

<b>Parcel</b>	273-000139	<b>Address</b>	170 S Riverview St	<b>OHI</b>	N/A
<b>Year Built:</b>	1911,1959,1969	<b>Map No:</b>	128	<b>Photo No:</b>	2153, 2155 (7/12/16)
<b>Theme:</b>	Domestic	<b>Historic Use:</b>	Single family house	<b>Present Use:</b>	Single family house
<b>Style:</b>	Ranch	<b>Foundation:</b>	Concrete block	<b>Wall Type:</b>	Frame
<b>Roof Type:</b>	Hipped/asphalt shingle	<b>Exterior Wall:</b>	Brick/aluminum	<b>Symmetry:</b>	No
<b>Stories:</b>	1	<b>Front Bays:</b>	4	<b>Side Bays:</b>	2
<b>Porch:</b>	Concrete stoop	<b>Chimney:</b>	2, Interior, 1 near northeast corner, 1 near south side of house	<b>Windows:</b>	Replacement casements

**Description:** The one-story Ranch house has a U-plan footprint, resting on a concrete block foundation. The hipped roof is sheathed in asphalt shingles. Exterior walls are clad in brick on the façade and aluminum on the side elevations. The front door is off-centered on the façade. Windows include strings of multi-light replacement casements.

**Setting:** The property is located on the east side of Riverview St, south of downtown Dublin, on a bluff overlooking the Scioto River. The property is landscaped with floral plantings extending across the façade of the house. A dry-laid stone wall flanks the driveway.

**Condition:** Good

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

**Integrity Notes:** The house retains good integrity.

**Historical Significance:** According to the property owner, the house was built in three phases, 1911, 1955, and 1969. The building is recommended contributing to the City of Dublin's local Historic Dublin district and recommended contributing to the recommended Dublin High Street Historic District, boundary increase.

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



170 S Riverview St, looking east-southeast



170 S Riverview St, looking northeast



## BOARD ORDER

# Architectural Review Board

Wednesday, February 22, 2017 | 6:30 pm

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

**2. BSD HR  
17-009ARB-MPR**

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

**Proposal:** A deck addition and modification to the front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane.

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

**Applicant:** Heidi Bolyard, Simplified Architecture

**Planning Contacts:** Cameron Roberts, Planning Assistant; (614) 410-4663, croberts@dublin.oh.us  
and Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

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

- 1) That pending case approval, the applicant provide further details regarding the proposed design, material, and color of the proposed flower boxes for the left and right front windows.

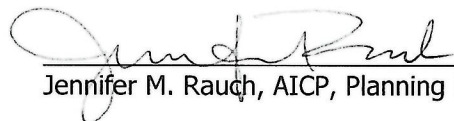
**VOTE:** 5 – 0

**RESULT:** This request for a Minor Project Review was approved.

**RECORDED VOTES:**

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP, Planning Manager

**1. BSD HC – Honest Advertising  
16-108ARB-MPR**

**39 W. Bridge Street  
Minor Project Review**

The Chair, David Rinaldi, said the following application is a request for the installation of two new signs on an existing office building on the south side of W. Bridge Street, approximately 80 feet west of the intersection with Mill Lane. He said this is a request for a review and approval for a Minor Project Review under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

JM Rayburn presented an aerial view of the site and pointed out the locations of the 7.75-square-foot proposed wall signs that are intended for each entrance. He stated the signs meet Code for color, size, location, and number. He described the signs as pre-assembled, high density urethane (HDU) sign panels with two colors (black with grey letters). He explained the raised areas and return edges will be painted Map Cool Gray and the recessed areas painted Map Black. The non-illuminated signs are rectangular with added character from the wing tip design he said and the letter sizes and styles are easy to read.

Mr. Rayburn stated after reviewing the criteria for a Minor Project Review, the ARB Standards and general review standards, and the *Historic Dublin Design Guidelines*, approval is recommended with one condition:

- 1) That the applicant provide revised drawings indicating the exact height of the sign not to exceed 15 feet, subject to staff approval.

The Chair invited the applicant to add to the presentation, which they declined and then invited public comment [Hearing none.]

