



City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7352
www.marysvilleohio.org

**DESIGN REVIEW BOARD
AGENDA
Wednesday, November 9, 2016, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor**

CALL MEETING TO ORDER:

Time In: _____

ROLL CALL:

Scot Draughn ___ Pete Griffin ___ Tim Schacht ___ Brett Garrett ___
Virginia Golan ___ Ed Mickelson ___ Melissa Marino ___

APPROVAL OF MINUTES:

October 12, 2016 Meeting Minutes
Vote: _____

CITIZEN COMMENTS:

ADMINISTRATION COMMENTS:

OLD BUSINESS:

1. Certificate of Appropriateness in the Historic Design Review District: An application for new signage at 411 W 5th Street (Dave's Pharmacy) in the BR (Business Residential) zoning district.

Motion By: _____ Vote: _____
Conditions: _____

2. Certificate of Appropriateness in the Historic Design Review District: An application for new signage at property located at 220 E Fifth Street (Richwood Bank) in the B-3 (Central Business District).

Motion By: _____ Vote: _____
Conditions: _____

NEW BUSINESS:

3. Certificate of Appropriateness in the Historic Design Review District: An application for exterior building modifications to the existing brick on the rear elevation at 119 N Main Street in the B-3 (Central Business) zoning district.

Motion By: _____ Vote: _____
Conditions: _____

4. Certificate of Appropriateness in the Historic Design Review District: An application to remodel an existing rear deck and bring it into ADA compliance at 315 W 5th Street in the O-R (Office Residential) zoning district.

Motion By: _____ Vote: _____
Conditions: _____

5. Certificate of Appropriateness in the Historic Design Review District: An application to demolish the existing rear garage structure located at 315 W 5th Street in the O-R (Office Residential) zoning district.

Historical Significance	Yes	____	No	____
Economical Use	Yes	____	No	____
Deterioration beyond repair	Yes	____	No	____

Motion By: _____ Vote: _____
Conditions: _____

DISCUSSION ITEM:

- Uptown Revitalization Plan

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Pete Griffin
Virginia Golan
Tim Schacht
Ed Mickelson
Brett Garrett
Melissa Marino
Scot Draughn

ADJOURNMENT:

Time Out: _____

**DESIGN REVIEW BOARD
MINUTES OF MEETING
October 12, 2016**

MEMBERS PRESENT: Tim Schacht, Ed Mickelson, Melissa Marino, Pete Griffin, Brett Garrett ((arrived at 6:37))

OTHERS PRESENT: Ron Todd, Jerry Hershberger, Anthony Maronitis, Mark Wirtz, Seth Taylor, Donna Burke

MEETING CALLED TO ORDER: The meeting was called to order at 6:30 p.m.

APPROVAL OF THE MINUTES: September 14, 2016 meeting minutes were approved as submitted.

CITIZEN COMMENTS:

ADMINISTRATION COMMENTS: OLD BUSINESS:

1. Exterior Plan/Landscape Plan: An application for a new Sleep Inn Hotel on property located at 1001 & 1041 Lydia Drive in the TOC (Traffic Oriented Commercial) zoning district.

Mr. Hershberger spoke to the Board in detail about the changes to the project that was made. He discussed the changes made to the landscaping. Mr. Schacht still has concerns with landscaping plans and Mr. Griffin needs more time to review the plans. Mr. Hershberger brought samples of the façade to show the Board. The Board would like the applicant to make sure the proposed building materials match the existing buildings around it. The Board members asked questions of the builder to satisfy their concerns on the project. Mr. Schacht made sure Mr. Hershberger understood all the City Staff comments. Applicant request to table the application indefinitely.

Motion By: Mr. Garrett Vote: 5-0 Conditions: Tabled indefinitely

2. Certificate of Appropriateness in the Historic Design Review District: An application for new signage at 411 W 5th Street (Dave's Pharmacy) in the BR (Business Residential) zoning district.

Ms. Burke presented the application to the Board. Mr. Schacht went through the City Staff comments. The Board members asked questions of the applicant to satisfy their concerns on the project. The Board has concerns that it will be visible to the street and will also be a distraction. Mr. Garrett mentioned possibly putting a polarized lens over the sign. Mr. Schacht is concerned it might be a burden to the resident that lives right next to them. Applicant has requested to table the application indefinitely.

Motion By: Ms. Marino Vote: 5-0 Conditions: Tabled indefinitely

NEW BUSINESS:

3. Certificate of Appropriateness in the Historic Design Review District: To hear a Variance request to permit a freestanding identification sign for property located at 220 E Fifth Street in the B-3 (Central Business District) zoning district. Filed by Richwood Banking Company, 28 N. Franklin Street, Richwood, Ohio, 43344.

Mr. Seth Taylor, CFO of Richwood Bank, presented the application to the Board. Mr. Taylor stated the address changed from 220 to 250 E Fifth Street. The Board members asked questions of the applicant to satisfy their concerns on the project. Mr. Taylor stated he is willing to work with City Staff with whatever changes that needs to be made to meet the code. Mr. Schacht had questions regarding the alignment of the bank name on the sign. Ms. Marino asked about the coloring of the LED lights.

Motion By: Ms. Marino Vote: 5-0 Conditions: Approved

4. Certificate of Appropriateness in the Historic Design Review District: An application for new signage at property located at 220 E Fifth Street (Richwood Bank) in the B-3 (Central Business District).

Mr. Seth Taylor, CFO of Richwood Bank, presented the application to the Board. Mr. Schacht went through the City Staff comments. The Board members asked questions of the applicant to satisfy their concerns on the project. Mr. Schacht has concerns with the lighting on the sign. Ms. Marino would like to see frontlet lights instead of backlit lights on the sign. Mr. Taylor asked for the application to be tabled.

Motion By: Mr. Garrett Vote: 5-0; Conditions: Table indefinitely

5. Certificate of Appropriateness in the Historic Design Review District: An application to remodel an existing rear deck and bring it into ADA compliance at 315 W 5th Street in the O-R (Office Residential) zoning district.

Application was tabled by the Board until next meeting due to a member recusing themselves leaving 3 members which is not enough to have a quorum.

Motion By: Mr. Mickelson Vote: 4-0 Conditions: Tabled until Nov 9th meeting

6. Certificate of Appropriateness in the Historic Design Review District: An application to demolish the existing rear garage structure located at 315 W 5th Street in the O-R (Office Residential) zoning district.

Application was tabled by the Board until next meeting due to 2 members recusing themselves leaving 3 members which is not enough to have a quorum.

Motion By: Ms. Marino Vote: 5-0 Conditions: Tabled until Nov 9th meeting

Discussion Item: None

COMMENTS OF INDIVIDUAL COMMISSIONERS:

Mr. Griffin- He stated the signs in Partners Park to be reviewed.

ADJOURNMENT: The meeting was adjourned at 8:31 p.m.



Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

August 31, 2016

To: City of Marysville
Design Review Board

From: Chad Flowers
City Planner

RE: Planning Staff Report – 411 W. 5th Street (Dave’s Pharmacy)

Certificate of Appropriateness in the Historic Design Review District: An application for new signage at 411 W 5th Street (Dave’s Pharmacy) in the BR (Business Residential) zoning district.

Applicant: Dave Burke, Dave’s Pharmacy
411 W 5th Street
Marysville, OH 43040

Owner: Dave Burke
411 W 5th Street
Marysville, OH 43040

PROJECT HISTORY:

The applicant is proposing to install a new 40” diagonal video screen (TV) that plays the pharmacy health network to customers in the drive-thru line. The proposed is a breakdown of the proposed signage:

Sign Type	Sign Location	Number of Signs	Sign Size
Wall sign (monitor)	South Elevation	1	40”

PLANNING & ZONING STAFF ANALYSIS:

After review of the submitted application materials, the following information is to guide discussion between the Board and the applicant.

Wall Identification Sign:

It appears that the appearance of the proposed sign meets the intent of both the Design Guidelines for Historic Uptown Marysville and the Planning & Zoning Code, unless otherwise noted:

Sign material: treated wood unit to house 40” TV monitor
Lettering: N/A
Sign colors: Wood unit painted to match building
Sign lighting: N/A
Sign mounting: on building, bracket mounted

Additional Information:

- This property is located in the Historical Uptown Marysville Design Review District. Signage in this district is unique due to the neighborhoods character, architecture integrity and historical detailing. Staff has concerns with the proposed sign not fitting the character or matching the time period of the Historic District. Staff suggests the Board discuss this with the applicant and between its members.
- The applicant shall coordinate with the City Zoning Administrator to ensure the proposed signage meets all code requirements (Square footage, size, etc.) and to apply for the appropriate signage permits.

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- *Applicant shall work with City Zoning and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.*
- *Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.*

If you have any questions or comments about the aforementioned comments, please feel free to contact me at (937) 645-7361 or via email at cflowers@marysvilleohio.org.

Cc: J. Hoyt
R. Todd



DAVE'S
PHARMACY
DRIVE THRU

DAVE'S
BURKE

CAUTION / תחשבוני





Design Guidelines for Historic Uptown Marysville, Ohio



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Approved by the Marysville Design Review Board on 13th day of September, 2006.

Introduction

The City of Marysville Design Review Board (DRB) has developed specific Design and Color Guidelines for the Historic Uptown Marysville Design Review District in order to promote the preservation, enhancement, and maintenance of buildings and properties in Historic Uptown Marysville. This document, *Design and Color Guidelines for Historic Uptown Marysville, Ohio*, shall supplement Chapter 1136 of the Marysville Planning and Zoning Code (Exhibit A) and shall be applicable to the Historic Uptown Marysville Design Review District (shown in Exhibit B).

“The purpose of the Historic Uptown Marysville Design Review District is to maintain and enhance the distinctive character of the community’s historic, central area by safeguarding the exterior architectural integrity of the various period structures and other historic features within the Design Review District thereby promoting the public health, safety, and welfare of the residents and visitors to the community.” - Chapter 1136 of the Marysville Planning and Zoning Code.

Prior to any renovation, construction, reconstruction, revitalization, rehabilitation, relocation, or demolition to a property or building within the Historic Uptown Marysville Design Review District, a property owner, business owner, and/or developer is required to receive a Certificate of Appropriateness from the City of Marysville. A Certificate of Appropriateness application typically requires the review and approval of the DRB but in some cases as defined in Chapter 1136 may only require the review and approval by the City’s Zoning Inspector. Once the proper approvals are received by the DRB or Zoning Inspector for the Certificate of Appropriateness, the property owner, business owner, and/or developer is also required to receive all other necessary permits such as zoning, building, and health and safety.

These guidelines shall apply to non-residential and multi-family uses, except the demolition guidelines shall also apply to single-family uses.

The City of Marysville, City Planning Commission, Union County Chamber of Commerce, Union County-Marysville Economic Development Partnership, Union County Historical Society, and the Marysville Uptown Renewal Team (URT) worked closely together to develop these design and color guidelines. The Marysville Uptown Renewal Team (URT) is responsible for promoting the beautification and revitalization of Historic Uptown Marysville. URT, a division of the Union County-Marysville Economic Development Partnership, is a public/private partnership was

forged to revitalize the Uptown Marysville Area into a vibrant hub of activity. URT comprised of business, community, and government leaders, meets monthly to plan revitalization projects, coordinate community efforts, and organize events in Historic Uptown Marysville. For additional references you can contact the following departments or organizations:

- Marysville Design Review Board & Zoning Office:
(937) 642-6015 phone
www.marysvilleohio.org
- Marysville Uptown Renewal Team:
(937) 642-6279 phone
www.unioncounty.org
- Union County Historical Society:
(937) 644-0568 phone
www.ohiohistory.org
- Union County Division of Building Regulations:
(937) 642-3018 phone
www.co.union.oh.us/engineer/engineer.html

These guidelines are meant to be only guidelines and can be varied with approval of the Design Review Board. These guidelines apply to all facades of a building.

These guidelines are not meant to replace any existing building codes or existing zoning regulations. If a conflict exists between this document and such regulations, the zoning and building regulations shall take precedence over these guidelines.

To update or modify these guidelines, all changes should be approved by a majority vote of members of the Marysville Design Review Board.

Signs



Attractive awning signs can add vitality to commercial buildings.

Historic Uptown commercial signs reflect the slower pace of Uptown traffic and pedestrians-in contrast to their large, brightly colored, and illuminated counterparts found along a commercial strip. Uptown signs generally are smaller and sometimes more highly detailed. Signs add identity and vitality to commercial buildings, but large, numerous, or poorly designed signs can produce visual clutter. Attractive and effective signs require equal design consideration to other facade improvements.

IMPORTANT CONSIDERATIONS...
Signs are most effective when they are kept simple and easy to read.
Signs are generally meant to advertise or identify a particular business, not upstage or overwhelm an entire building.
Many of the features of a traditional storefront provide an opportunity for commercial signage.

GUIDELINES FOR PRESERVATION & REHABILITATION

- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.
- ✓ Retain historic signs that are important to the character of a building, such as:
 - painted wall signs
 - neon signs
 - symbolic signs
 - signs that identify a building's original owner or the date of a building's construction



Historic Uptown Marysville contains many signs that have become familiar commercial landmarks.

- ✓ Stabilize areas of deterioration when a historic sign cannot be repaired immediately.
- ✓ Explore whether suitable replacements can be fabricated from substitute materials when missing sign features cannot be replaced in kind.

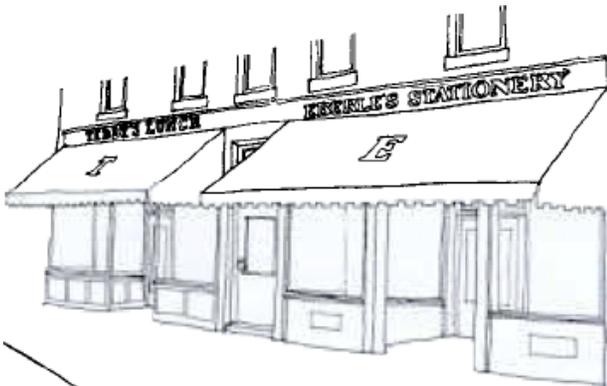
GUIDELINES FOR COMPATIBLE DESIGN

- ✓ Choose one or more sign types that are visible to both motorists and pedestrians.
- ✓ Use the same type of signs for two or more storefronts that occupy a single building. Choose a sign type that relates to building features common to both storefronts or to the facade as a whole.
- ✗ Avoid using transom signs when the transom provides light for the store interior.



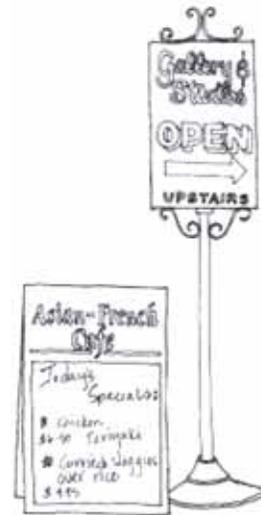
The following are descriptions of different types of commercial signage in Historic Uptown:

- **Cornice sign:** painted or raised lettering applied to a cornice signband; generally the most appropriate choice for traditional storefronts.
- **Flat or wall sign:** applied sign panel; used when a storefront cornice is not present.
- **Transom sign:** flat sign located on a transom.
- **Window sign:** painted on the inside of a storefront, upper-story window, or upper-floor entry door; suitable for businesses where window displays are not prominent.
- **Awning sign:** painted or sewn fabric letters on an awning's valance or slope.
- **Directory sign:** lists one or more business names and locations, usually removed from the sign location, such as on an upper floor.
- **Parapet sign:** provides building identification or construction date.



The cornice signband and awnings common to both these storefronts provide coordinated sign treatments.

- ✗ Do not use internally illuminated signs, such as those made of plastic or other translucent materials.
- ✗ Do not consider using neon signs within a display window to add color and light to a storefront.



Due to the narrow nature of the sidewalks in Uptown portable signs are not a practical method of signage.

NUMBER AND SIZE

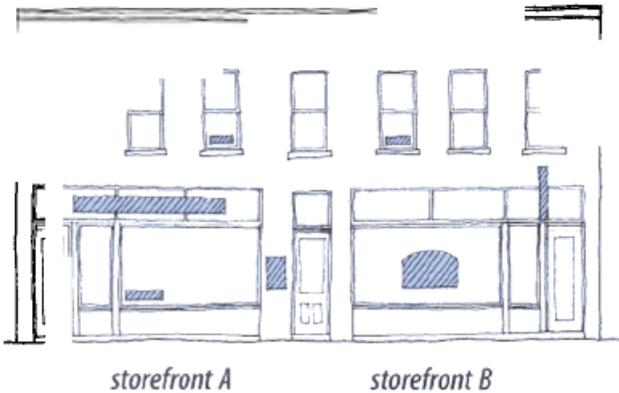
- ✓ Check the city zoning requirements on the number and size of signs.
- ✗ Do not exceed one square foot of total sign area per linear foot of building frontage for all uses in any commercial building.
- ✓ Limit the number of signs for each storefront or ground-floor business in a building to two, with not more than one sign-considered the primary sign-being one of the following:
 - cornice sign
 - flat or wall sign
 - transom sign
 - hanging or projecting sign
 - awning sign

The secondary sign may be a window sign. A total of two window signs may be used in conjunction with a primary sign when:

- the location of the store entrance separates the display window into two parts
- the combined area of the proposed window signs is smaller than the primary sign
- ✓ Signs identifying upper story businesses should not exceed 15% of the area used for signs identifying the ground floor business.
- ✓ Limit the number of signs for each upper-story business to two of the following sign types:
 - one painted window sign in an upper-story window
- ✓ Use only one sign per business on the rear facade of a building. The total area of such signs should not exceed 30% of the sign area for the front of a building.



The use of awnings may influence a storefront's sign strategy. Without awnings (left), a cornice signband is visible to both motorists and pedestrians. With awnings (right), an awning sign may be supplemented by two small window signs for increased visibility.



See Codified Ordinance Chapter 1143 for allowable signs permitted.

LOCATION

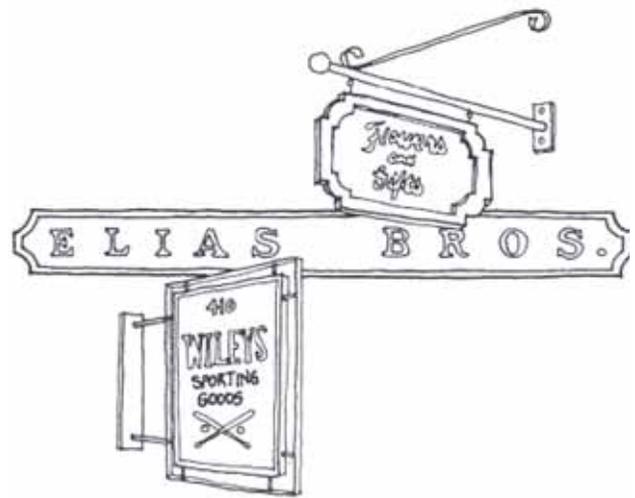


Storefront signs should be low enough for good visibility yet not interfere with pedestrian movement.

