



HISTORIC DOWNTOWN ADVISORY COMMITTEE

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, March 20, 2014

6:15 P.M.

5. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Carl Gioffre and David Blakemore
Location: 49 Scioto Street (Lot 9)
Zoning: DR, Downtown Residence District
Request: Approval of construction of a new single family home.

Aerial Map: <http://goo.gl/maps/0D7He>

The applicant met with staff and the architectural advisor after the January 30th HDAC meeting to go over details of the proposal. At this meeting, staff and the architectural advisor provided the applicant with a number of suggestions and recommendations. The applicant has now resubmitted their design which incorporates these and the HDAC's recommendations.

The changes from the last proposal are as follows:

- The building has been moved forward 5'. As such, the property front yard setback is now 21' and the rear yard setback is 65'. This will help provide a staggered look between this home and the home proposed on Lot 10 (details below).
- The site plan layout now correctly shows the orientation of the home.
- The majority of changes are to the outside of the home. Materials, colors, dimensions, and design have been specified and/or clarified.
 - The left elevation now shows header trim and details for the windows. Dimensions for the downspout have also been provided.
 - The right elevation has size and detail for the gutter and down spout.
 - The front elevation now shows a two panel door.
 - The rear elevation shows a different back door and has much more detail in terms of trim sizing and detail.
 - The stamped concrete on the foundation of the building has been changed to stone.
 - Windows throughout the home have been changed to include muntins.
 - Column detail has been provided.
- The applicant has selected a color palette and lighting fixtures which will be provided at the February 20th meeting.
- The proposal still meets the DR District's dimensional and use requirements.

After review of the revised submittal, staff recommends granting a certificate of appropriateness to the applicant, pending comments from the architectural advisor.

49 Scioto Street - January 30th Staff Report

The applicants, Carl Gioffre and David Blakemore, are proposing construction of a single-family dwelling unit.

The home will be one-story and roughly 3,779 sq. ft., which includes the basement, crawl area, garage, and porch. The setbacks are as follows: 26' front yard, 60' rear yard, 5.35' east side yard, and 5.32 west side yard. The height of the main floor is roughly 9' 1" high, with the roof pitch adding an additional unknown amount.

The applicants have provided colors and materials for the HDAC's review. See images below, these materials will be provided at the January 30th meeting.



After reviewing the proposed development in light of the Downtown District Architectural Guidelines and other relevant code, staff finds the following:

- The proposed development is located in the Downtown Residence District. As such, it must meet the DR District's requirements, which are examined below.
 - The proposal is an allowed use.
 - The proposal meets the minimum dimensional requirements for a single family lot.
 - The proposal meets the minimum building side and rear yard setback requirements.
 - The proposal does not meet the front yard setback. The maximum setback allowed is 25', the proposed development is 26'.
 - The maximum height allowed for principal buildings is 35'. The applicant has not specified the total building height.
 - The proposed development meets the minimum 1,500 sq. ft. floor area requirement.
 - The parking garage is located in the rear of the building and comes off of the alleyway. This is preferred based on the code.

- Comments from the Architectural Advisor will be provided at the January 30th meeting.

As a result of the above analysis, staff recommends issuance of a certificate of appropriateness on the following conditions:

1. The front setback is reduced.
2. The applicant specifies the building height.
3. The applicant specifies the final colors and materials to be used.
4. The architectural advisor is in support of the proposed development.
5. Comments provided by the architectural advisor are implemented.

6. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Carl Gioffre and David Blakemore
Location: 55 Scioto Street (Lot 10)
Zoning: DR, Downtown Residence District
Request: Approval of construction of a new single family home.

Aerial Map: <http://goo.gl/maps/yMCgg>

The applicant met with staff and the architectural advisor after the January 30th HDAC meeting to go over details of the proposal. At this meeting, staff and the architectural advisor provided the applicant with a number of suggestions and recommendations. The applicant has now resubmitted their design which incorporates these and the HDAC's recommendations.