Jane Fox inquired about the graphic showing the sign height. Mr. Rayburn said it appears to be under the 15-foot maximum height but is requesting that the applicant verify that measurement.

**Motion and Vote**

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

- 1) That the applicant provide revised drawings indicating the exact height of the sign not to exceed 15 feet, subject to staff approval.

The vote was as follows: Ms. Fox, yes; Mr. Munhall, yes; Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Stenberg, yes. (Approved 5 – 0)

**2. BSD HR  
17-009ARB-MPR**

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

The Chair, David Rinaldi, said the following application is a request for a deck addition and modification to the front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane. He said this is a request for a review and approval for a Minor Project Review under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented an aerial view of the site and explained it is surrounded by other single-family residences to the north, west, and south, with the Scioto River abutting the property to the east. She presented a photograph of the front of the property.

Ms. Rauch said the following is a summary of the proposal:

- Deck and stair addition to the existing rear patio
- Rear door replacement
- Walkway from rear deck addition to existing stone stairs
- Four column additions to the existing front porch
- Replacement of an existing door at the front of the building with a window
- Addition of flower boxes to the front left and right windows

Ms. Rauch presented the existing site plan compared to the proposed site plan and noted the locations of each of the proposed revisions. She presented the proposed rear deck addition compared to the existing conditions as well as the materials proposed for the rear deck addition. She explained the following:

- New Door: Full Lite Style, Mahogany Woodgrain, in "Brilliant White"
- Deck Material: Trex Decking, 1" Square Edge Boards, Pebble Grey
- New Railing: 38" tall, Azek posts, Charcoal Black; 3/8" tempered glass sections between posts, clear glass; 6" x 5/4" Azek top rail, Charcoal Black; and Azek bottom rail, Charcoal Black
- New Stairway: Pressure treated stringers with Azek treads, railing will be Azek
- New Pathway: Natural stone, matches material of existing stairs

Ms. Rauch presented the existing and proposed front elevation and pointed out the addition of the proposed four columns with Azek trim on the front porch. She noted the front door will be converted to a new Jeld-Wen Premium Vinyl Casement window, in white with Azek trim, and an Azek panel below. Lastly, she highlighted where the window boxes would be positioned under each of the two existing windows.

Ms. Rauch reported the ART reviewed this application with the Minor Project Review Standards, Code requirements of the ARB sections of the Code as well as the *Historic Dublin Design Guidelines*. She said approval is recommended with the following condition:

- 1) That the applicant provide further details regarding the proposed design, material, and color of the proposed flower boxes for the left and right front windows.

Jane Fox inquired about the columns because the one in front of the picture window seems to be in an odd place. Ms. Rauch explained the third column was already in front of that window, which made the front appear off balance so the request was for a fourth column to space the columns more appropriately.

Heidi Bolyard, Simplified Architecture, explained the graphic is not doing the columns justice because in 3-dimensions it feels different and pushing the columns over would make the placement awkward; it is not a symmetrical façade. She said the applicant wanted to maintain the existing sidewalk and moving the columns would place one right in the middle of the sidewalk.

Ms. Fox asked if the applicant is happy with having a fourth column.

Denise Frantz King, 170 S. Riverview, said her goal with this project was to simply improve the look of the house. She stated she does not need to make any of these changes but it is a very plain house, especially in the winter when the landscaping is down; it is not an asset to the street. She said this is a 60s ranch house and all those same houses around this property have those columns. She indicated she is not thrilled having a column in front of a window but it looks better and does not want a column in the middle of her sidewalk.

Ms. King explained the house grew over time so that is why there are two front doors.

Tom Munhall said he agreed these are all great improvements to the house.

Steve Rudy, 129 S. Riverview Street, said he supports this proposal and loves his neighborhood.

Shannon Stenberg said the proposal looks fantastic.

David Rinaldi said he is not a fan of the columns but he can accept them.

### **Motion and Vote**

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

- 1) That pending case approval, the applicant provide further details regarding the proposed design, material, and color of the proposed flower boxes for the left and right front windows.