- ✔ Maintain a maximum projection of hanging signs.

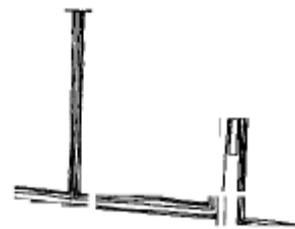
DESIGN AND SHAPE

- ✔ Use horizontal signs at cornice signbands and transoms; more compact shapes generally are more suitable for hanging and wall signs.



The general proportions of a sign should be determined by its type and location.

- ✔ Work with national manufacturers, distributors, or companies to adapt their logos and sign systems to create appropriate signs for the historic district. Compatibility of scale and materials is especially important.
- ✘ Avoid making the entire transom area into a sign. A sign panel no larger than two-thirds the height of the transom should be applied so that it projects slightly from the face of the transom (if the original transom glass is still in place).



Limit the size of transom signs to avoid blocking light to the interior or obscuring the transom glazing.

- ✘ Avoid large window signs that block views from or into display windows. Use smaller lettering, more appropriate for closer pedestrian traffic, near the bottom of the window.

MATERIALS

- ✔ Use painted wood for most panel signs. Use marine-grade exterior plywood or high-density wood composites with banded edges to prevent

moisture penetration. Applied moldings or routed edges can add additional character.

- ✓ Use ornamental metals such as brass, bronze, or copper only for small-scale signs such as directories.
- ✗ Avoid etched-glass signs. Etching should never be done on historic glass.

COLOR

- ✓ Choose simple color schemes for painted signs using no more than three colors that relate to the overall color scheme of the building.
- ✓ Consider using traditional gold-leaf lettering for window signs. Avoid a solid painted background behind window lettering because it destroys the transparency of the storefront.

LETTERING

- ✓ Choose simple lettering for commercial signs that is:
 - easy to read
 - appropriate to the character of the business
 - compatible with the architecture of the building

Serif

lettering has a traditional appearance and is appropriate for most older buildings.

Script

lettering is suitable for key words or painted window signs.

Sans Serif

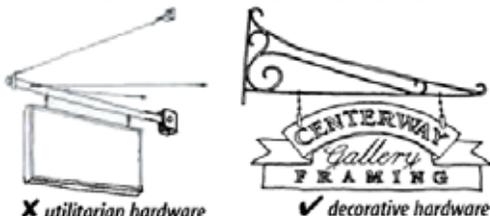
lettering is more contemporary.

DECORATIVE

lettering can create a strong impression but should be used sparingly.

ATTACHMENT

- ✓ Attach signs to buildings inconspicuously and in a manner that will do the least permanent damage to building materials.
- ✓ Use attractive supports and hardware to mount all signs, particularly hanging signs.



Although attachment hardware for signs need not be elaborate, it should be neat in appearance.

LIGHTING (SEE ALSO EXTERIOR LIGHTING)

- ✓ Use illuminated signs for businesses that are open in the evening, such as restaurants. For other businesses, an illuminated storefront window generally provides sufficient nighttime identification.
- ✓ Provide illumination for signs where appropriate. Do not use plastic, internally illuminated signs.
- ✓ Conceal the light source to prevent glare by directing the light upward and shielding the bulb from the viewer. Consider the use of:
 - angled light fixtures
 - fixtures with metal shades
 - fixtures hidden behind baffles



Light sources for illuminated signs should be shielded to avoid glare.

- ✓ Choose modest light fixtures to light signs. Install the fixtures and their associated wiring inconspicuously to avoid detracting from the daytime appearance of a building.
- ✓ Consider the use of neon as an attractive way to combine signs and nighttime lighting.
- ✗ Do not use flashing or moving lights on signs.

Hanging and Projecting Signs prohibited by Code

Hanging and projecting signs are currently prohibited by code but the DRB may be considering permitting them in the future. The guidelines below are meant to provide guidance for the code update.

- ✓ Hanging or projecting sign: double-sided panel (total sign area equals twice face area) are generally the most visible to motorists and pedestrians.
- ✓ one directory or hanging sign may be permitted adjacent to the upper-floor entry
- ✓ Locate hanging signs at or below the storefront cornice for a ground floor business, but no higher than 15' above the ground. Hanging signs may also be located at the piers or in front of the recessed entry. Be considerate not to block the view of neighboring signs.
- ✓ Maintain a minimum clearance for all hanging signs of 8' above the sidewalk.



209 South Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS IN THE HISTORIC DESIGN
REVIEW DISTRICT**

***** IMPORTANT INFORMATION – Please read before completing the application *****

- **Required** - Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted application and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be **rejected** and the application **will not** be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Exterior work that requires approval by the Design Review Board shall not commence until approval is granted by the Design Review Board and the appropriate approved permits are obtained.

Project Site Information (Please print clearly)

Project Street Address: 411 W 5th St. Property Zoning District: BR
 Company / Business Name: Dave's Pharmacy
 Description of Proposed Project: 40" Diagonal video screen (TV) that plays The Pharmacy Health Network to customers in drive-thru line.
 Owner of Property: Dave Burke
 Owner's Address (Street): 860 Wedgewood Dr
 City, State and Zip Code: Marysville, Ohio 43040
 Owner's Telephone Number: 937-243-4333

Applicant Information (Please print clearly)

Applicant: Dave Burke Owner Agent Representative Other
 Company: Dave's Pharmacy
 Address (street): 411 W 5th St.
 City, State, and Zip Code: Marysville, Ohio 43040
 Telephone Number: 937-243-4333
 E-mail Address: davespharmacy@yahoo.com

		Color photographs of the present façade of each exterior wall of the building in which the proposed sign(s) will be attached
		Location map of the property, which includes a north arrow, that shows with the location(s) of the proposed signs
		If the sign(s) are to be illuminated, include the location, style, height, color and intensity of the proposed lighting for the site.
		* PLEASE BRING MATERIAL SAMPLES TO THE MEETING

I hereby attest to the truth and exactness of all information supplied on and with this application.

Signature of Applicant: _____

Date: Aug 10, 2016

Signature of Owner: _____

Date: Aug 10, 2016

FOR OFFICE USE ONLY

Received (stamp): _____

Fees: _____

The application has been reviewed and is found to be complete.

City Staff

Date

DECISION OF THE DESIGN REVIEW BOARD

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Conditions of Approval:

Chairperson, Design Review Board

Date

Dave's Pharmacy Signage Request

Description of Work:

This request is for the mounting of a case enclosed outside monitor (40 inch diagonal approx. display area) that would show The Pharmacy Health Network to customers stopped and waiting in the drive-thru line. The display, due to the case and the physical location of the display, would not be viewable from the road or parking area, only the drive-thru line. The display is video only and has no sound. The Pharmacy Health Network currently plays on a 35 inch diagonal monitor inside the pharmacy at the pick-up location. The network runs health information, better living tips and banner ads built by Dave's Pharmacy that display public information such as store hours and services offer at our location. The network/display only runs during store hours and is dark during non-store hours.

The housing for the display is a treated wood unit (back and sides) that has a clear Lexan panel front that is channel set. The wood is painted/sealed to match the building. The housing measures 29 inches tall, 45 inches long and is 6 inches deep. The front facing wood frame of the unit is 1&1/2 inch thick. Additionally, the housing has weather resistant venting to control the internal moisture and temperature of the enclosed monitor, which is bracket mounted inside the housing. The entire unit is GFI protected. Also given the deep soffit over the unit, additional protection naturally is added.

The monitor displaying the channel is to be an approximate 40 inch diagonal LCD display. Again, the unit only displays during store hours (M- F 8am-7:30pm and Saturday 8am-3pm) and is visible only to customers in the drive-thru lane.



Requested Location

CAUTION OVERHEAD UTILITY

N84°59'00"

DRIVE THRU LANE

13.35'

30'R

12.10'

15.70'

11.00'

C.O.

E-OHE

20'R

12' INGRESS-EGRESS EASEMENT



9.00'

8'R

RELOCATE DUMPSTER DOORS ON EXISTING ENCLOSURE

BM#1

EXISTING BUILDING
DAVE'S PHARMACY
FF=1005.27

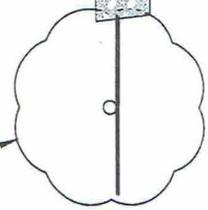
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PAD

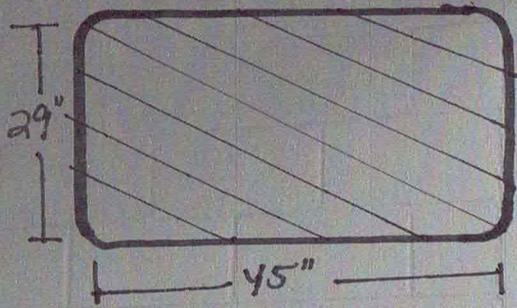
CONC WALK

STONE WALL

GRASS

EX. 24" TREE



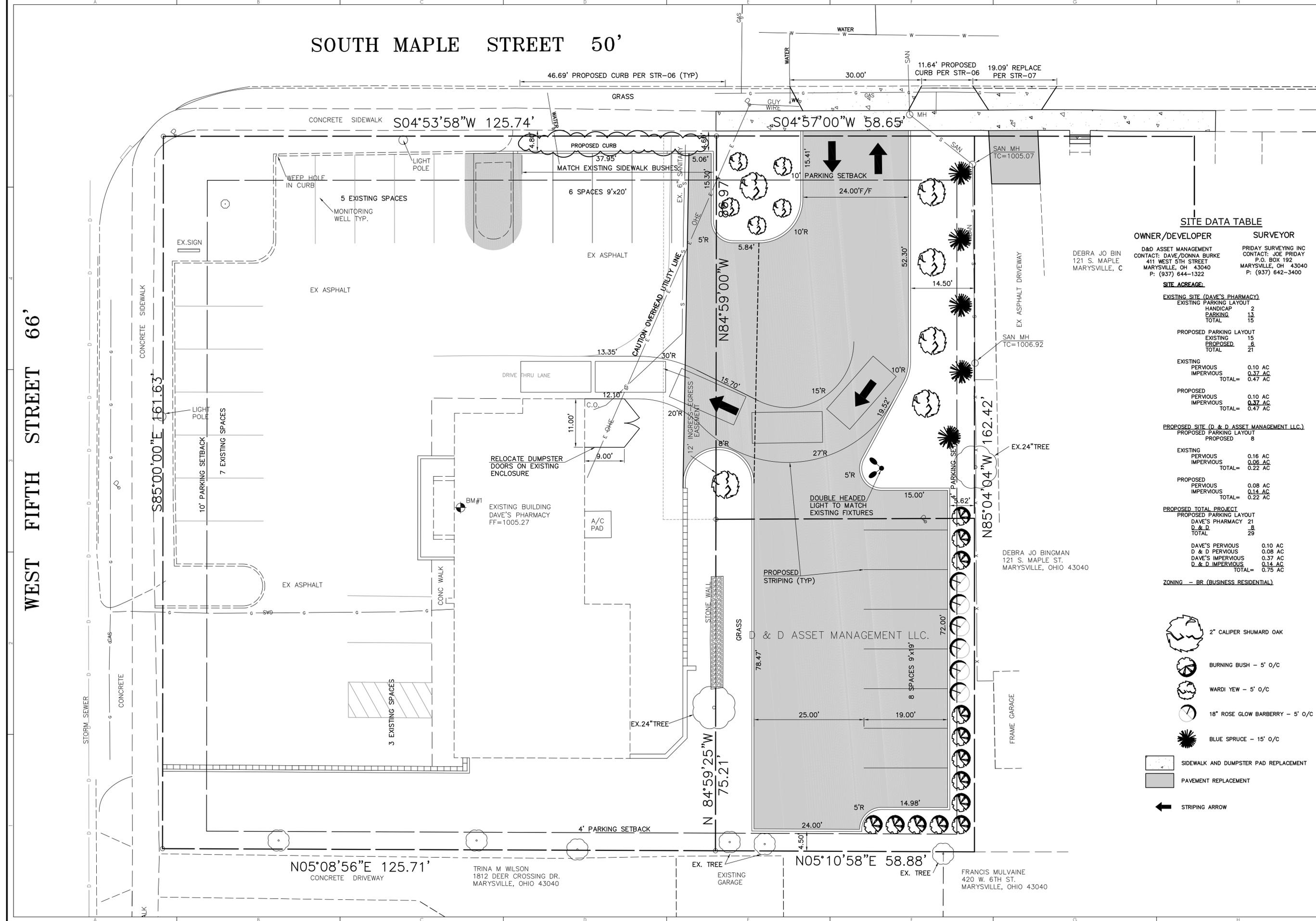
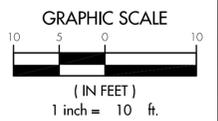
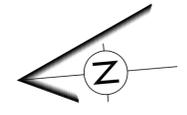


N →



SOUTH MAPLE STREET 50'

WEST FIFTH STREET 66'



SITE DATA TABLE

OWNER/DEVELOPER	SURVEYOR
D&D ASSET MANAGEMENT CONTACT: DAVE/DONNA BURKE 411 WEST 5TH STREET MARYSVILLE, OH 43040 P: (937) 644-1322	FRIDAY SURVEYING INC CONTACT: JOE FRIDAY P.O. BOX 192 MARYSVILLE, OH 43040 P: (937) 642-3400

SITE ACREAGE:

EXISTING SITE (DAVE'S PHARMACY)	EXISTING SITE (D & D ASSET MANAGEMENT LLC.)
EXISTING SITE (DAVE'S PHARMACY)	EXISTING SITE (D & D ASSET MANAGEMENT LLC.)
EXISTING PARKING LAYOUT	EXISTING PARKING LAYOUT
HANDICAP	HANDICAP
PARKING	PARKING
TOTAL	TOTAL
PROPOSED PARKING LAYOUT	PROPOSED PARKING LAYOUT
EXISTING	EXISTING
PROPOSED	PROPOSED
TOTAL	TOTAL
EXISTING PERVIOUS IMPERVIOUS	EXISTING PERVIOUS IMPERVIOUS
TOTAL =	TOTAL =
PROPOSED PERVIOUS IMPERVIOUS	PROPOSED PERVIOUS IMPERVIOUS
TOTAL =	TOTAL =
PROPOSED TOTAL PROJECT	PROPOSED TOTAL PROJECT
PROPOSED PARKING LAYOUT	PROPOSED PARKING LAYOUT
DAVE'S PHARMACY	DAVE'S PHARMACY
D & D	D & D
TOTAL	TOTAL
DAVE'S PERVIOUS	DAVE'S PERVIOUS
D & D PERVIOUS	D & D PERVIOUS
DAVE'S IMPERVIOUS	DAVE'S IMPERVIOUS
D & D IMPERVIOUS	D & D IMPERVIOUS
TOTAL =	TOTAL =

- ZONING - BR (BUSINESS RESIDENTIAL)**
- 2" CALIPER SHUMARD OAK
 - BURNING BUSH - 5' O/C
 - WARDI 'YEW - 5' O/C
 - 18" ROSE GLOW BARBERRY - 5' O/C
 - BLUE SPRUCE - 15' O/C
 - SIDEWALK AND DUMPSTER PAD REPLACEMENT
 - PAVEMENT REPLACEMENT
 - STRIPING ARROW

CHANGE ORDER SCHEDULE

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terreinevolution.com

CITY OF MARYSVILLE, OHIO

DAVE'S PHARMACY PARKING LOT EXPANSION

DIMENSION, UTILITY, AND LANDSCAPING PLAN

DRAWING SET STATUS:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
MSW	CMK	MSW

PROJECT NO.: 15-029

DATE: MARCH, 2016

SCALE: HORIZONTAL: 1" = 10'
VERTICAL: N/A

SHEET NO.: 6/7



Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

October 5, 2016

To: City of Marysville
Design Review Board

From: Chad Flowers
City Planner

RE: Planning Staff Report – 220 E. 5th Street (Richwood Bank)

Certificate of Appropriateness in the Historic Design Review District: An application for new signage at property located at 220 E Fifth Street (Richwood Bank) in the B-3 (Central Business District).

Applicant: Richwood Banking Company
Attn: Seth V. Taylor, CFO
28 N Franklin Street
Richwood, Ohio 43344

Owner: Richwood Banking Company
28 N Franklin Street
Richwood, Ohio 43344

PROJECT HISTORY:

The applicant is proposing to install signage for the new Richwood Bank currently under construction. The proposed is a breakdown of the proposed signage:

Sign Type	Sign Location	Number of Signs	Sign Size
Richwood Bank (wall sign)	east and west elevations	2	Not specified
Richwood Coffee (wall sign)	south and east elevations	2	Not specified
Richwood Bank (monument sign – pending variance approval)	Northeast corner	1	Not specified

PLANNING & ZONING STAFF ANALYSIS:

After review of the submitted application materials, the following information is to guide discussion between the Board and the applicant.

Signage in the Historic Uptown District is required to reflect the time period of the historic structures in the district. The proposed Richwood Bank wall signs on the east and west elevations, propose a 'Back Lit Translucent Logo' and 'Front & Back Lit Channel Letters'. This proposed signage does not match the time period of the district.

The plans also propose 'Richwood Coffee' signs on the east and south building elevations that have a decorative wall light fixture that shines down on the proposed signs. This treatment does match the time period of the district since sign is not internally or back lit.

Wall Identification Sign:

Richwood Bank Wall Sign (east and west elevation)

Logo Sign material: Plastic
Lettering Material: Not specified
Sign colors: Not specified
Logo Sign lighting: back lit Translucent
Sign letter lighting: Front and Back lit channel letters
Sign mounting: Not specified

Richwood Coffee Wall Sign

Lettering Material: Not specified
Sign colors: Not specified
Sign lighting: wall light, color not specified
Sign mounting: Not specified

Additional Information:

- This property is located in the Historical Uptown Marysville Design Review District. Signage in this district is unique due to the neighborhoods character, architecture integrity and historical detailing.
- The applicant shall coordinate with the City Zoning Administrator to ensure the proposed signage meets all code requirements (Square footage, size, etc.) and to apply for the appropriate signage permits.

Staff Comments:

Staff has reviewed the proposed application and has the following comments.

1. Staff suggest the proposed 'Richwood Bank' and 'R' logo signage located on the east and west building elevations (Wall signs) be revised to solid letters/logo and match the decorative wall light fixture for illumination used on the 'Richwood Coffee' sign.
2. Applicant specify materials, colors and mounting details of the proposed signage.
3. Decorative wall light fixtures to be black in color.
4. No signage on-site to be back lit or translucent.
5. Free standing monument sign (pending Variance approval) be solid letters/logo with up lighting for illumination as shown on proposed elevation.

