these areas. The proposed massing and scale of the mixed-use building continues to be a concern, with Staff and PDL recommending reduced building height along N. High Street to remain in scale with the surrounding buildings and character. Architecturally, the buildings have modern elements, with a nod to historic construction methods and designs, yet staff recommends that both structures respond better with revised design details and materials, windows, and window placement. The site layout maintains the historic stone wall and privy, and provides a viewshed into the site from the public ROW. The method of repairing the stone wall and associated steps must preserve their integrity and the applicant should continue to define these details with the next steps.

- c) The CP conforms to the applicable requirements of the Code;
Criteria Met. The CP largely conforms to the applicable requirements of the Code. The applicant will be required to continue to work with Staff to ensure all parking conforms to Code and that the proposed restaurant does not exceed 3,500 square feet. Additionally, accessible access will need to be provided for the mixed-use building. Bike parking and a trash enclosure need to be identified.

- d) The CP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole;
Criteria Met with Conditions. The scale of the mixed-use building is not in scale with adjacent buildings and those across the street. Staff recommends the buildings along N. High Street be reduced to a 1.5 story maximum height and the proposed design of the building be more sympathetic with its form and details to better blend into the immediate context and the greater District character.

- e) The applicant, or applicant's representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practices
Criteria Met. The applicant's representative is a licensed architect who has successful experience working in the Historic District.
- f) The illustrative lots, supporting street and pedestrian network, and internal circulation provide a coherent development pattern and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;
Criteria Met. The site contains significant negative change of grade from west to east. The proposal retains historic pedestrian access via the staircase associated with the stone wall and privy. ADA access needs to be contemplated with the next submittal.
- g) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of 153.172 Uses;
Criteria Met. The proposal is for office, eating and drinking, and residential uses, which are all permitted per Code and appropriate for the site.
- h) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of 153.174 Design Standards and the *Historic Design Guidelines*;
Criteria Met with Conditions. The mixed-use building is appropriately sited, although the scale and massing needs to be reduced. The proposal needs to fully preserve the historic stone wall, steps, and privy, which will need continued refinement as the project moves through the next steps. The proposed building details need further revision to better address the Guidelines and the comments of the preservation consultant, as outlined in the report.
- i) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside of the proposed development;
Criteria Met. The proposal includes a covered patio along N. High Street, which will encourage pedestrian activity and vibrancy on the sidewalk, although it tends to read as residential in character. The applicant should continue to refine the details of the proposed patio, as the overall building is further developed at the next stages.
- j) The CP allows for the connection and/or expansion of public or private infrastructure and the continued provision of services required by the City or other public agency.
Criteria Met. The CP allows for the continued provision of services.

6. Recommendations

Planning Staff recommends **approval** of the Demolition Request with the following condition:

This approval does not permit early demolition, prior to approval of a Final Development Plan and building permits.

Planning Staff recommends **approval** of the Concept Plan with the following conditions:

- 1) The applicant submit a Parking Plan with the PDP submittal, ensuring all parking conforms to the requirements outlined in Code, including bike parking and trash enclosure locations.
- 2) At the next submittal, the applicant shall provide an accessible path from the on-site parking to the mixed-use building and show that accessible entrances are provided for this same building.
- 3) The applicant shall preserve the historic stone wall, steps, stoops, handrail, and privy *in situ*. Provision of graphic details on how all these elements tie into the proposed building design shall be provided. Provision of photographs of the southeast wall, to help determine age, shall be provided if possible.
- 4) The applicant shall revise the proposed design of the mixed-use building such that it is no higher than 1.5 stories to be more compatible with the height surrounding buildings within the Historic District.
- 5) On both buildings, all window and door placement, size, materials, and trim details shall be historically appropriate (two-over-two or six-over-six, aluminum-clad over wood). Proposed metal panels within the window openings shall not be used, and header/sill details shall match adjacent cladding. Construction methods shall address fire-rating concerns to allow appropriate fenestration on the south property line.
- 6) All proposed white brick on both buildings shall be replaced by native-appearing stone or red brick. The proposed dark vertical wood siding on both buildings shall be replaced by horizontal siding in traditional colors.
- 7) Both buildings shall demonstrate greater dimension and detail regarding windows, window trim, and roof eaves.
- 8) Both buildings shall address concerns with water table materials, and their scale, at the next submittal. All proposed painted CMU shall be replaced by a more appropriate material.
- 9) All proposed steel awnings on both buildings shall be changed to fabric awnings, or shed/gable roof feature, to meet the Guidelines.
- 10) The residential building shall be revised to better respond to the adjacent single-family homes along N. Blacksmith Lane/N. Riverview Street in style and materials. If the water table on the residential buildings remains stepped, the siding materials shall have corresponding "addition" details.
- 11) The proposed roof cut-outs on the residential building shall be removed in favor of a more sympathetic feature.