The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; Ms. Fox, yes; and Mr. Musser, yes. (Approved 5 – 0)

### **3. BSD HC – Shed and Garage (Former Biddies site) 17-007ARB**

### **76 – 82 S. High Street Demolition**

~~The Chair, David Rinaldi, said the following application is a request for Demolition of an existing shed and garage. He said the site is on the east side of South High Street, approximately 35 feet southeast of the intersection with Eberly Hill Lane. He said this is a request for a review and approval for a Demolition request under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.~~

~~Lori Burchett presented an aerial view of the site and the proposed site plan and noted the 9-square-foot wood-frame shed, a garage, and a set of steps on the existing structure all associated with the ca. 1830 main structure located on the property. She stated none of these elements are considered architecturally or historically significant on their own. She presented photographs of the existing structures and the set of stairs proposed to be demolished.~~

~~Ms. Burchett reported staff and an outside historic consultant reviewed the proposal with the demolition review criteria and went through each. As a result, she reported all three sources determined the criteria has been met and recommends approval with two conditions:~~

- ~~1) That prior to actual demolition, the owner shall permit the Dublin Historical Society to enter the premises and salvage any historic architectural features worthy of preservation; and~~
- ~~2) That the order to allow a demolition shall not be issued by the City until a replacement sue or building has been approved by the Reviewing Body and an application for a building permit has been submitted for the replacement building to the City.~~

~~Jane Fox indicated she thought the small building was original to the site. Ms. Burchett reported the consultant had said that there is a possibility that the structure could have been moved to the site but it was hard to determine when and how the structure was placed.~~

~~Frank Albanese, ISO Communities, 5277 Blue Ash Road, Columbus, Ohio, said the smaller structure is sitting on a shallow concrete foundation.~~

~~The Chair invited the public to speak in regard to this application.~~



## RECORD OF DETERMINATION

# Administrative Review Team

Thursday, February 16, 2017

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

**2. BSD HR  
17-009ARB-MPR**

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

Proposal: A deck addition and modification to the front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane.

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

Applicant: Heidi Bolyard, Simplified Architecture

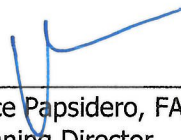
Planning Contacts: Cameron Roberts, Planning Assistant; (614) 410-4663, croberts@dublin.oh.us  
and Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

**REQUEST:** Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with the following condition:

- 1) Pending case approval, the applicant provides further details regarding the proposed design, material, and color of proposed flower boxes for the left and right front windows.

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

### STAFF CERTIFICATION

  
\_\_\_\_\_  
Vince Papsidero, FAICP  
Planning Director

- 4) That the applicant revises the plan to show use of a stacked stone wall for the street wall provided on Blacksmith Lane in accordance with Code;
- 5) That additional shrubs of a similar mix as currently shown, be provide along he northerly street wall along Blacksmith Lane to meet Code;
- 6) That the applicant ensures all light fixtures and site photometrics meet Code, and any outstanding information be provided as part of the building permitting;
- 7) That the applicant file an application to combine the two lots prior to issuance of the building permit;
- 8) That the applicant conceals all roof penetrations (fans, exhaust, vents, etc.) and ensure these will not be visible from principal frontage streets;
- 9) That the doors for commercial uses along the street frontages shall be consistent with the design of the principal entrances and include full glass and full operating hardware;
- 10) That the applicant ensures all recesses and/or projections required for vertical facade divisions shall meet the required depth of 18 inches;
- 11) That all sign details shall be approved by the ARB, prior to the installation of signs;
- 12) That the construction of the proposed development is subject to the approval of the demolition request;
- 13) That if a change of use should occur to include a different mix of uses for the existing or proposed buildings that require additional parking provisions, the applicant would be required to gain approval of a modified Parking Plan from the ARB;
- 14) That the northern portion of the proposed street wall be relocated to provide screening of the A/C units, gas meters, and transformer on the eastern side of the building;
- 15) That all dormers be recessed by 12 inches; and
- 16) That approval of the western elevation design is subject to the building permit review process.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the Parking Plan, Fee-in-Lieu of Open Space, the 10 Waivers, and the Site Plan with 16 conditions for the meeting on February 22, 2017.