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- ***Applicant shall work with City Zoning and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.***
- ***Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.***

If you have any questions or comments about the aforementioned comments, please feel free to contact me at (937) 645-7361 or via email at cflowers@marysvilleohio.org.

RECEIVED

SEP 06 2016

CITY OF MARYSVILLE



209 S. Main Street • Marysville, Ohio 43040

Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

DESIGN REVIEW BOARD
REQUEST FOR SIGN VARIANCE IN THE HISTORIC DESIGN REVIEW DISTRICT

*** IMPORTANT INFORMATION ~ Please read before completing the application ***

- Required - Submission of a complete application, including all of the items listed in the application checklist.
Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda.
No late submittals or additional information will be accepted after the application deadline.
Any construction and/or occupancy of the site for which the variance is being requested for shall not commence until approval is granted by the Board of Zoning Appeals and all appropriate approved permits are obtained by the City and the County Building Department.

Project Site Information (Please print clearly)

Central Business

Project Street Address: 220 E. Fifth Street Property Zoning District: B3

Company / Business Name: Richwood Banking Company

Description of Proposed Project: New Branch Bank

Description of the nature of the variance:

Building sign allowed, separate sign not allowed
What is allowed by code: separate letter sign on curved parking lot screen wall (corner 4th & Walnut) with
Requesting: memorial plaque for former Bait Shop at location

Owner of Property: Richwood Banking Company

Owner's Address (Street): 28 N. Franklin Street

City, State and Zip Code: Richwood, Ohio 43344

Owner's Telephone Number: 740 943-2317

Applicant Information (Please print clearly)

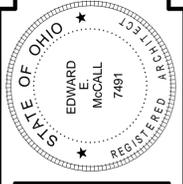
Applicant: Seth V Taylor, CFO [] Owner [] Agent [X] Representative [] Other

Company: Richwood Banking Company

Address (street): 28 N. Franklin Street

City, State, and Zip Code: Richwood, Ohio 43344

Telephone Number: 740-943-2317



Edward E. McCall, Lic. #7491
Expiration Date 12/31/2016

REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/16	ADDENDUM 1
3	08/31/16	ADDENDUM 3
4	09/27/16	SIGN PERMIT SUBMITTAL

McCall SHARP
ARCHITECTURE
SPRINGFIELD OFFICE
100 EAST MAIN STREET
SPRINGFIELD, OHIO 45502
P: (937)323-4300
F: (937)322-8142

FOR
NEW BRANCH BANK
THE RICHWOOD BANKING COMPANY
E. 5th STREET
MARYSVILLE, OHIO 43040
Exterior Elevations

JOB NO: 1601

DRAWN BY: DAK
CHECKED BY: EEM

CONSTRUCTION DOCUMENTS

3

DATE 8-15-2016
PRINT DATE: 9/30/2016 2:45:54 PM

GENERAL NOTES

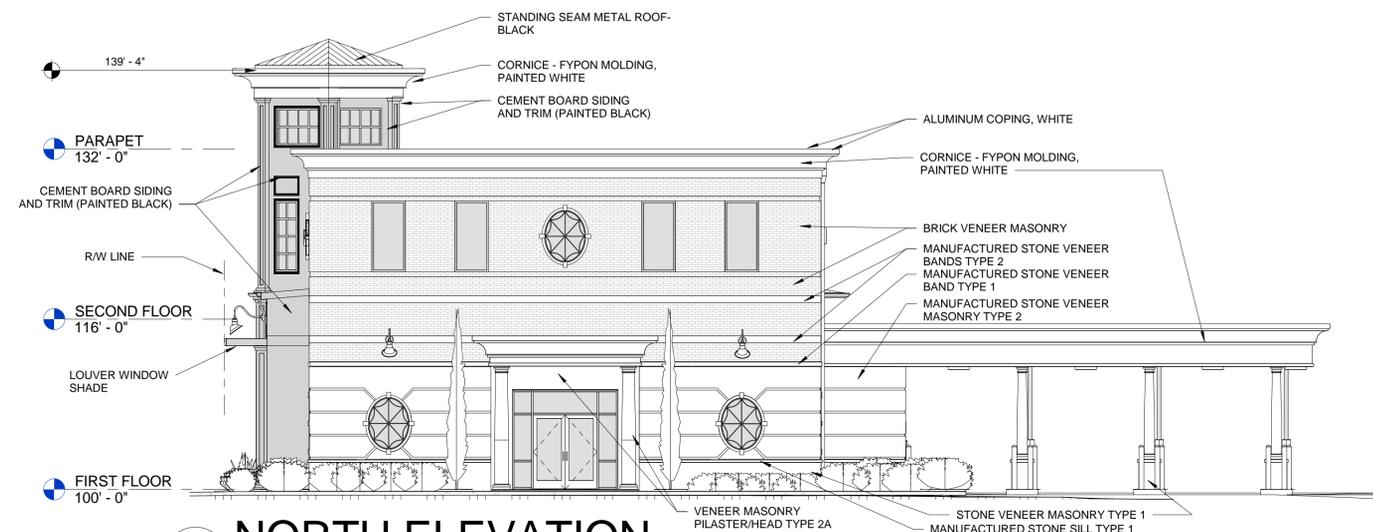
OVAL WINDOWS ARE WOOD FRAME, PAINTED EXTERIOR FRAME AND WOOD TRIM - WHITE.
ALL OTHER WINDOWS AND EXTERIOR DOORS TO BE BLACK ANODIZE ALUMINUM FRAME; EXCEPT (18) TYPE B1 WINDOWS TO BE CLEAR ANODIZED FRAME.

MASONRY TYPES

VENEER MASONRY TYPE 1 = READING ROCK, ROCK CAST ARCHITECTURAL MASONRY VENEER SERIES, SMOOTH ST1648, UNITS OF 3-5/8" D X 15-5/8" W, X 47-5/8" L. COLOR- CRYSTAL WHITE. MORTAR TO BE BRIXMENT C-380 "N" (TO MATCH COLOR OF MASONRY, TO BE VERIFIED BY SAMPLES, PRIOR TO ORDERING MATERIAL. BOTTOM COURSE CUT TO ALIGN.
VENEER MASONRY SILL TYPE 1 = READING ROCK, ROCK CAST, SL325.
VENEER MASONRY TYPE 2 = READING ROCK, ROCK CAST ARCHITECTURAL MASONRY VENEER SERIES, SMOOTH ST003, UNITS OF 3-5/8" D X 11-5/8" W, X 23-5/8" L. COLOR- CRYSTAL WHITE. MORTAR TO BE BRIXMENT C-380 "N" (TO MATCH COLOR OF MASONRY, TO BE VERIFIED BY SAMPLES, PRIOR TO ORDERING MATERIAL. MORTAR JOINTS FLUSH
TYPE 2A VENEER PILASTERS/ HEAD SHALL MATCH VENEER MASONRY TYPE 2 FOR COLOR AND STYLE, BUT SHALL BE CONSTRUCTED OF CAST UNITS 5-5/8" DEEP.
VENEER MASONRY BAND TYPE 1 = READING ROCK, ROCK CAST WT875
VENEER MASONRY BAND TYPE 2 = READING ROCK, ROCK CAST ST005 UNITS 3-5/8" D X 7-5/8" W, X 23-5/8" L. COLOR & MORTAR MATCH TYPE 2
VENEER BRICK = BELDON BELCREST 500A

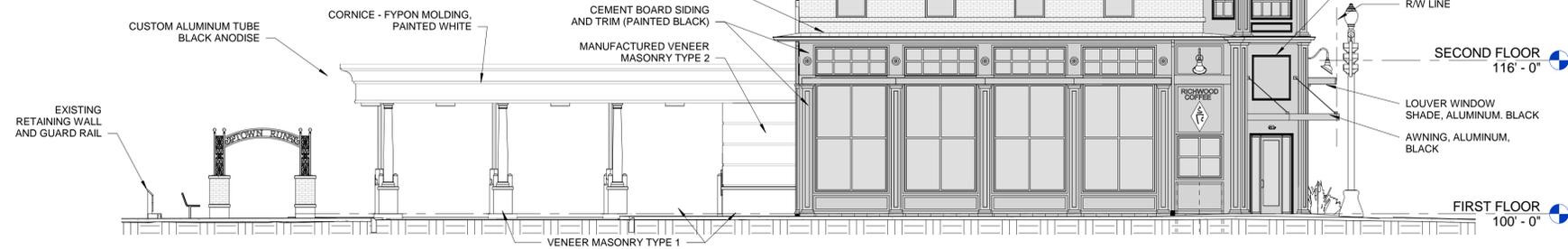
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



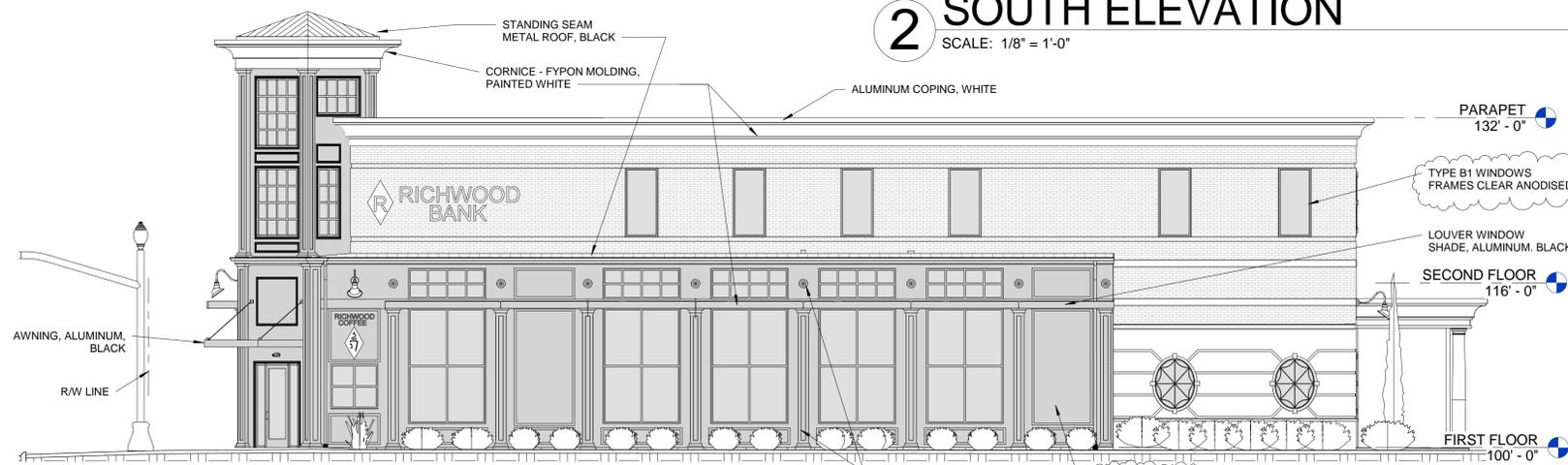
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



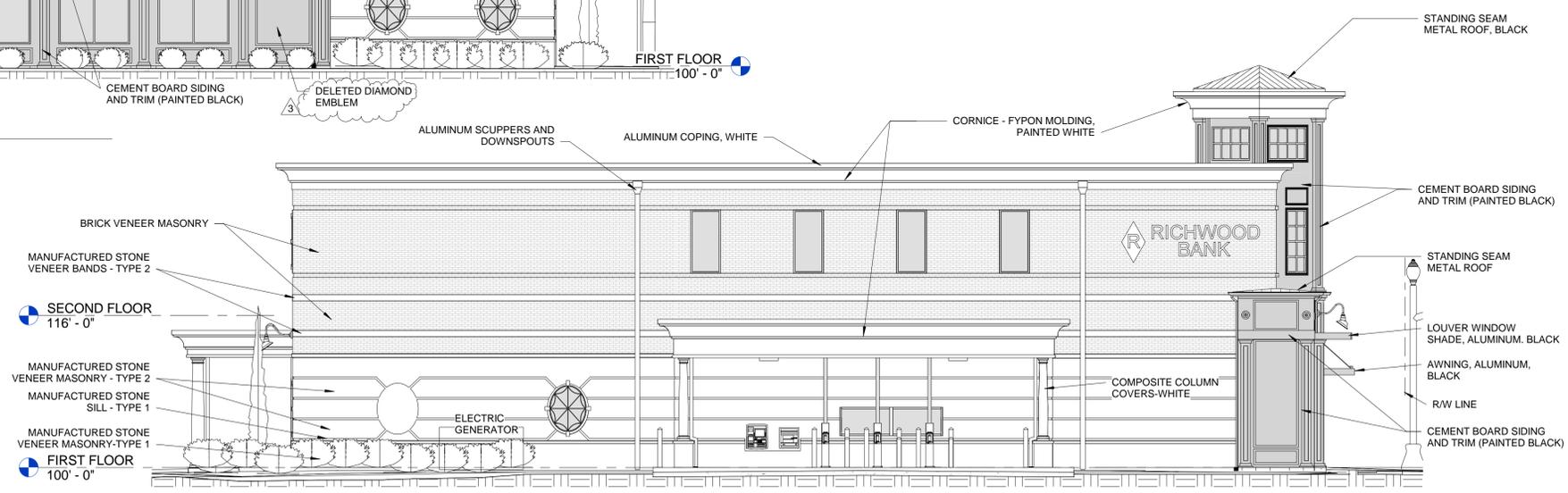
3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



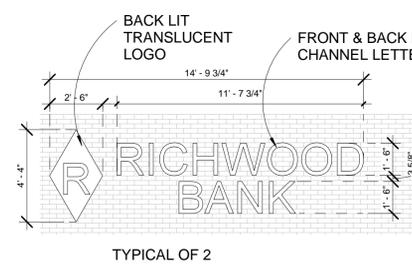
4 WEST ELEVATION

SCALE: 1/8" = 1'-0"



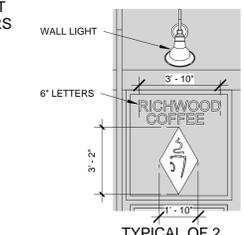
6 WALL SIGN DETAIL

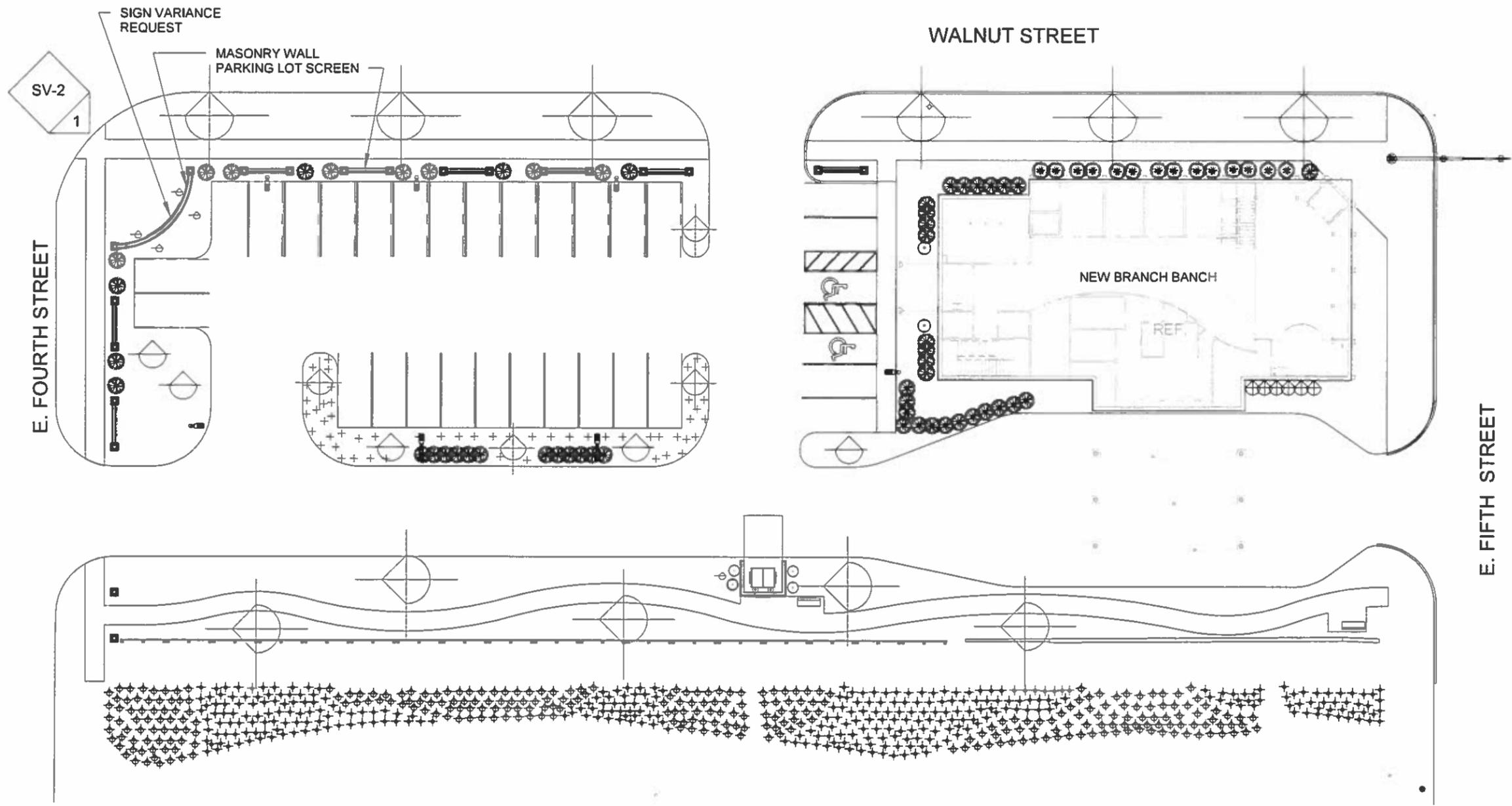
SCALE: 1/4" = 1'-0"



7 COFFEE SIGN

SCALE: 1/4" = 1'-0"





1 SITE PLAN - LOCATION OF SIGN
1" = 30'-0"

McCall SHARP
ARCHITECTURE
100 East Main Street Springfield, Ohio 45502
P 937-323-4300
F 937-327-8147
mccallsharp.com