The changes from the last proposal are as follows:

- The building has been moved forward 2'. As such, the property front yard setback is now 24' and the rear yard setback is 58.67'. This will help provide a staggered look between this home and the home proposed on Lot 10 (details below).
- The majority of changes are to the outside of the home. Materials, colors, dimensions, and design have been specified and/or clarified.
 - The left elevation now shows header trim and details for the windows. Dimensions for the downspout have also been provided.
 - The front elevation shows a two panel door, different from the four panel door in the original submission. Shutter size is also specified.
 - The rear elevation shows a different back door and has much more detail in terms of trim sizing and detail. The applicant also added a roof overhang above the back door.
 - The stamped concrete on the foundation of the building has been changed to stone.
 - Windows throughout the home have been changed to include muntins.
 - Column and bracket detail has been provided.
- The applicant has selected a color palette and lighting fixtures which will be provided at the February 20th meeting.
- The applicant submitted a revised roof plan which provides details for the overhang above back door.
- The proposal still meets the DR District's dimensional and use requirements.

After review of the revised submittal, staff recommends granting a certificate of appropriateness to the applicant, pending comments from the architectural advisor.

55 Scioto Street - January 30th Staff Report

The applicants, Carl Gioffre and David Blakemore, are proposing construction of a new single-family dwelling unit.

The home will be one-story and roughly 3,841 sq. ft., which includes the basement, crawl area, garage, and porch. The setbacks are as follows: 26' front yard, 58.67' rear yard, 5.32' east side yard, and 5.35 west side yard. The height of the main floor is roughly 9' 1" high, with the roof pitch adding an additional unknown amount.

The applicants have provided colors and materials for the HDAC's review. See images above, these materials will be provided at the January 30th meeting.

After reviewing the proposed development in light of the Downtown District Architectural Guidelines and other relevant code, staff finds the following:

- The proposed development is located in the Downtown Residence District. As such, it must meet the DR District's requirements, which are examined below.
 - The proposal is an allowed use.
 - The proposal meets the minimum dimensional requirements for a single family lot.
 - The proposal meets the minimum building side and rear yard setback requirements.
 - The proposal does not meet the front yard setback. The maximum setback allowed is 25', the proposed development is 26'.
 - The maximum height allowed for principal buildings is 35'. The applicant has not specified the total building height.
 - The proposed development meets the minimum 1,500 sq. ft. floor area requirement.
 - The parking garage is located in the rear of the building and comes off of the alleyway. This is preferred based on the code.
- Comments from the Architectural Advisor will be provided at the January 30th meeting.

As a result of the above analysis, staff recommends issuance of a certificate of appropriateness on the following conditions:

1. The front setback is reduced.
2. The applicant specifies the building height.
3. The applicant specifies the final colors and materials to be used.
4. The architectural advisor is in support of the proposed development.
5. Comments provided by the architectural advisor are implemented.

6. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Anthony Redder
Location: 105 South Liberty Street
Zoning: DB, Downtown Business District
Request: Approval of a new ground sign.

Aerial Map: <http://goo.gl/maps/zHPOE>

The applicant submitted a revised sign that is more in line with the architectural guidelines. The applicant made the following changes:

- The number of colors have been reduced from 8 to 3.
- The sign size has been reduced from 17 sq. ft. to 13 sq. ft., roughly 1 sq. ft. larger than the maximum allowed 12 sq. ft. in the downtown district.
- The applicant has chosen green, white, and black for the sign.
- The sign is no longer internally illuminated. It will be lit from the bottom using ground lighting.
- The sign design is more architecturally appealing.
 - Detailed comments will be provided by the architectural advisor.

With the above mentioned improvements, and pending any architectural comments, staff recommends approval of a certificate of appropriateness.

January 30 – Anthony Redder – Staff Report

This proposal is for a new ground sign for the Powell Painting Company. The sign is shown as being 20 square feet in size and 4 feet in height. The Historic District Guidelines do not recommend the use of internally illuminated signs. The proposed sign is to be an internally illuminated sign box with a partial olive green background and partial white background. There are 8 colors including black and white in this proposed sign. The Zoning Code allows for a sign of 12 square feet and no more than 5 colors, including black and white. Also, the sign code does not allow for the white background to be illuminated.

There is no particular interesting design to the posts cabinet. The applicant has indicated to Staff he would like a sign similar to More Time for You sign down the street. That sign is of a particularly better design with the post and cabinet, is illuminated with a halo lighting, contains four colors and is 17 sq. ft. in size. The proposed sign will look nothing like the More Time for You Sign.

Staff recommends that the applicant re-design the sign in a manner more fitting the Historic District Guidelines. We are fine with a slightly larger sign than 12 square feet, as long as the design of the sign, along with the lighting, cabinet and posts, are more in keeping with the Historic District Guidelines. If the point is to achieve a similar sign as the one down the street, the attention to design detail and lighting should also be utilized.