**2. BSD HR  
17-009ARB-MPR**

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

Cameron Roberts said this is a request for a deck addition and modification to the front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill 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 §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Roberts reported the ART had previously reviewed the proposal and the applicant revised the proposal based on the comments. He said a fourth column was added to the front porch and the previously proposed shutters were removed. He stated that window boxes were added under the front windows, but no details were provided and staff proposed a condition of approval to address this concern. He said the other change from the previous review includes a door replacement along the rear elevation. Mr. Roberts stated the rear door is mahogany wood grain painted a brilliant white color.

ART was supportive of the proposed modifications.

Mr. Roberts said a recommendation of approval to the Architectural Review Board is recommended with the following condition:

- 1) Pending case approval, the applicant provides further details regarding the proposed design, material, and color of proposed flower boxes for the left and right front windows.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for a Minor Project Review for the meeting on February 22<sup>nd</sup>.

#### **ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:50 pm.

As approved by the Administrative Review Team on February 23, 2017.



Ms. Burchett presented the site plan, which is short parking by three spaces.

Mr. Stanford noted the transformers and AC units need to be fully screened.

Mr. Tyler cautioned the applicants to consider the location of dryer vents as they should be located out back. He said if that is not achieved, it will require a Waiver.

Mr. Albanese said there are just two residential units so he asked if it is possible to hide the vents amongst the stone. Mr. Tyler encouraged the applicant to take the dryer vents to the rear. Mr. Meleca indicated they are not sure yet about the interior layout.

Mr. Tyler said stacks need to be on the rear also. He added range hoods will require venting and it would be easier to deal with that now rather than later.

Mr. Meleca inquired about door hardware. Mr. Tyler said those elements could be dealt with later in the process.

Mr. Albanese requested conditional approval to happen today. Ms. Burchett explained the process and how the proposal could not be recommended for determination today. She suggested the applicant meet with staff on Monday so the ART would be better equipped to make a solid recommendation of approval to the Architectural Review Board.

Mr. Meleca said if there was foundation planting on the rear it could not stretch 42 inches.

Mr. Stanford inquired about the parking lot islands. Ms. Rauch indicated the landscape could be waived but to not eliminate curbs or cars could drive over the open spaces. Mr. Tyler suggested if the applicant moves the landscaping from one location to another and softens the wall, they may have a better chance of requesting a Waiver for something else.

Ms. Pheffenberger inquired about the parking lot issues. Ms. Burchett explained an island needs to be a minimum of 10 feet. Ms. Pheffenberger asked if planting around the garages counts toward the 5% requirement. Ms. Husak said having additional landscaping speaks to their favor but it would not count.

Mr. Meleca asked if the patio terraces were acceptable because they are stacked. He explained that is due to the office location on the left and the two residences stacked on top of each other to the right.

Mr. Tyler asked if the entrance on the yellow section of the building could be removed as it appears to stick out. Mr. Meleca answered he thought he could work that out.

Ms. Rauch restated the applicant should meet internally with staff to cover possible ideas.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the recommendation for approval is scheduled for February 16, 2017.

**4. BSD HR  
17-009ARB-MPR**

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

Cameron Roberts said this is a request for a deck addition and modification to a front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill 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 §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Roberts presented the aerial view of the site in historic Dublin, which contains a residential structure.

He noted the proposal summary as follows:

- Deck and stair addition to the existing rear patio
- Walkway from rear deck addition to existing stone stairs
- Three column additions to the existing front porch
- Replacement of an existing door at the front of the building with a window
- Addition of shutters/wood panel to three of the front windows

Mr. Roberts presented a site plan comparing the existing site and the proposed modifications. He presented the proposed rear deck addition as well as the existing rear elevation. He presented the plans for the rear deck addition to be constructed of 1-inch-square edge boards in a pebble grey color; new railing at 38 inches tall, which meets building code and will have charcoal black Azek posts with tempered glass sections between the posts with the top and bottom rails of Azek material in charcoal black. He explained part of the railing from the original rear patio will also be reused. He said the stairway will have pressure treated stringers with Azek treads and the railing will also be an Azek material. Lastly, he noted the new pathway will be made out of a natural stone material that matches the existing stone stairway on the property.