NEW MARYSVILLE BRANCH BANK
for
THE RICHWOOD BANKING COMPANY
RICHWOOD, OHIO 43344

SITE PLAN

JOB NO: 1601

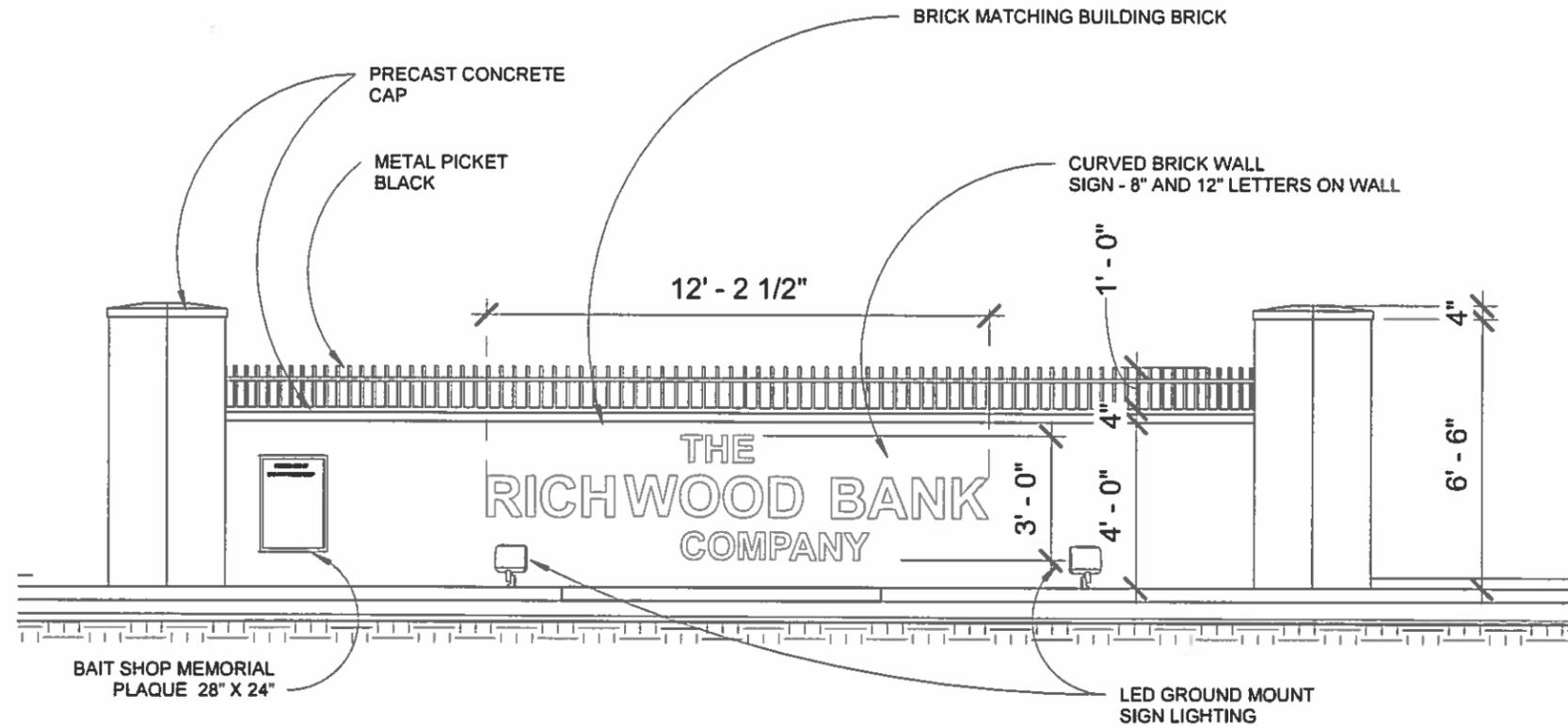
DRAWN BY: DAK
CHECKED BY: EEM

SV-1

DATE: 09/06/16

CONSTRUCTION DOCUMENTS

ANY USE OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE ARCHITECT



1 CURVED WALL/ SIGN ELEVATION
 1/4" = 1'-0"

McCall SHARP
 ARCHITECTURE
 100 East Main Street Springfield, Ohio 45502
 p 937.323-4300
 f 937.322-8142
 mcs@sharpc.com

NEW MARYSVILLE BRANCH BANK
 for
 THE RICHWOOD BANKING COMPANY
 RICHWOOD, OHIO 43344

CURVED WALL SIGN

JOB NO: 1601

DRAWN BY: DAK
 CHECKED BY: EEM

SV-2

DATE: 09/02/16

CONSTRUCTION DOCUMENTS

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Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
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FAX (937) 645-7351
www.marysvilleohio.org

November 1, 2016

To: City of Marysville
Design Review Board

From: Chad Flowers
City Planner

RE: Planning Staff Report – 119 N Main Street

Certificate of Appropriateness: An application for exterior building modifications to the existing brick on the rear elevation at 119 N Main Street in the B-3 (Central Business) zoning district.

Owner/Applicant: Patricia Beery
5948 Montana Creek Dr.
Dublin, OH 43040

Location:

The property is located in the Uptown Marysville Design Review District and is zoned B-3 (Central Business). Property located to the north, south, east and west are also located in the B-3 (Central Business) district.

PLANNING & ZONING STAFF ANALYSIS:

The applicant is in the process of making modifications (environmental change) to the rear of the existing brick structure at 119 N Main Street. The subject property is within the Historic Design Review District(s) and Landmark(s) (Including Historic Uptown Marysville Design Review District).

Per Code section 1136.07 a Certificate of Appropriateness is required prior to any exterior changes (environmental change) to the structure.

1136.07 Certificate of Appropriateness Required

(a) An environmental change within any designated Historic and/or Landmark District including the Historic Uptown Marysville Design Review District shall require a Certificate of Appropriateness approved by the Board or a fast track Certificate of Appropriateness approval, approved by the Zoning Inspector. A demolition on a single family property shall also be an environmental change and shall require a certificate of appropriates approved by the Board.

The existing condition of the brick/grout is starting to show some wear. The existing grout is starting to crumble and the applicant has started to place wire mesh and stucco over top of the existing historic brick. The existing historic structure does show some areas where preexisting stucco has been applied over some of the bricks (see photos). It appears that the preexisting stucco finish is not original to the historic structure, and was added at a later date.

City staff witnessed the construction occurring onsite prior to any Certificate of Appropriateness (CA) application being reviewed or approved by the Design Review Board (DRB). The owner was notified of the requirement to apply for the CA and work has been delayed until the DRB review.

Historic Uptown Design Guidelines

The City of Marysville Design Review Board (DRB) has developed specific Design and Color Guidelines for the Historic Uptown Marysville Design Review District in order to promote the preservation, enhancement, and maintenance of buildings and properties in Historic Uptown Marysville. These documents shall supplement Chapter 1136 of the Marysville Planning and Zoning Code and shall be applicable to the Historic Uptown Marysville Design Review District.

“The purpose of the Historic Uptown Marysville Design Review District is to maintain and enhance the distinctive character of the community's historic, central area by safeguarding the exterior architectural integrity of the various period structures and other historic features within the Design Review District thereby promoting the public health, safety, and welfare of the residents and visitors to the community.” - Chapter 1136 of the Marysville Planning and Zoning Code.

The Historic Uptown Design Guidelines, page 14-15 discuss Masonry. The guidelines discuss maintenance and removing of inappropriate cover-up treatments (page 14) such as dry-vit or other simulated stucco.

Under the ‘Repairs and Repainting’ section (page 15), the guidelines discuss repairing missing or severely damaged masonry with brickwork or stonework that conforms exactly to the original in: size and shape, color and texture, and bonding pattern and mortar joint. The guidelines also suggest repointing mortar joints only in areas where there are loose bricks, cracked or deteriorated mortar joints, or chronic dampness. Use a soft lime-based mortar that is low in Portland cement content. Repointed should match the original masonry in: Joint width and profile, mortar color and texture, and composition and strength.

The guidelines also state under ‘Other Treatments’ on page 15,

- limit repairs and cleaning of masonry to problem areas only,
- Do not infill windows, doors, and other masonry openings.
- Avoid painting unpainted masonry walls unless necessary to retard deterioration produced by sandblasting or other treatments
- Avoid the use of waterproof or water-repellent coatings that may trap water within the wall.

Site Plan:

The current application is for a Certificate of Appropriateness approval for site improvements to the existing structure.

Access Management:

The site fronts N Main Street, an Alley is also located in the rear (West). Site access into the structure is through the front and rear.

Building Materials & Colors:

The applicant is proposing site modifications to the rear of the structure that include stuccoing over the existing red brick. No Color has been selected for the stucco finish.

Landscaping:

The applicant has not indicated any landscape work to be completed.

Painting:

The applicant has installed some of the new stucco treatment on the existing building. No color has been listed.

Additional Information:

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- Applicant shall work with City Zoning, City Engineer and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.
- Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.

If you have any questions or comments about the aforementioned comments, please feel free to contact me at (937) 645-7361 or via email at cflowers@marysvilleohio.org.

Cc: J. Hoyt
R. Todd

Design Guidelines for Historic Uptown Marysville, Ohio



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Approved by the Marysville Design Review Board on 13th day of September, 2006.

Introduction

The City of Marysville Design Review Board (DRB) has developed specific Design and Color Guidelines for the Historic Uptown Marysville Design Review District in order to promote the preservation, enhancement, and maintenance of buildings and properties in Historic Uptown Marysville. This document, *Design and Color Guidelines for Historic Uptown Marysville, Ohio*, shall supplement Chapter 1136 of the Marysville Planning and Zoning Code (Exhibit A) and shall be applicable to the Historic Uptown Marysville Design Review District (shown in Exhibit B).

“The purpose of the Historic Uptown Marysville Design Review District is to maintain and enhance the distinctive character of the community’s historic, central area by safeguarding the exterior architectural integrity of the various period structures and other historic features within the Design Review District thereby promoting the public health, safety, and welfare of the residents and visitors to the community.” - Chapter 1136 of the Marysville Planning and Zoning Code.

Prior to any renovation, construction, reconstruction, revitalization, rehabilitation, relocation, or demolition to a property or building within the Historic Uptown Marysville Design Review District, a property owner, business owner, and/or developer is required to receive a Certificate of Appropriateness from the City of Marysville. A Certificate of Appropriateness application typically requires the review and approval of the DRB but in some cases as defined in Chapter 1136 may only require the review and approval by the City’s Zoning Inspector. Once the proper approvals are received by the DRB or Zoning Inspector for the Certificate of Appropriateness, the property owner, business owner, and/or developer is also required to receive all other necessary permits such as zoning, building, and health and safety.

These guidelines shall apply to non-residential and multi-family uses, except the demolition guidelines shall also apply to single-family uses.

The City of Marysville, City Planning Commission, Union County Chamber of Commerce, Union County-Marysville Economic Development Partnership, Union County Historical Society, and the Marysville Uptown Renewal Team (URT) worked closely together to develop these design and color guidelines. The Marysville Uptown Renewal Team (URT) is responsible for promoting the beautification and revitalization of Historic Uptown Marysville. URT, a division of the Union County-Marysville Economic Development Partnership, is a public/private partnership was

forged to revitalize the Uptown Marysville Area into a vibrant hub of activity. URT comprised of business, community, and government leaders, meets monthly to plan revitalization projects, coordinate community efforts, and organize events in Historic Uptown Marysville. For additional references you can contact the following departments or organizations:

- Marysville Design Review Board & Zoning Office:
(937) 642-6015 phone
www.marysvilleohio.org
- Marysville Uptown Renewal Team:
(937) 642-6279 phone
www.unioncounty.org
- Union County Historical Society:
(937) 644-0568 phone
www.ohiohistory.org
- Union County Division of Building Regulations:
(937) 642-3018 phone
www.co.union.oh.us/engineer/engineer.html

These guidelines are meant to be only guidelines and can be varied with approval of the Design Review Board. These guidelines apply to all facades of a building.

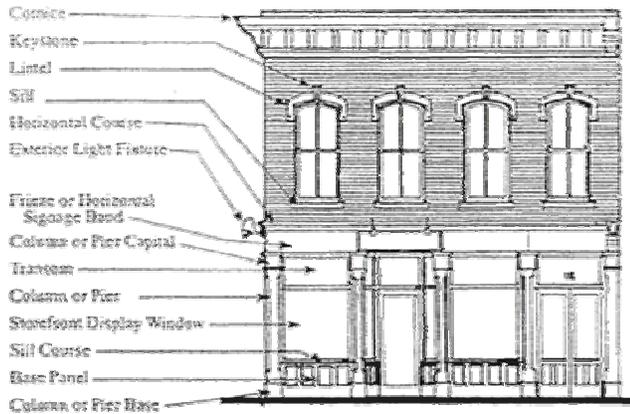
These guidelines are not meant to replace any existing building codes or existing zoning regulations. If a conflict exists between this document and such regulations, the zoning and building regulations shall take precedence over these guidelines.

To update or modify these guidelines, all changes should be approved by a majority vote of members of the Marysville Design Review Board.

Building Facades

A commercial building's facade-its front or principal exterior wall--contains most of the features that contribute architectural character. The facade generally consists of two main parts:

- the storefront at ground level
- the upper stories



IMPORTANT CONSIDERATIONS...
Building facades make up the "face" of a commercial street.

Both the upper and lower facades are important to the character of a commercial building.

Durable materials and refined detailing on commercial buildings help express the civic character and economic importance of Historic Uptown Marysville.

Buildings that reflect their age and style are an important part of Marysville's history.

GUIDELINES FOR PRESERVATION & REHABILITATION

- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

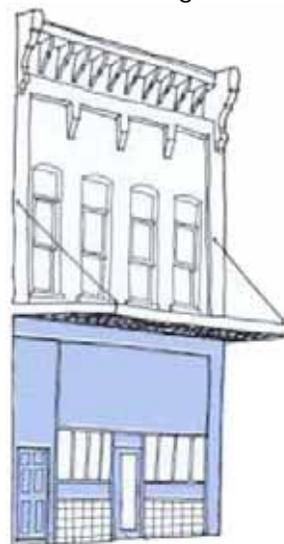
RETAINING IMPORTANT FEATURES

- ✓ Identify the architectural features and materials of a building's facade that are important to its character before undertaking any alterations. Important features include those that:
 - survive from the building's original construction
 - are distinctive or have architectural interest
 - are examples of quality craftsmanship
 - would make the building less attractive or unrecognizable if removed

- ✓ Consult old photographs, construction drawings, and descriptive building records and look at similar buildings in the district to identify your building's historic features.
- ✓ Provide samples of paint colors to the Marysville Design Review Board for review.
- ✓ Retain important features and evaluate their condition to determine necessary repairs or appropriate rehabilitations.
- ✓ Employ the services of experienced professionals, as necessary, to evaluate the appropriateness of repairs, treatments, and alterations.

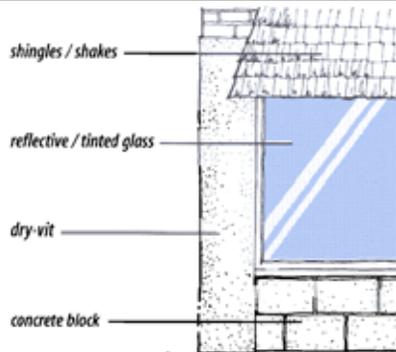
REMOVING INAPPROPRIATE TREATMENTS

- ✗ Avoid alterations, such as cover-up materials, oversized signs, or extreme color schemes, that:
 - damage or obscure characteristic features of the façade
 - change or destroy the traditional relationship between the upper and lower portions of the façade
 - call undue attention to the façade
 - are out of character with neighboring buildings



Not Recommended: The use of cover-up materials, uniform paint color or a canopy that extends across the building's full width make this storefront appear cut-off from the rest of the building façade.

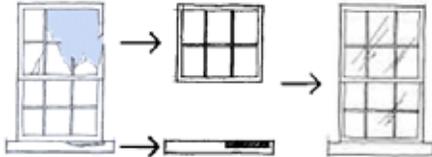
- ✓ Remove inappropriate facade treatments if removal will not damage building surfaces.
- ✗ Avoid the use of the following inappropriate materials:
 - wood shingles or shakes
 - wood, metal or vinyl clapboard
 - plywood
 - permastone or other simulated stone
 - dry-vit or other simulated stucco
 - reflective or heavily tinted "privacy" glass
 - common concrete block, painted or unpainted



Not Recommended: Materials not routinely found in early commercial buildings or that have a rough or unfinished appearance are inappropriate for Historic Uptown commercial buildings.

REPAIRING DAMAGE

- ✓ Repair deteriorated materials and features by patching, reinforcing or consolidating instead of removing or replacing them.
- ✓ Replace important materials and features that cannot be repaired with new or reconditioned elements of similar historic design and material.



Recommended: Appropriate repairs to this window include replacing broken or missing parts of the upper sash and using epoxy filler to consolidate the deteriorated sill.

REHABILITATION AND OTHER ALTERATIONS

- ✓ Rehabilitate rather than demolish a building with a damaged facade, by either
 - reconstructing the historic appearance if there is sufficient evidence to do so, or
 - designing a new facade that is compatible with existing features.
- ✓ Recognize a building as a product of its own time; do not try to give a building the false appearance of an earlier historical period.



- ✓ **Reconstruct original**
- ✓ **Compatible new design**
- ✗ **False historic appearance**

Alternatives Treatments: When a building facade is severely damaged; appropriate alternatives include reconstructing its historic appearance, or designing a compatible new facade. Giving the facade a false historic appearance of an earlier period, however, is not appropriate.

- ✓ Choose appropriate treatments or alterations that will not damage characteristic features or materials and are in keeping with the overall design or appearance of a building.
- ✓ Keep the design of a storefront subordinate to the overall facade. Don't allow ground-floor commercial space to overwhelm the facade as a whole.



Not Recommended: Signs and color schemes that extend beyond the first floor overwhelm the facade as a whole

Masonry



Distinctive masonry features are characteristic of Historic Uptown.

Masonry is an ideal building material for Historic Uptown buildings because it is both fireproof and extremely durable. Almost every building in Historic Uptown has brick exterior walls. Many also incorporate distinctive granite, limestone, or terra cotta detailing.

IMPORTANT CONSIDERATIONS...

Masonry accounts for the largest portion of most commercial facades. Its condition and appearance greatly affect a building's character.

Commercial buildings often have distinctive masonry detailing.

Despite its durable appearance, masonry can be easily damaged by harsh cleaning.

GUIDELINES FOR PRESERVATION & REHABILITATION

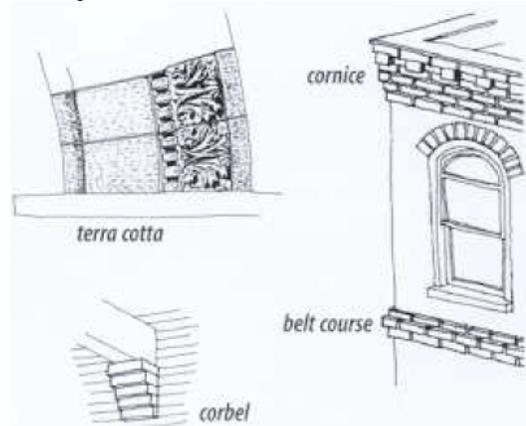
- Recommended actions or treatments are indicated by ✓.
- Actions or treatments not recommended and other warnings are indicated by ✗.

RETAINING IMPORTANT FEATURES

- ✓ Retain the following features of masonry walls that are important to a building's character:
 - brick corbels, cornices, belt courses, and blind openings
 - decorative brick, terra cotta, or stone details
 - multi-colored brickwork
 - distinctive brick bonding patterns
 - painted wall signs

REMOVING INAPPROPRIATE TREATMENTS

- ✓ Remove inappropriate siding or cover-up treatments from masonry walls if possible. Repair damage that resulted from its installation as well as earlier damage that was hidden. Examples of cover-up treatments include:
 - wood shingles or shakes
 - wood, metal, or vinyl siding
 - plywood
 - permastone or other simulated stone
 - dry-vit or other simulated stucco



Masonry details such as corbels, cornices, belt courses, and terra cotta decoration add character to many buildings in Marysville.

- ✓ Be cautious about removing stucco or simulated stone veneers from masonry. Unless they have been applied to metal lathing or furring strips, removal may cause additional damage to underlying masonry.
- ✓ Maintain materials such as Carrara glass, enameled metal panels, and art deco details that may not be original to a building but may have acquired significance over time.
- ✓ Check with city staff regarding possible significance of treatments.

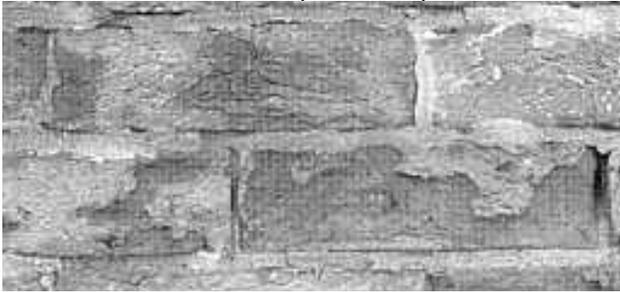
MASONRY CLEANING AND PAINT REMOVAL

- ✓ Correct conditions that cause deterioration, such as poor roof drainage or foundation settlement, before undertaking masonry cleaning or other repairs.



Repair damaged gutters that give rise to algae growth and washed-out mortar joints prior to cleaning and repointing masonry.

- ✓ Clean masonry only when one of the following conditions exists:
 - efflorescence, bird droppings
 - smote or soot, metallic oxide
 - localized paint, grease, staining (rust, etc.) or asphalt
- ✗ Avoid abrasive or reactive cleaning techniques, such as:
 - sandblasting, acid washes
 - high-pressure water cleaning
 - other chemical treatments not specifically formulated for a particular problem



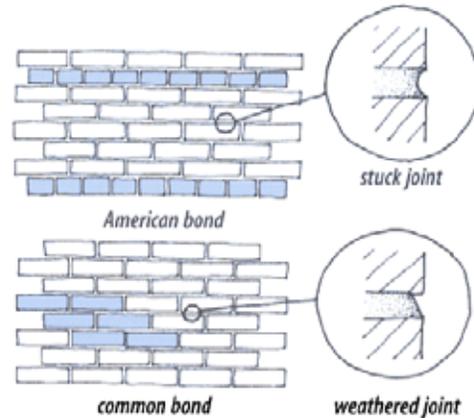
Sandblasting removes the outer-surface of brickwork, exposing the soft-interior to water penetration and subsequent freeze-thaw damage.

- ✓ Use only gentle cleaning methods or products, particularly those that are water-based or especially formulated for removing a particular type of stain from masonry. Assess the impact by first cleaning only a small inconspicuous area of the building. Masonry cleaning should be done by qualified professionals with experience in the appropriate cleaning of historic buildings.
- ✓ Remove paint from masonry walls if it has peeled to the original masonry surface and the underlying surface is undamaged and has a uniform appearance. Use only removal methods or products specially formulated for masonry, undertaken by a skilled professional (see above).
- ✗ Do not remove paint that protects soft or damaged brickwork or that may conceal a different masonry infill.

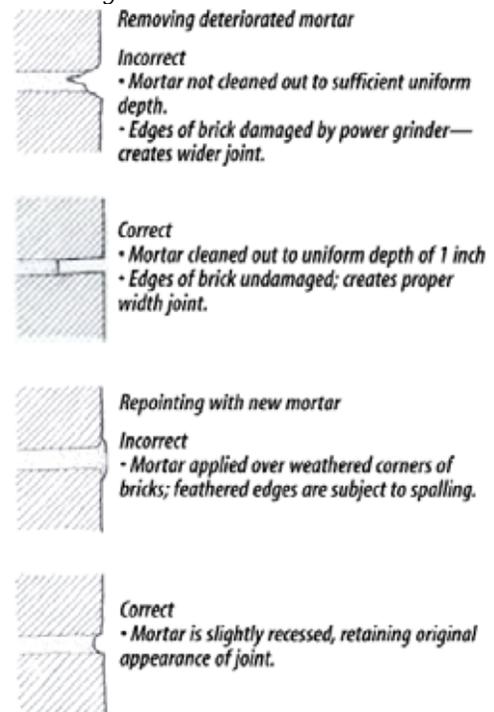
REPAIRS AND REPAINTING

- ✓ Reuse existing original brick whenever possible, particularly in prominent locations. In some instances, replacement materials can be obtained from a less conspicuous side or rear location, replacing the borrowed materials with compatible new materials.
- ✓ Repair missing or severely damaged masonry with brickwork or stonework that conforms exactly to the original in:
 - size and shape
 - color and texture
 - bonding pattern and mortar joint

- ✓ Repoint mortar joints only in areas where there are loose bricks, cracked or deteriorated mortar joints, or chronic dampness. Use a soft lime-based mortar that is low in portland cement content. Repointing should match the original masonry in:
 - joint width and profile
 - mortar color and texture
 - composition and strength



Typical brick bonds and mortar joints are used on Historic Uptown commercial buildings.



OTHER TREATMENTS

- ✓ Limit the repairs and cleaning of masonry to problem areas only.
- ✗ Do not infill windows, doors, and other masonry openings.
- ✗ Avoid painting unpainted masonry walls unless necessary to retard deterioration produced by sandblasting or other treatments.
- ✗ Avoid the use of waterproof or water-repellent coatings that may trap water within the wall.

RECEIVED

OCT 21 2016

CITY OF MARYSVILLE



209 South Main Street • Marysville, Ohio 43040

Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS IN THE HISTORIC DESIGN REVIEW DISTRICT

*** IMPORTANT INFORMATION – Please read before completing the application ***

- Required - Submission of a complete application, including all of the items listed in the application checklist.
Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
Submitted application and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda.
No late submittals or additional information will be accepted after the application deadline.
Exterior work that requires approval by the Design Review Board shall not commence until approval is granted by the Design Review Board and the appropriate approved permits are obtained.

Project Site Information (Please print clearly)

Project Street Address: 119 N Main St. Property Zoning District:

Company / Business Name: Patti Beery's Energy Arts

Description of Proposed Project: Maintenance on Building exterior - Brick & grout was crumbling, No structural changes!

Owner of Property: Patricia Beery

Owner's Address (Street): 5948 Montana Creek Dr

City, State and Zip Code: Dublin, OH 43016

Owner's Telephone Number: 740-360-0900 Cell - Bus 937-578-0001

Applicant Information (Please print clearly)

Applicant: Owner Agent Representative Other

Company: Above

Address (street):

City, State, and Zip Code:

Telephone Number:

E-mail Address: pbdance@msn.com

		Color photographs of the present façade of each exterior wall of the building in which the proposed sign(s) will be attached
		Location map of the property, which includes a north arrow, that shows with the location(s) of the proposed signs
		If the sign(s) are to be illuminated, include the location, style, height, color and intensity of the proposed lighting for the site.
		* PLEASE BRING MATERIAL SAMPLES TO THE MEETING

I hereby attest to the truth and exactness of all information supplied on and with this application.

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

FOR OFFICE USE ONLY

Received (stamp): **PAID**
OCT 21 2016
 CITY OF
 MARYSVILLE

Fees: 100^e

The application has been reviewed and is found to be complete.

 City Staff Date

DECISION OF THE DESIGN REVIEW BOARD

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Conditions of Approval:

 Chairperson, Design Review Board Date

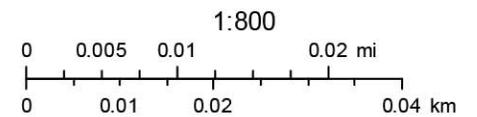
City of Marysville Viewer



November 1, 2016

Addresses

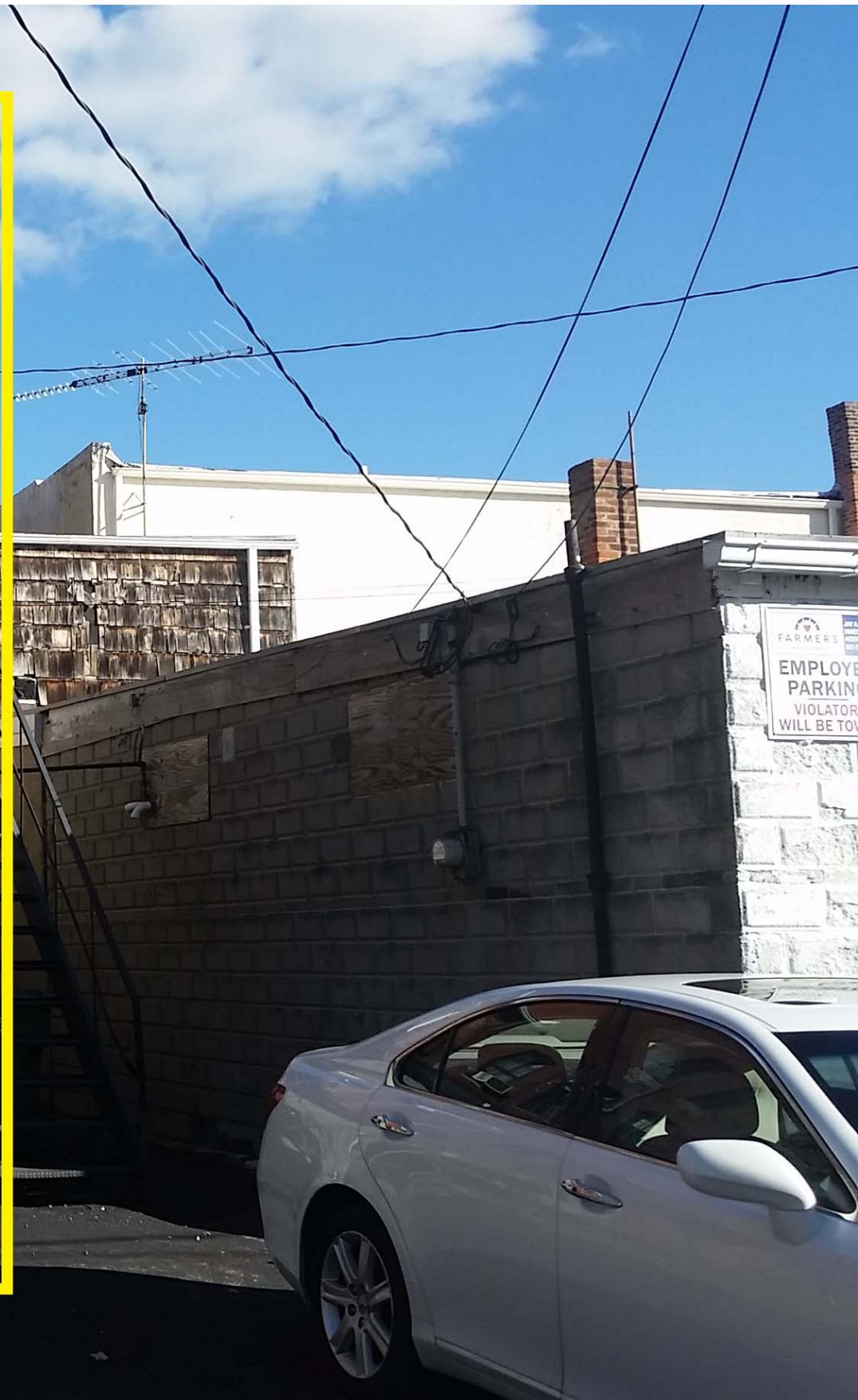
Parcels



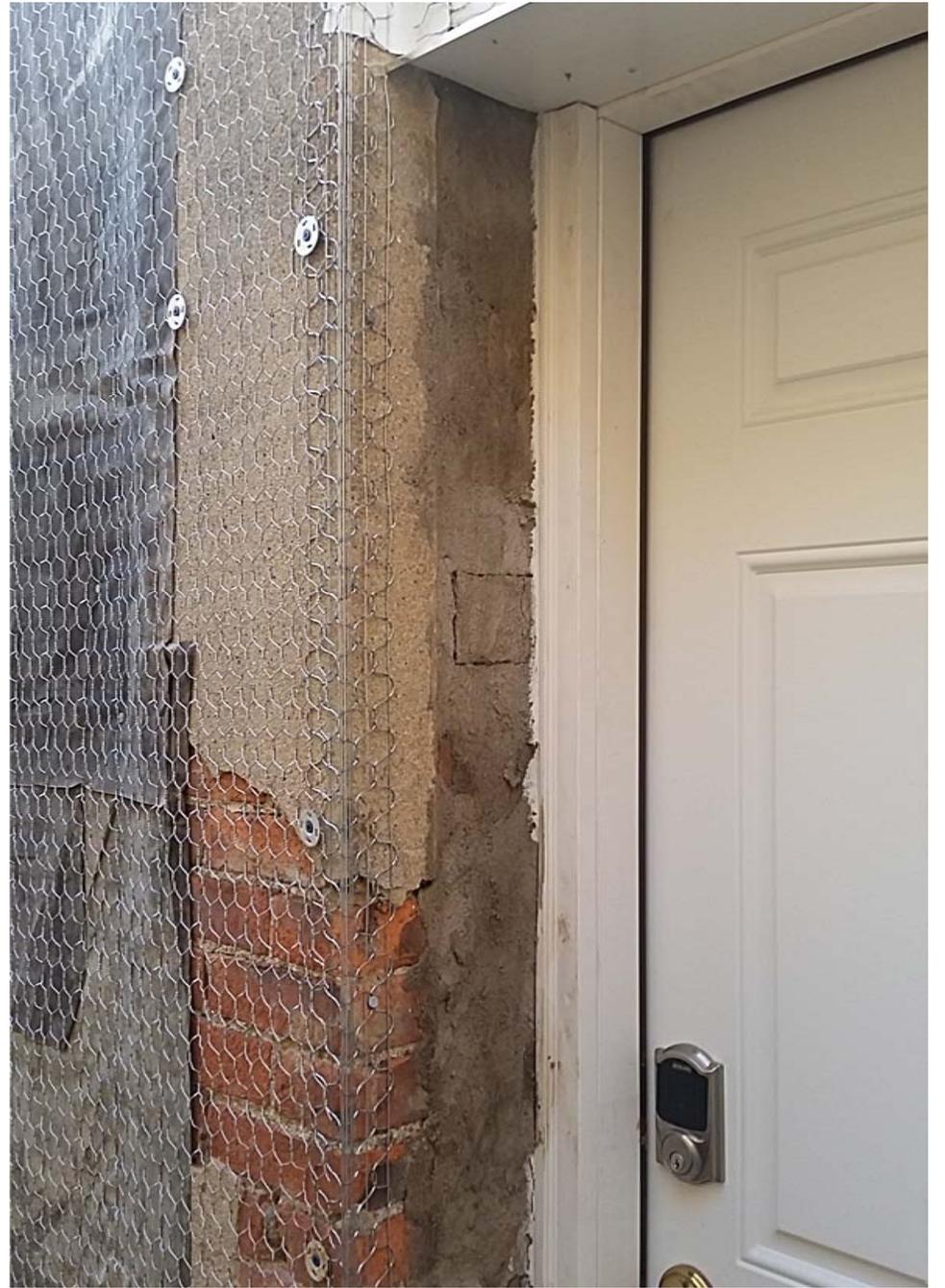
City of Marysville GIS Department



Google

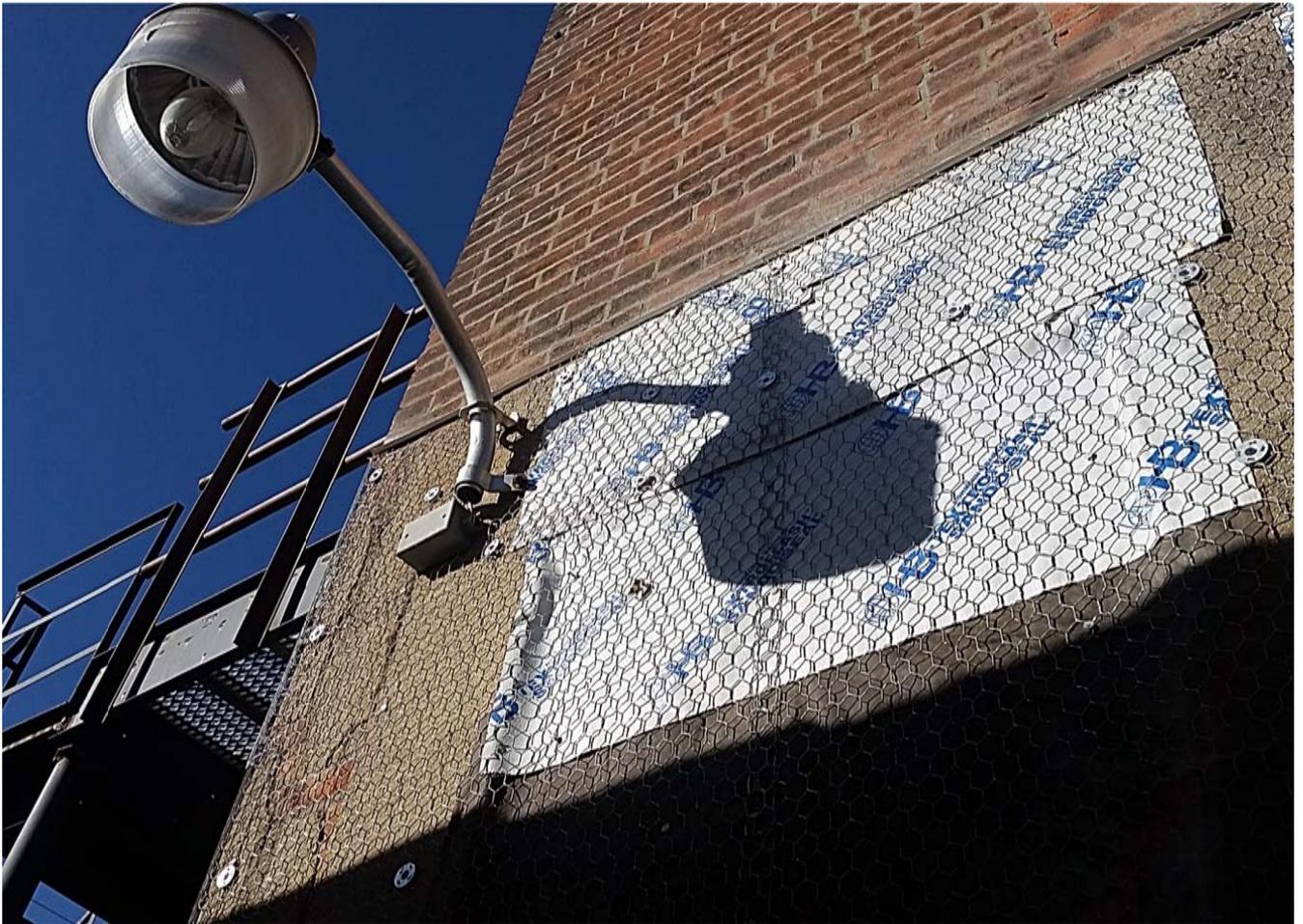














Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

October 5, 2016

To: City of Marysville
Design Review Board

From: Chad Flowers
City Planner

RE: Planning Staff Report – Marysville Grace – rear deck remodel

Certificate of Appropriateness in the Historic Design Review District: An application to remodel an existing rear deck and bring it into ADA compliance at 315 W 5th Street in the O-R (Office Residential) zoning district.