Mr. Roberts presented the proposed front modifications compared to the existing elevation and pointed out the locations for new columns, window replacement, and window shutters. He explained the three column additions will be 7 inches by 7 inches with an Azek trim; the shutters will be an Azek wood panel; and the new window will be a white, Jeld-Wen Premium Vinyl Casement window with Azek trim and an Azek panel below. He presented graphics of the proposed material samples.

Mr. Roberts reported staff suggested the following modifications to the proposal per their internal review:

- Adding a fourth column to make the columns appear more proportional to the front of the building;
- Proposed shutter width be increased to fit the actual size of the existing windows since there is some concern that they are currently too small;
- Material of the window be changed to something such as aluminum clad wood windows, at a minimum because the *Historic Dublin Design Guidelines* recommend that window replacements be made of a wood material or at least incorporate a wood component; and
- That the applicant provides the proposed colors for these modifications.

Heidi Bolyard, Simplified Architecture, said that shutter width would not fit. Claudia Husak suggested staff modify the condition approval to "remove the shutters or make them fit".

Ms. Bolyard said the columns have been updated already. She explained the applicant does not want to repaint so new products will match the existing color of off-white. She also noted the windows and doors illustrated on the rear elevation were drawn incorrectly and has since fixed the image.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He stated the recommendation for approval was scheduled for February 16, 2017.

**5. BSD-HC-IMS Sign  
17-010ARB-MPR**

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

JM Rayburn said this is a request for the installation of a new sign for an existing tenant space on the east side of S. High Street, approximately 80 feet south of the intersection with Eberly Hill 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 Codes §153.066(G) and §153.170 and the *Historic Dublin Design Guidelines*.



CITY OF DUBLIN..

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*Creating a Legacy*

## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

AUGUST 27, 2008

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

**1. Exterior Modifications  
08-055ARB**

**170 S. Riverview Street  
Architectural Review Board**

Proposal: Minor building modifications for the replacement of windows for a single-family residence located on the east side of South Riverview Street, approximately 330 feet south of Pinney Hill Lane.

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

Applicant: Justin Hegenderfer, Ken Adams and Rose Downing

Planning Contact: Rachel E. Swisher, Planner.

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

**MOTION:** Tom Holton made a motion, seconded by William Souders, to approve this application.

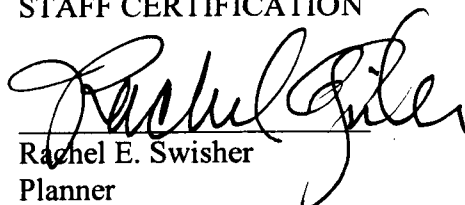
**VOTE:** 4 – 0.

**RESULT:** This application was approved.

**RECORDED VOTES:**

Thomas Holton	Yes
Clayton Bryan	Absent
William Souders	Yes
Linda Kick	Yes
Tom Currie	Yes

**STAFF CERTIFICATION**

  
Rachel E. Swisher  
Planner

**1. Exterior Modifications**  
**08-055ARB**

**170 S. Riverview Street**  
**Architectural Review Board**

Rachel Swisher presented this request for review and approval of exterior modifications to a home located on the east side of South Riverview Street which contains a variety of existing windows ranging from four-over-fours, eight-over-eights, sliding windows, casement windows, and sash windows.

Ms. Swisher explained that the applicant is proposing to modify the northernmost existing picture window on the front (west) elevation so that it will match the other windows on the same side of the residence. She said that the proposed window will have two casement windows on each end that will open and a picture window in the center that will not open. She said that the applicant is proposing a grille composed of wood muntins to create a full divided light appearance and that the window will have an aluminum-clad Fibrex® frame. Ms. Swisher said that on the south elevation, the applicant is proposing to replace an existing sliding window with a 24-inch by 36-inch awning window with an aluminum-clad Fibrex® frame that will hinge at the top of the window. She explained that the applicant is proposing to replace an existing casement window with another casement window and also to replace a picture window with another picture window on the rear (eastern) elevation.

Ms. Swisher stated that Planning has reviewed this application based on the *Historic Dublin Design Guidelines*, and that the City's Historic Preservation Consultant, Jeff Darbee, has recommended approval of this application. She concluded that it is Planning's opinion that this application meets the intent of the *Guidelines*, and approval of this request is recommended.