Applicant: Marysville Grace Church
Attn: Rob Taylor
315 W 5th Street
Marysville, OH 43040

Owner: Marysville Grace
315 W 5th Street
Marysville, OH 43040

PROJECT HISTORY:

The applicant is proposing to remodel the existing rear deck to provide handicap accessibility including a wheelchair lift, at the existing structure.

Location:

The parcel is located on E Fifth Street in the Uptown Marysville Historic District and is zoned Office Residential (O-R). Property to the north and east are also zoned Office residential (O-R). Property located south is zoned Medium Density Single Family Residential (R-2). Property located west of the parcel is zoned Business Residential (B-R).

PLANNING & ZONING STAFF ANALYSIS:

The applicant is proposing to remodel the existing rear deck to provide handicap accessibility including a wheelchair lift, at the existing structure. The existing porch canopy, porch post and trim are to remain. The existing deck appears to be constructed with wood painted white and will be removed. The proposed new deck will be constructed with wood and fiber cement board.

New deck guard rail will be 42” inches in height with rail caps, spindles to be 1 ½” spacing. Color not specified.

Note:

The applicant is only proposing to remodel the existing rear porch on-site. The 45 degree pull-off parking shown on the plans are not included in the review of this application.

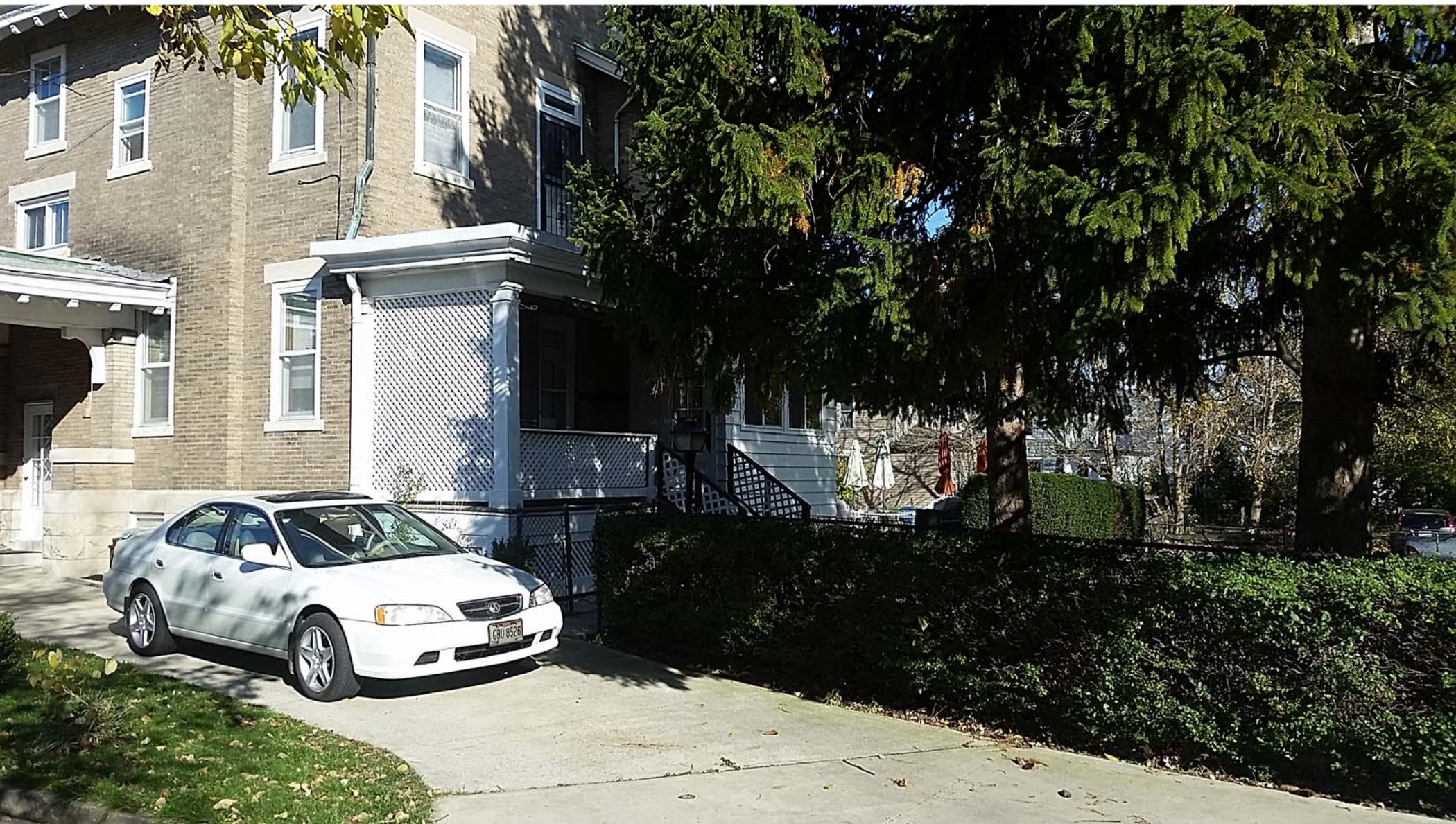
Additional Information:

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- Applicant shall work with City Zoning, City Engineer and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.
- Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.

If you have any questions or comments about the aforementioned comments, please feel free to contact me at (937) 645-7361 or via email at cflowers@marysvilleohio.org.

Cc: J. Hoyt
R. Todd







RECEIVED

SEP 13 2016

CITY OF
MARYSVILLE



209 South Main Street • Marysville, Ohio 43040

Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS IN THE HISTORIC DESIGN
REVIEW DISTRICT**

***** IMPORTANT INFORMATION – Please read before completing the application *****

- **Required** - Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted application and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- No late submittals or additional information will be accepted after the application deadline.
- Exterior work that requires approval by the Design Review Board shall not commence until approval is granted by the Design Review Board and the appropriate approved permits are obtained.

Project Site Information (Please print clearly)

Project Street Address: 315 W. 5th St, Marysville, OH 43040 Property Zoning District: O-R
 Company / Business Name: Marysville Grace Church
 Description of Proposed Project: Remodel back deck to make it handicap accessible including a wheelchair lift
 Owner of Property: Marysville Grace
 Owner's Address (Street): 315 W 5th St.
 City, State and Zip Code: Marysville, OH 43040
 Owner's Telephone Number: 937-243-3434

Applicant Information (Please print clearly)

Applicant: Marysville Grace Owner Agent Representative Other
 Company: Marysville Grace Church
 Address (street): 315 W. 5th St.
 City, State, and Zip Code: Marysville, OH 43040
 Telephone Number: 937-243-3434
 E-mail Address: rtaylor@marysvillegrace.org

		Color photographs of the present façade of each exterior wall of the building in which the proposed sign(s) will be attached
		Location map of the property, which includes a north arrow, that shows with the location(s) of the proposed signs
		If the sign(s) are to be illuminated, include the location, style, height, color and intensity of the proposed lighting for the site.
		* PLEASE BRING MATERIAL SAMPLES TO THE MEETING

I hereby attest to the truth and exactness of all information supplied on and with this application.

Signature of Applicant: Rob Taylor Date: 9-12-16

Signature of Owner: Marysville Grace Date: 9-12-16

FOR OFFICE USE ONLY

Received (stamp):

Fees:

100⁰⁰

The application has been reviewed and is found to be complete.

[Signature]
City Staff

9/22/2016
Date

DECISION OF THE DESIGN REVIEW BOARD

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Conditions of Approval:

Chairperson, Design Review Board

Date

Alterations to Existing Rear Porch and Interior Accessible Toilet Room

Marysville Grace Brethren Church Administrative Building
315 W. 5th Street, Marysville, OH 43040



Location Map



ARCHITECT

Steven T. Gagliardi, AIA, ALA, NCARB
Grove City, Ohio 43123
614.560.3506 PH
stevegagliardi22@gmail.com

Index

COVER SHEET

- A0 EXISTING BUILDING INFORMATION/CODE AND DEMOLITION
- A-1 FLOOR PLAN SCOPE: DECK AREA AND ACCESSIBLE TOILET ROOM
- A-2 INTERIOR ELEVATIONS AND SECTIONS
- A-3 STAIR SECTIONS AND DETAILS

PROJECT INFORMATION

ISSUED FOR: PROGRESS REVIEW
DATE OF ISSUE: 2-9-16
PROJECT NUMBER: 2016-MGBC1

BUILDING CODE SUMMARY: FIRE AREA	
CODES	
THIS PROJECT IS GOVERNED BY THE FOLLOWING CODES AND AUTHORITIES: 1. RCO 2006 EDITION ADOPTED-OBC 2. UNION COUNTY LOCAL JURISDICTION AND MARYSVILLE ZONING	
USE OCCUPANCY AND CONSTRUCTION TYPE CLASSIFICATION:	
EXISTING:	USE :SINGLE FAMILY, CONDITIONAL USE FOR ADMINISTRATIVE OFFICE
CONSTRUCTION TYPE: TABLE 601	
OBC: TYPE:	COMBUSTIBLE - NO CHANGE: RESIDENTIAL CODE OF OHIO
EXISTING BLDG: APPROX. 3,000 GSF WITH ALTERATION ZONE AT REAR PORCH OF 400GSF AND INTERIOR TOILET RM = 80GSF	
NUMBER OF STORIES:	
(2) - NO CHANGE	

SHEET TITLE
EXISTING BLDG INFORMATION

SHEET NUMBER
A0

NO.	DATE	REVISION
1	01/11/16	

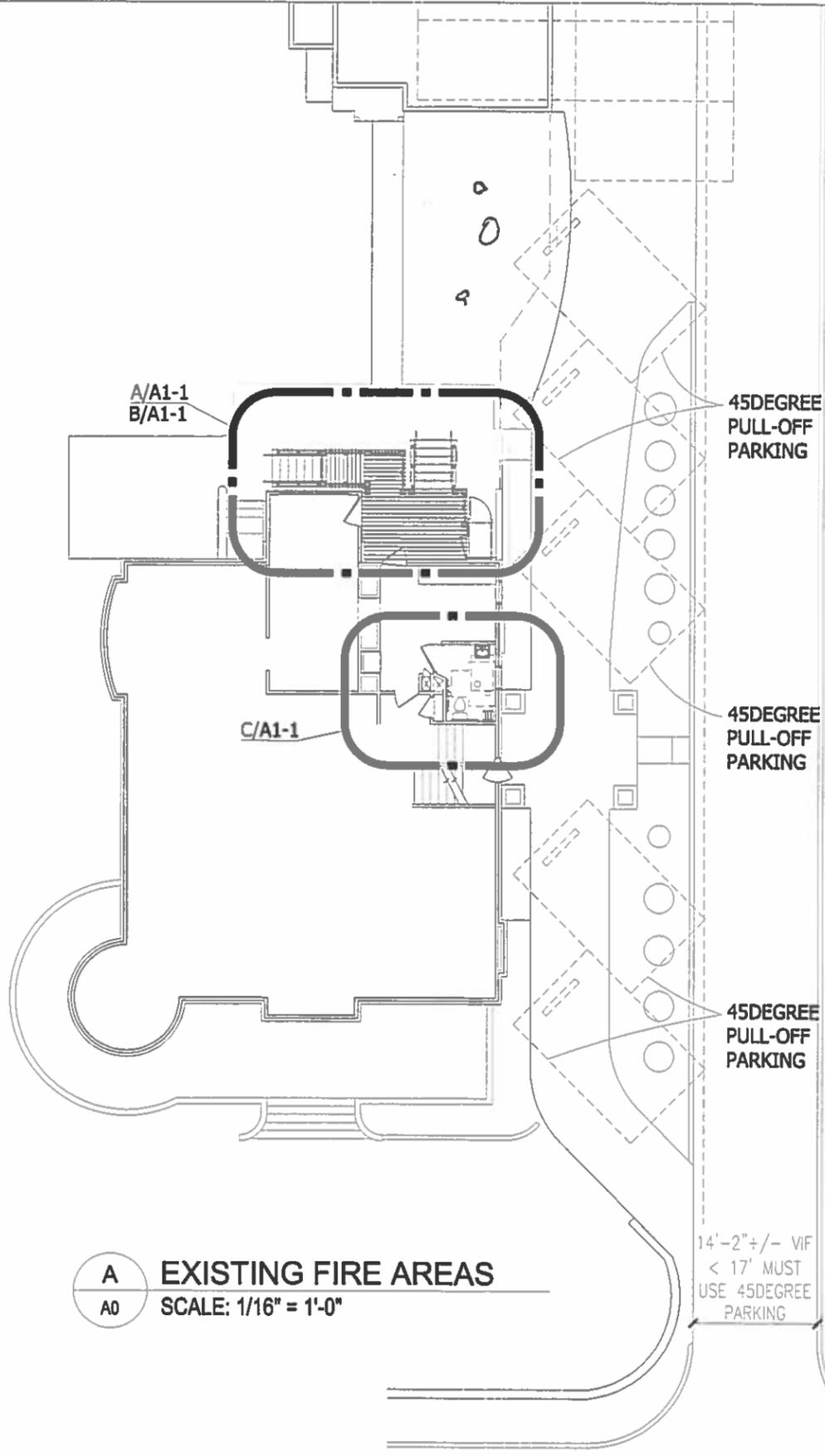
Alterations to Existing Rear Porch & Interior Accessible Toilet Room
OWNER: Marysville Grace Brethren Church
315 W. 5th St.
Marysville, OH 43040
DATE: 1-25-16

PREPARED BY
Steven Gagliardi
ARCHITECT
AIA, ALA, NCARB
1823 Amber Lane West, Green Oak, OH 43040
TEL: 614/590-3006 steve@gagliardiarch.com

OWNER TO DISCUSS WITH ZONING: APPLICABILITY OF 60 DEGREE PULL-OFF PARKING AND OR 45DEGREE PULL-OFF PARKING AS THE REQUIREMENTS OF THE SUB-ARTERIAL DRIVE AISLE IS LESS THAN 17' WIDE

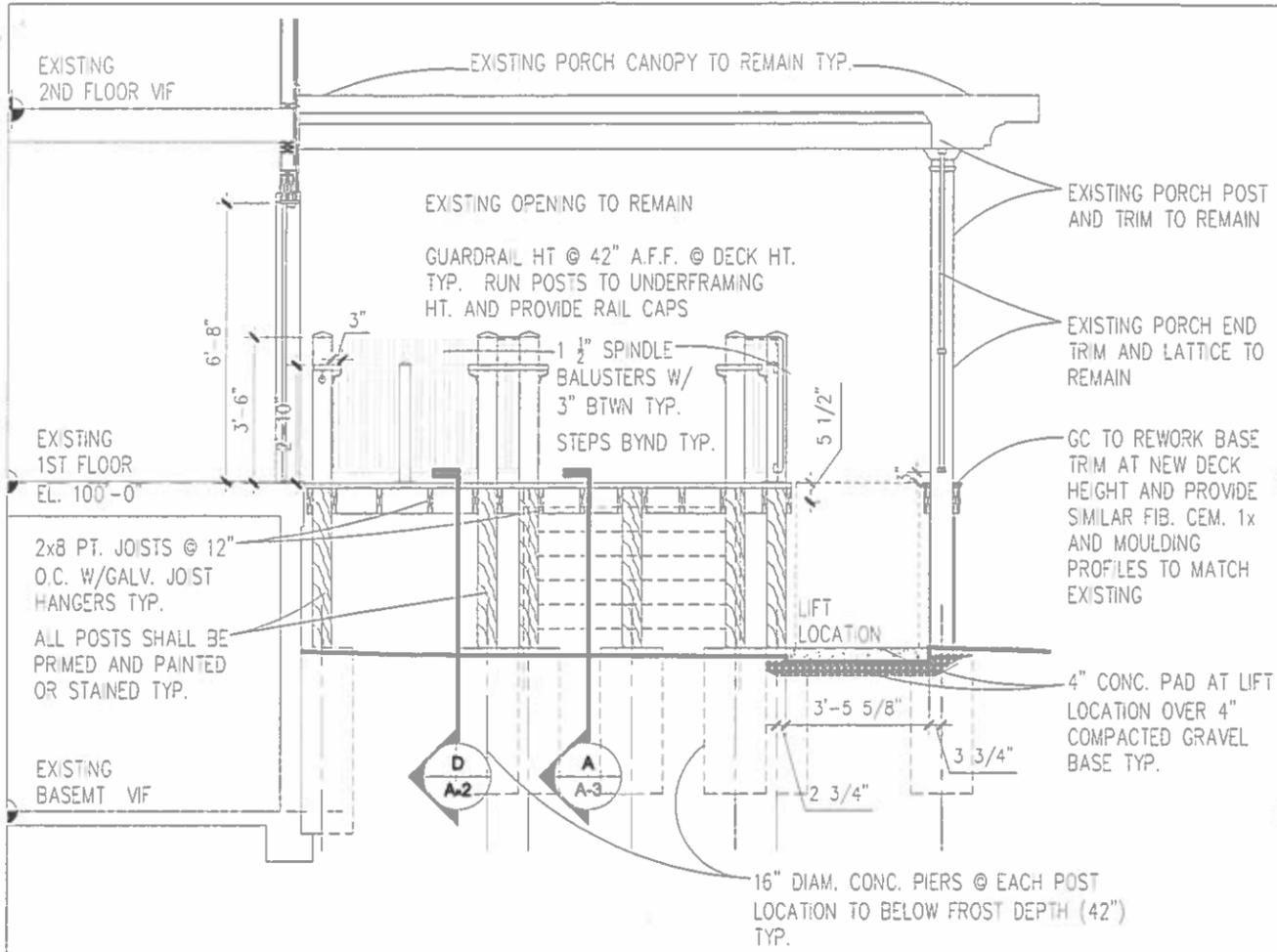
GENERAL DEMOLITION NOTES:

- A. DASHED ITEMS ARE TO BE DEMOLISHED IN ENTIRETY UNO. EXISTING WALLS INDICATED TO BE REMOVED. REMOVE IN ENTIRETY, INCLUDING ALL STUDS, ANCHORS, BLOCKING, DEVICES (TO BE CAPPED) ETC.
- B. UNLESS OTHERWISE NOTED, ALL EXISTING ITEMS ARE TO REMAIN. DO NOT DISTURB EXISTING STRUCTURE OR ITEMS TO REMAIN. ALL DAMAGED ITEMS WILL BE REPAIRED/ REPLACED AT THE CONTRACTOR'S EXPENSE.
- C. SCARIFY/SMOOTH/PATCH EXISTING DISTURBED SURFACES TO REMAIN AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES. ALL CUTTING, PATCHING, REFINISHING AND PAINTING ASSOCIATED WITH REMOVALS SHALL BE INCLUDED IN THE SCOPE OF WORK. WHEN PATCHING EXISTING SURFACES, MATCH EXISTING TEXTURE, FINISH AND COLOR.
- D. ALL CUTTING AND PATCHING SHALL BE PERFORMED BY EACH CONTRACTOR AS REQUIRED FOR COMPLETION OF THEIR WORK UNLESS OTHERWISE INDICATED. ALL GENERAL DEMOLITION WORK BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. SEE PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION WORK REQUIRED.



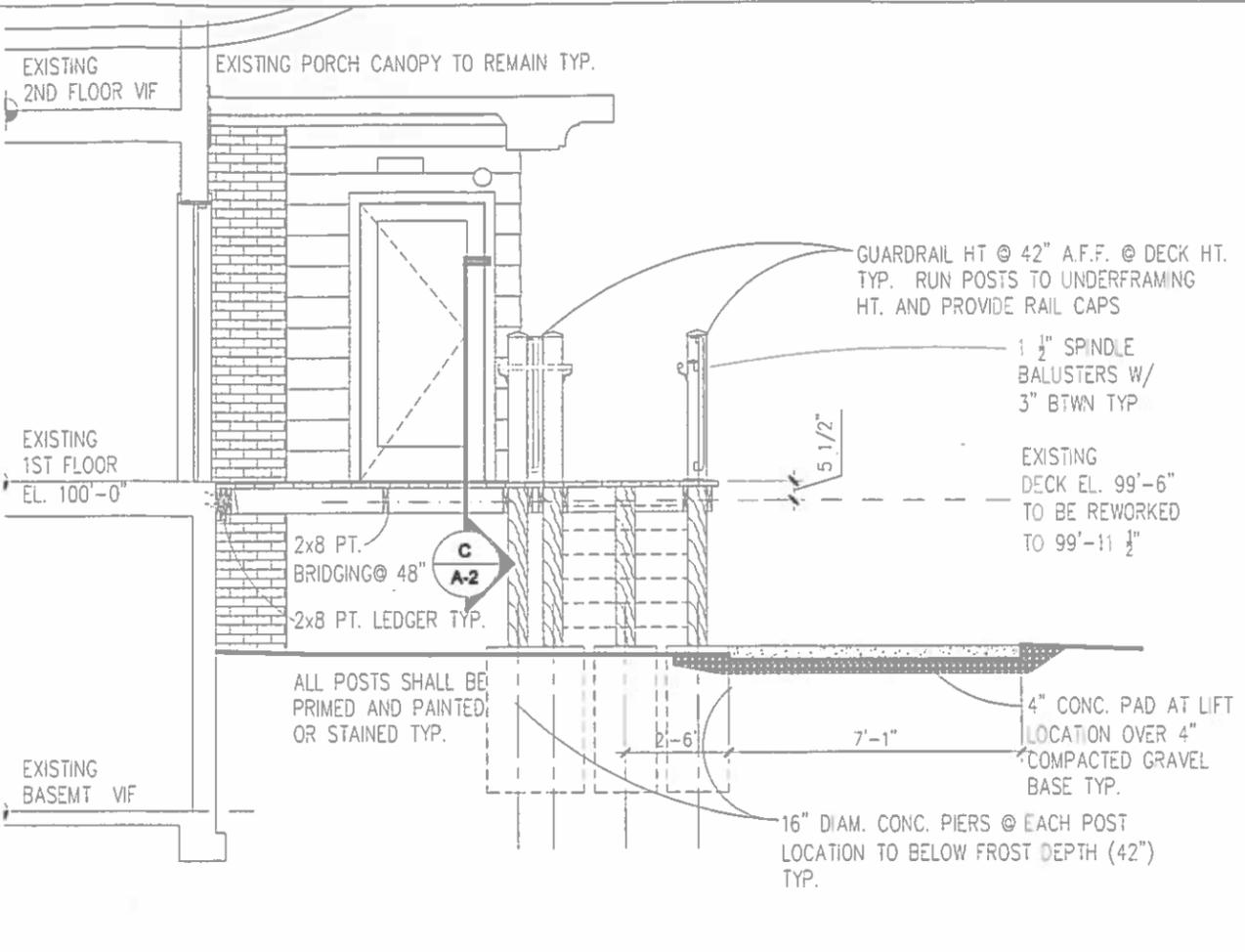
A
A0
EXISTING FIRE AREAS
SCALE: 1/16" = 1'-0"

B
A0
DEMOLITION
SCALE: 3/16" = 1'-0"



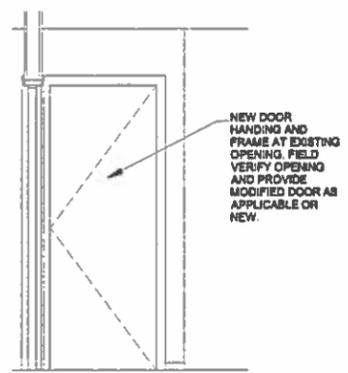
SECTION @ DECKING

SCALE: 1/4" = 1'-0"



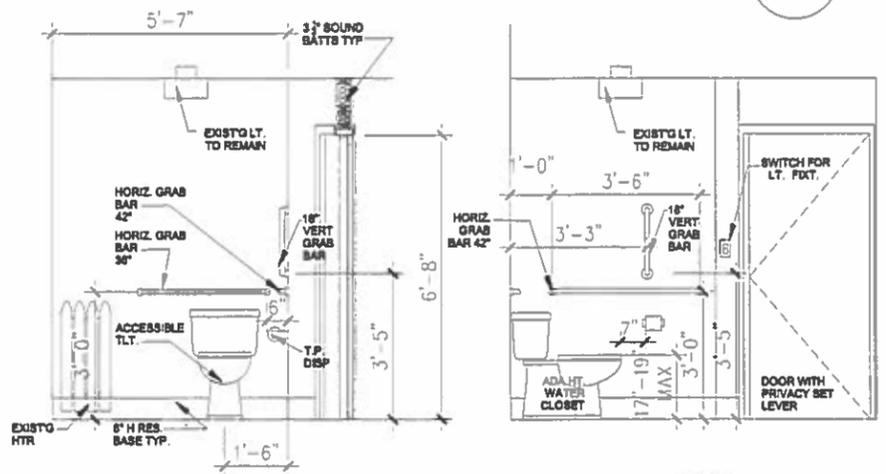
SECTION @ DECKING

SCALE: 1/4" = 1'-0"



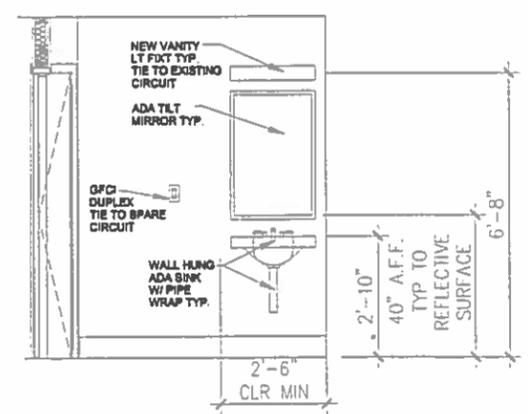
CLOSET DOOR

SCALE: 1/4" = 1'-0"



ADA TOILET

SCALE: 1/4" = 1'-0"



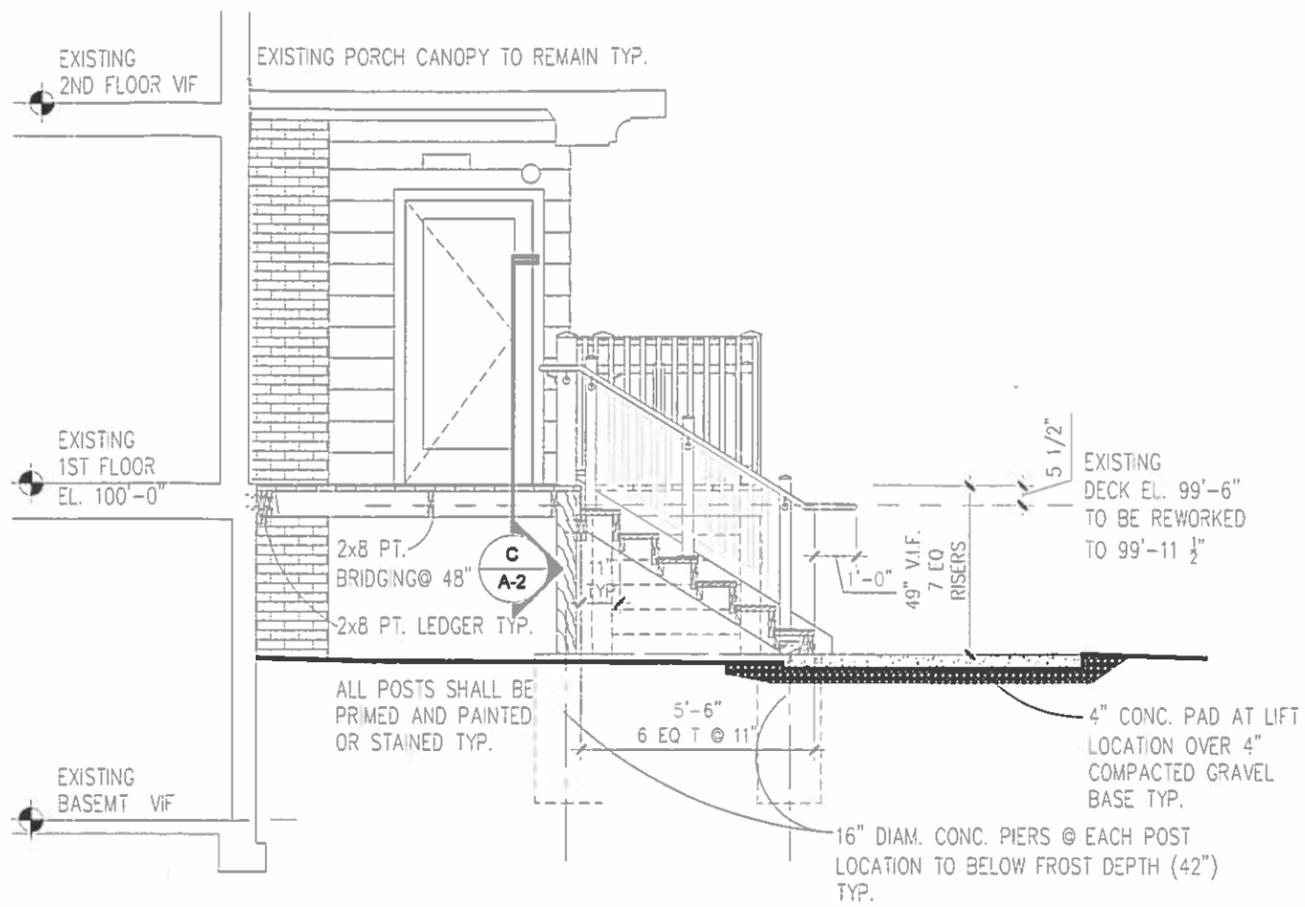
ELEV 3

SHEET TITLE
INT. ELEVATIONS AND SECTIONS
SHEET NUMBER
A-2

NO.	DATE	REVISION

Alterations to Existing Rear Porch & Interior Accessible Toilet Room
OWNER: Marysville Grace Brethren Church
315 W. 5th St.
Marysville, OH 43040
DATE: 1-25-16

PREPARED BY
Steven Gagliardi
ARCHITECT
AIA, ALA, NCARB
1123 1st Ave. N.W., Grand Rapids, MI 49503
TEL: 616-941-3300



A
A-3

SECTION @ STAIR

SCALE: 1/4" = 1'-0"

SHEET TITLE
**STAIR SECTIONS
AND DETAILS**

SHEET NUMBER
A-3

NO.	DATE	REVISION
1	07/11/16	N/A

Alterations to Existing Rear Porch
& Interior Accessible Toilet Room

OWNER: Marysville Grace Brethren Church
315 W. 5th St.
Marysville, OH 43040

DATE: 1-25-16

PREPARED BY
Steven Gagliardi
ARCHITECT
AIA, ALA, NCARB

1837 Amber Light Way, Grove City, OH 43123
TEL: 614-940-3206 steveg@sga2.com



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

October 5, 2016

To: City of Marysville
Design Review Board

From: Chad Flowers
City Planner

RE: Planning Staff Report – Marysville Grace – Demolition of rear garage

Certificate of Appropriateness in the Historic Design Review District: An application to demolish the existing rear garage structure located at 315 W 5th Street in the O-R (Office Residential) zoning district.

Applicant: Marysville Grace Church
Attn: Rob Taylor
315 W 5th Street
Marysville, OH 43040

Owner: Marysville Grace
315 W 5th Street
Marysville, OH 43040

PROJECT HISTORY:

The applicant is proposing to demolish the existing rear garage structure located at 315 W 5th Street.

In your Design Review Board packet, you will find a report provided by the applicant regarding the historical significance and condition of the existing garage, a structural analysis report from the Grace Church facility coordinator and a report from the Union County Historical Society related to the existing structure and its historical significance.

PLANNING & ZONING STAFF ANALYSIS:

PURPOSE

Chapter 1136 of the zoning code discusses the Historic Design Review District. Code section 1136.02 Purpose, states:

1136.02 Purpose

The purpose of the Historic Uptown Marysville Design Review District is to maintain and enhance the distinctive character of the community's historic area(s) by safeguarding the exterior architectural integrity of the various period structures and other historic features within the Design Review District thereby promoting the public health, safety, and welfare of the residents and visitors to the community.'

INTENT

Chapter 1136.03 discusses the intent of the Historic Design Review District. Code section 1136.03, states:

1136.03 Intent

The intent of the Historic Design Review District(s) and Landmarks(s) is to:

- (a) Create a unique overlay district which protects a historically significant area which includes multiple zoning districts. This means that the requirements of this chapter must be met in addition to the established requirements of the underlying use districts.
- (b) Provide a process of architectural review in reference to historic preservation criteria which would also guide, support and encourage new construction which would be compatible with historic structures.
- (c) Promote, preserve, and enhance the historic integrity and special features of the District.

The intent of the Historic Design Review District is to protect buildings, structures and properties in the historically significant area of the city. The city's Planning Commission and City Council have determined and adopted the boundary map that defines the Historic Uptown District. It is the intent of the code to maintain the character of this district as to not lose the aesthetic features and characteristics that make the historic district unique.

All new development that occurs within the historic district is required to adhere to the Design Guidelines for Historic Uptown. These guidelines and standards establish minimum requirements with regard to design details and architectural features as well as the types and quantities of decorative building materials required on new construction, additions and redevelopment projects. It is important to note that these standards are relatively new and that older buildings and/or developments within the city may have been developed or constructed prior to these requirements.

DEMOLITION

For the demolition of structures located within the Historic Uptown Marysville Design Review District, there is a list of specific criteria under Section 1136.13 of the Planning Code which the Board needs to consider while making a determination as to whether or not a structure should be

removed from the inventory of buildings in the Historic Uptown Marysville Design Review District.

Following is Section 1136.13 of the Planning and Zoning Code which lists the criteria for the Board to consider:

1136.13 DEMOLITION OF STRUCTURES.

The last alternative for a determined historically significant structure is demolition. In cases where an applicant applies for a Certificate of Appropriateness to demolish a structure within the District, the Board shall conduct a thorough investigation of the application for demolition and shall authorize a Certificate of Appropriateness only when (a) and either (b) or (c) below are satisfied:

- (a) *Historical Significance.* *The architectural and historic significance of a structure to the character of the District shall be determined by the Board. In addition to the submittal requirements for a Certificate of Appropriateness in Section 1136.10, the applicant is required to include with the application a report or testimony from a historic preservation professional, architect, and/or consultant which verifies the historical significance or non-significance of the proposed structure to be demolished; and, verifies the applicant has considered alternative historical uses of the structure including the preservation of the structure by a governmental or non-profit organization.*

When the Zoning Inspector receives a Certificate of Appropriateness application for demolition of a structure in the District, the application shall be forwarded to the Union County Historical Society. Within twenty (20) days of sending the application to the Historical Society, the Historical Society shall provide information to the Board verifying any architectural or historic significance of the structure. The review may also include recommendations on alternative uses that may preserve the structure. Reasonable extensions may be given if the Historical Society requests them based on the need for additional research.

The Board shall make its determination after considering the following:

- (1) *No Significance.* *If the Board finds the structure to have no architectural or historic significance based on its investigation outlined above, the Board may proceed with reviewing the application for demolition.*
- (2) *Significance.* *If the Board finds the structure to have architectural or historic significance based on its investigation outlined above, the Board shall not approve the demolition unless (b) or (c) are satisfied.*
- (b) *Economic Use.* *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition as determined by the Board. The Board may hire an Architect, engineer, or professional consultant to provide an independent report to the Board verifying the economic use of the structure as outlined above. The applicant shall be required to pay for the expense of hiring the architect, engineer, or professional consultant and shall permit access to the structure.*

- (c) Deterioration. *Deterioration has progressed to the point where it is not economically feasible to restore the structure as determined by the Board. The Board may hire an architect, engineer, or professional consultant to provide an Independent report to the Board verifying the economic feasibility to restore the structure as outlined above. The applicant shall be required to pay for the expense of hiring the architect, engineer, or professional consultant and shall permit access to the structure.*
- (d) Preservation of Historic Materials. *If the applicant satisfies the criteria above to demolish a structure in the District and the Board decides to approve the demolition, the Board may conditionally approve the demolition with the following conditions:*
- (1) Pictures. *The applicant shall permit the Union County Historical Society to take interior and exterior pictures of the structure prior to demolition.*
 - (2) Preserving Features of Structure. *The applicant shall permit the Union County Historical Society to inspect the structure's interior and exterior to determine any features or items of architectural or historic significance. If the applicant intends to demolish the features or items of architectural or historic significance, the applicant shall permit the Union County Historical Society at the Union County Historical Society's expense to arrange for the removal of the features or items.*
 - (3) Landscaping and Grading. *If a new structure is not constructed on the property after the demolition, the applicant shall re-grade the property and install sufficient ground cover and landscaping as determined appropriate by the Board. (Ord. 35-10. Passed 12-2-10.)*

Additional Information:

If the demolition is approved, the applicant will be required to obtain a demolition permit through the city. Also, any new development on-site after the demolition, will require the approval of a Certificate of Appropriateness by the Design Review Board. Per city code, any development within the Historic Design District would have to abide with the Uptown Design Guidelines. These guidelines establish certain building materials, design details and standards that will need to be incorporated into the building/site design.