Tom Holton referred to *Guideline 2: Avoid vinyl or aluminum-clad wood replacement windows. New windows should simulate the operating characteristics of the originals.* He noted that the proposed awning window was replacing a sliding window.

Justin Hegenderfer, sales representative for the Renewal by Andersen window manufacturer, explained that Fibrex® windows are a composite of 40 percent reclaimed wood and 60 percent thermoplastic polymers, which is combined to create a material that looks like wood, but is lower maintenance. He clarified that the cladding will have a dull white finish, similar to a semi-gloss on a painted window. Mr. Hegenderfer explained that because the existing sliding window was not historic in appearance, they had determined that the only replacement option would be an awning window.

Mr. Holton asked if the window frame would be aluminum. Mr. Hegenderfer said there was no aluminum within the frame itself. He explained that the Fibrex® framing would have a wood-like finish, and that the aluminum component would be installed at the edges of the window where the window meets the exterior wall of the home. He added that the Fibrex® framing can be painted, but it does not need to be since the color is integrated into the framing material itself.

Mr. Holton suggested that Planning obtain a sample of the Fibrex® framing material to use for consideration of future applications.

Mr. Souders confirmed that the muntins on the front elevation were also composed of Fibrex®. Mr. Hegenderfer said that the window on the front elevation would have FDL (Full Divided Light) grilles, which includes separate grilles on the exterior and the interior of the window. He

clarified that the exterior grille would be composed of Fibrex<sup>®</sup>, and the interior grille would be composed of wood. He explained that the grille on the exterior is incorporated into the window, and only the interior wood grille can be removed for cleaning.

Mr. Souders inquired whether the fixed portion of the proposed window on the front elevation would actually have two separate picture windows with a center mullion, in addition to the two casement windows on the ends, to give the appearance of four separate windows like the other window on the front elevation. Mr. Hegenderfer confirmed that was the intended appearance.

#### **Motion and Vote**

Mr. Holton made the motion, seconded by Mr. Souders, to approve this application. The vote was as follows: Mr. Holton, yes; Mr. Souders, yes; Ms. Kick, yes; and Mr. Currie, yes. (Approved 4 – 0.)

#### **2. 54 S. High Street 08-018ARB**

#### **54 S. High Street Architectural Review Board**

Dan Phillabaum presented this request for review and approval of a 4,492-square-foot addition to an existing 1,400-square-foot historic structure with additional site modifications. He said the applicant was utilizing a portion of the adjacent property to the south, 58 South High Street, for some of the vehicular and pedestrian circulation and that the owner, Mr. Paglioni, is therefore a co-applicant for this application. Mr. Phillabaum explained that the 0.18-acre adjacent site possesses about 20 feet of topographical change from west to east, and is currently developed for commercial use with a gravel parking area located to the rear of the historic structure. He noted that adjacent to the gravel parking area is an existing garage that would be demolished with this proposal. Mr. Phillabaum said the site is zoned, CC, Central Business District, and would be required to be rezoned to HB, Historic Business District in order to develop with the combination and arrangement of proposed uses.

Mr. Phillabaum said this case was tabled in June by the ARB after a course of several meetings where Planning consistently recommended disapproval on the bases that the mass and scale of the proposed addition are inconsistent with the rest of the District and that they overpower the historic structure, and Planning had additional concerns related to the site design and vehicular circulation. He said that the general consensus of the ARB at previous meetings was that the mass and scale of the proposed addition were acceptable, however concerns were raised at both the May and June meetings with respect to the vehicular circulation and the lack of a refuse location. He reported that the applicant has revised portions of the application; however the same issues of mass, scale, and the non-functional vehicular circulation system remain, and therefore Planning again recommends disapproval.

Mr. Phillabaum presented a slide showing the June proposal and the current proposal. He pointed out that on the new proposal, the roof design had changed, the four required parking spaces are now in a row along the northern property line, the retaining wall has been modified to wrap around all four parking spaces, and approximately three feet of vehicular circulation and the pedestrian walkway extend over the shared property line. Mr. Phillabaum said the garage has been pushed west by approximately one-foot and the commercial parking spaces are now directly off of the right-of-way, thereby increasing the area between the driveway and the retaining wall to 24 feet 9 inches.