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- ***Per Section 1125.01 of the Planning & Zoning Code, the applicant shall obtain a zoning permit prior to commencing work. Please note that once a zoning permit is issued, work shall commence within 6 months or the permit expires. It is recommended that the applicant work with City staff to coordinate scheduling.***
- ***All utilities should be properly abandoned prior to demolition of the structure.***
- ***Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.***

If you have any questions or comments about the aforementioned comments, please feel free to contact me at (937) 645-7361 or via email at cflowers@marysvilleohio.org

Cc: J. Hoyt
R. Todd







209 South Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

RECEIVED
JAN 19 2016
CITY OF MARYSVILLE

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS IN THE HISTORIC DESIGN
REVIEW DISTRICT**

***** IMPORTANT INFORMATION – Please read before completing the application *****

- **Required** - An application, in writing for the approval of the Exterior Plan, together with two (2) copies of the Exterior Plan and the required supplementary information requested in this application.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted application and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be **rejected** and the application **will not** be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- **No late submittals or additional information will be accepted after the application deadline.**
- Exterior work that requires approval by the Design Review Board shall not commence until approval is granted by the Design Review Board and the appropriate approved permits are obtained.

Project Site Information (Please print clearly)

Project Street Address: 315 W. Fifth Street Property Zoning District: O-R
 Company / Business Name: Marysville Grace
 Description of Proposed Project: Demolition of garage it is unsafe and poses a hazard. We will remove entire structure.
 Owner of Property: Marysville Grace
 Owner's Address (Street): 315 W. Fifth St.
 City, State and Zip Code: Marysville, OH 43040
 Owner's Telephone Number: 937-243-3434 (Rob Taylor)

Applicant Information (Please print clearly)

Applicant: Marysville Grace Owner Agent Representative Other
 Company: Marysville Grace Church
 Address (street): 315 W. fifth st
 City, State, and Zip Code: Marysville, OH 43040
 Telephone Number: 937-243-3434
 E-mail Address: rtaylor@marysvillegrace.org

		Color photographs of the present façade of each exterior wall of the building in which the proposed sign(s) will be attached
		Location map of the property, which includes a north arrow, that shows with the location(s) of the proposed signs
		If the sign(s) are to be illuminated, include the location, style, height, color and intensity of the proposed lighting for the site.
		* PLEASE BRING MATERIAL SAMPLES TO THE MEETING

I hereby attest to the truth and exactness of all information supplied on and with this application.

Signature of Applicant: Bob Taylor Date: 7-6-16

Signature of Owner: Bette Garrett Date: 7-6-16

FOR OFFICE USE ONLY

Received (stamp):

Fees: \$100

The application has been reviewed and is found to be complete.

C. Alan
City Staff

9/26/2016
Date

DECISION OF THE DESIGN REVIEW BOARD

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Conditions of Approval:

Chairperson, Design Review Board

Date

8/20/16

**Historic Preservation Evaluation of
Appropriateness Report**
315 W.5th Street, Marysville, Ohio 43040

To: City of Marysville
Attn; Chad Flowers
City Planner
209 South Main Street
Marysville, OH 43040

Owner: Marysville Grace Brethren Church
Mission Center
Not-For-Profit

In Conjunction with:
Steve Gagliardi, AIA, ALA, NCARB
OH Architect #1115447
1823 Amber Light Way
Grove City, Ohio 43123

Chad Flowers,

Please accept this evaluation summary report as required to determine the appropriateness of historic significance and or preservation considerations regarding the following:

1. The demolition considerations associated with the subordinate and ancillary south lot line structure located at 315 W.5th Street, as accessed from Cottage Street, and herein referred to as the "detached garage" structure for this site.
2. The demolition considerations associated with the existing rear attached, non-accessible deck system; that leads from the back of the primary structure to the south yard, adjacent to the detached garage.

General:

In an effort to evaluate any historical significance and or complimentary architectural aesthetic value or use for the above referenced structures, on behalf of the not-for-profit, MGBC Mission organization, we have attempted to use the stated criteria as customary for considering structures based on the guidelines of the NRHP (National Register of Historic Places) Publication data as excerpted below. Our team has attempted to verify existing records, data searches from the

©2016, SGDS

Existing Italianate Style Primary Building



Existing Detached Garage



Aerial View and Detached Garage Location

archives, and online research to attempt to retrieve significant historical data beyond the physical condition considerations that are readily apparent while conducting field observations of the structures.

Criteria for Evaluation

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Part 1: Evaluation Criteria as per NRHP

Although the primary structure (now the Mission Center for MGBC) is of extreme quality design and construction, and still displaying excellent Architectural Character for the Marysville Uptown and Olde Town proximities, this period 1900 – 1910 Italianate renaissance style building is not the subject of this appropriateness evaluation report. It does however offer design criteria relative to the adjacent detached garage and deck structures under review.

Of the stated NRHP criteria above, nothing in our team's research discovered any significance associated with the detached garage structure as it relates to items A, B and D above. We will focus on the physicality elements associated with item C for both the detached garage and the existing deck at the rear of the primary building.

1. Detached Garage

Shape and Design:

It is clear the structure is more contemporary than the primary building on site. The detached garage is of common gable end shape, two story in height (although not usable due to degradation and non-use), and clad in wood trim and horizontal wood clapboard siding.



The east portion of the structure is a small storage space with mono-slope shed roof design. Although reminiscent of a salt-box shape, this structure is simply an effective shape and design for a typical outbuilding as is common today, as was in the early 1940-50's. We have no data as to show how old the structure is, however the steel used appears to be rolled steel which an engineer might be able to date as to production type.



Consideration of Use:

The detached garage is left open and often unused. It is unused as the patrons of the MGBC Mission feel uncomfortable and unsafe when inside the structure. We have not evaluated the structure with a structural engineer, but it is clear that the primary steel beam system carrying the framed loads from above have deflected the beam, which is apparent visually. The posts are also in a state of degradation.



The entire displacement of area for the garage and storage is approximately 700gsf.

Although the detached garage can accommodate (2) parking stalls, the intent of this evaluation would be that the detached garage really holds no value aesthetically or complimentary to the primary building, and as such the land use of that footprint would be better used as an open gravel/or parking area for at least 4-5 vehicles. For this consideration, MGBC would preserve the mature trees as indicated on the site plan, demolish the detached garage, regrade the pad area, and use the already existing concrete apron drive off Cottage Street to access the parking pad. A bounding 60" tall site fence would also be proposed along the south property edge.

In conclusion, this evaluation of the detached garage for demolition appropriateness in our opinion is necessary, and as the structure appears to not aide significantly to the historic fabric of the Uptown/Olde Town plans, we would hope consideration would be given to demolish, and help in the next step in the process of beautifying the property at 315 W. 5th Street.

2. Deck system from existing rear of primary building

Shape and Design:

It is unclear if the deck area as in use today is original to the primary structure, it does follow design elements and principles associated with the primary buildings trim and overhanging porch conditions.

The rear deck area is access using a single set of wood frame stairs, and provides access from the rear set of doors out of the building. It appears to be of wood frame construction, and is tripped out and sided in clad wood materials. Of detriment to the true aesthetic of the primary structure is the use of lattice infill panels at the porch railing areas. This is not in character of the building, but probably added at a later time for privacy.



Consideration of Use:

The design of the existing deck access stair is aging and failing. The intent of this evaluation for demolition of the rear deck is not necessarily based on aesthetic concerns, but more for issues involving accessibility to the building. MGBC proposes consideration for renovation aspects to allow for a new platform deck system, using more sustainable materials, and provide better accessibility by providing an accessible residential lift system as indicated in the attached documents. Demolition of the flooring system and railing system would be required to allow for new framing, concrete footings, wood posts and simulated wood decking systems that complement the building trim design. The existing siding system and roof system would remain and be tied into the partially renovated framing system.

In conclusion, this evaluation of the rear deck for demolition appropriateness in our opinion is necessary, and as the structure appears to not aide significantly to the historic fabric of the Uptown/Olde Town plans, we would hope consideration would be given to partially demolish this deck framing area, such that a new deck system and handicap accessible lift can be accommodated in a new aesthetically pleasing use of materials, that will complement the existing character of the buildings trim scheme.

Please see the attached 12 sets of 11x17 permit drawings that supplement the descriptive nature of this report.

Please feel free to contact me directly for any required additional information and or clarifications.

Thanking you in advance,

A handwritten signature in black ink, appearing to read "Steve Gagliardi", written in a cursive style.

Steve Gagliardi, AIA, ALA, NCARB

Report of Structural Issues with Garage

I, Rob Taylor with Marysville Grace Church am writing this report on our Garage at 315 West Fifth Street in Marysville. I have over 25 years construction experience and have the ability to determine when a structure is unsafe and not fit to use. I have examined this garage and it is no longer safe to use. It's being supported by steel beams to hold it up, otherwise it would collapse on itself. It would be way to costly to repair and we no longer have a use for it. We would like to use this area for parking since we only have 3 street spots for visitors. We greatly appreciate your assistance in determining with us that this structure is no longer safe to use. Thank you for your time.

Rob Taylor
Facility Coordinator



the HOOK II



Local woman recalls home
The Southard family home, located at 315 W. Fifth St., is now owned by Carolyn and Joe Litten. I recently toured the home, built in 1906, with Marian Southard Graham, who was born there. It is located just east of Maple Street on the corner of Fifth and Cottage streets.

Marian reminisced about her life as we walked through the home with Carolyn. This large house was built as a wedding present for her mother, Anabel. It may have served as an enticement to move all the way to Marysville and marry Edward Southard.

Anabel Schoedinger Southard was part of the well-known funeral home family in Columbus. Her father was involved in the casket making division. Some of her aunts made the pillows and interiors of the caskets.

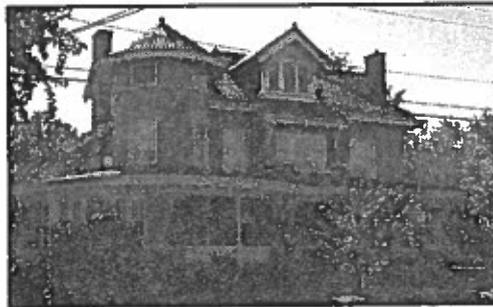
She lived in Columbus all her life and had just graduated from OSU with a math major when she met Edward. She was involved with the Godman Guild where she met Mrs. Robert Wolfe Sr. of the Dispatch Printing Co. family. Mrs. Wolfe introduced Anabel to Edward, a "very nice widower." He worked for another Wolfe family business, Wolfe Wear-U-Well Shoe Co.

Anabel must have been quite taken with him because shortly afterwards they married and he built the beautiful home in Marysville. Anabel was worried about moving all the way to Marysville which must have seemed quite far in 1906. Edward, who grew up in York Center, had already moved to Marysville where he lived with his daughter after his first wife passed away.

He told Anabel, 13 years his junior, that Marysville was the "garden spot" of the world. After their marriage and move to Marysville, three daughters were born at home.

Anabel was an educated woman

so in the early years of her marriage she operated a kindergarten at home. By the time Marian, the youngest, was born, she had to give that up. She now had four daughters to raise.



This home on West Fifth Street was built in 1906 and is now being restored to its original condition by new owners.

Anabel was also a talented organist. She played every Sunday for a Congregational Church in Columbus. She had an electric car to get her there. It had to be recharged before returning home.

Edward Southard worked most of his life in Columbus for the Wolfe family. Each morning Anabel would drive him to Milford Center to catch the train for Columbus. In later years, Marysville had its own train service.

Later Edward served as president of the Columbus Merchandise Co., a wholesaler located on N. High St. where Nationwide Insurance is today.

In Marysville he was president of the Union Bank and had a partnership in Southard Bros. and Court dry goods located downtown where the theater is today.

He owned a coal mine in Kentucky and a plantation in South Carolina. He also invested in 450,000 acres in Santa Domingo. You can see he had varied interests and all in the early 1900s. He died in 1939. Anabel died in 1967.

Marian still lives in Marysville on West Seventh Street, and remembers her home as very busy. The family

was always entertaining and it was a happy place.

She was born in the home and married her husband Bob there in 1940. During our tour she seemed pleased that it is being restored by the Littens.

When you enter the home through the beautiful leaded glass front doors, you are in a large entry hall with wood trim both mahogany and oak. Several other large downstairs rooms make it perfect for entertaining.

On the second floor is another large center hall and four bedrooms. There is a master bedroom with an adjoining baby's room. There is a master bath plus a bathroom in the hall.

The third floor had a bedroom and bath for the combination nanny and housekeeper. However, most of it was a ballroom. Marian remembers this area as having a baby grand piano and a work fireplace. It served as a "hangout" for her friends during high school years.

In 1950, the house was sold to Bollinger. He lived there and used it as his office, making many changes. In 1996, the Littens purchased it and have been lovingly restoring it to original beauty. They have been quite anxious to know how the house appeared in the early years.

The original light fixtures have been removed, but most of the delicate beautiful stained glass remains along with some of the original carpet. It is certainly a memorable home.

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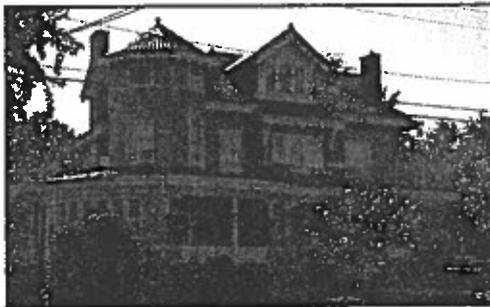
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Where are they now?

Martha Graham DeGood (MHS class of '61) lives in Clearwater, Fla. She works as an aide in the school system and has three children, David, Susan and John.

Bobby Graham (MHS class of '66) and his wife Judith live in Huron, Ohio. He is a retired teacher and they have twins, Megan and Tim, who are both seniors at OSU.

Edward Southard, "Merchant Prince" and 315 West 5th Street

Originally published March 17, 2000

Two of the most pleasant individuals to relocate to the Marysville area in recent years are Joe and Carolyn Litten, originally from Steubenville, Ohio. The couple moved here from southern California about four years ago, after purchasing that elegant, turreted brick home on West Fifth that was the pride and joy of Dr. and Mrs. Charles Bolinger. Carolyn fell in love with the home while visiting here several years ago, and asked Gene Bolinger to contact her, if she ever decided to sell the property. When that time came, the Littens bid farewell to the "L.A. Lifestyle" and returned to the Midwest.

Carolyn has done quite a bit of research on the home's history and this writer recently did a bit more "digging" as a favor to the Littens. The Bolingers' daughter was a high school classmate of mine so I knew a little of the story, but not much. Even close friends never got past the entrance foyer according to accounts they shared with me. The doctor's office was situated on the west side of the first floor, but the rest of "315" remained private space during the Bolinger family's time there.

This was not the case during the period it was occupied by the man who built it, Edward Southard. There is a ballroom on the top floor, and

several senior citizens have related to me tales of parties there. Those who were teenagers at the time talk of Girl Scout functions there. Mr. Southard was one of our community's most prominent businessmen at the time he built the house (1906) and he wanted it to be a "showpiece". This may be the explanation of its nearness to the street, even though the lot once extended back to Sixth Street. It was meant to be seen and admired.

The main resource I relied on at the library while researching Mr. Southard's life was a copy of his obituary from 1939. There was also a three page sketch on the family in Curry's 1915 Union County History. (This is found on page 548, for those wanting to know more.)

Edward Southard was one of four sons of John W. and Elizabeth (Penhorwood) Southard, of York Township. His grandfather was a Methodist "circuit rider" minister. After grade school, he took a business course at Delaware, and then began working as a clerk at McCampbell Shoe Store. That was about 1881. Later he and his brothers operated a dry goods store known as Southard Brothers and Court on South Main where the Marysville Cinema is now. In 1910, he was one of the founders of the Columbus Merchandise Co, a

predecessor of Tracy-Wells Co, one of the largest wholesale firms in the capital city.

Even though he worked in Columbus, he maintained his home here and commuted back and forth. That had to be a rarity at the time, the 1910's and 1920's. In addition to his mercantile business, Mr. Southard was a director for two banks, one here and one in Columbus. He also had considerable timber and cotton interests in the South, and one of his brothers ran this phase of his operations for him. In addition to all this, the man was also vice president of a coal company in Harlan, Ky.

Mr. Southard was very active in the local Methodist church, and also was a charter member of the Kiwanis club here. He was married twice, losing his first wife to death in 1900. His second wife was Annabel Schoedinger of Columbus and she lived to be quite old.

This writer has personal memories of Mrs. Southard and the blue 1953 or so Pontiac she drove about town. Mr. Southard had four daughters, one of whom is married to Bob Graham, who operated a real estate agency here. Bob graduated from high school with my mother, and also taught school for a time at Mechanicsburg. I often rely on him for information on Marysville in the 30's and 40's.

I am not certain when the Bolingers purchased the house at 315 West Fifth. Mrs. Litten seems to think it was in 1939, but I am still checking on that date. They were here by 1951 for certain, as there is a listing for the doctor in the phone directory for that year. And, the oldest daughter, Poni, is found in a kindergarten photo also from 1951. Poni followed in her dad's career path, and is a physician in Sayre, Pa., a town on the border with New York. There were two other children, Darby and Sam. Gene Bolinger was a registered nurse in her younger days, and now resides with Sam in Indiana. Her husband delivered all three of my brother's children and I have fond memories of his remembering them on their birthdays in their earlier years. Like so many small town physicians of his era, he took that kind of personal interest in his patients.

I have to feel that Gene was pleased to pass her home on to folks like the Littens who respect and care for it in a loving way. Like all homes of its type it requires lots of maintenance; there are still original gas lamp fixtures in place, for one thing. Carolyn is working gradually and slowly at restoring and refurnishing her treasure and I have a feeling the Littens are here in Marysville "for keeps."

Footnote: Digging a little deeper at the library's genealogy section, I learned that the Bolingers purchased

the home in 1950, and that Mrs. Southard resided there until 1948. This affirmed observations from Dr.

Rod Hurl and Mr. Lehr Miller, who told me that the doctor arrived here around 1949 or 1950.

F. T. Gaumer and Willella Kennedy Two "Class" Individuals

Originally published February 18, 2000

A friend from my high school days suggested the subject of this week's column. Since his suggestion was for a story on Willella Shearer Kennedy, an author I often refer to. I decided to include another author on whom I frequently rely in the article. This "other author" is the late F. T. Gaumer whose "*My Two Cents Worth*," is an excellent source of information on Marysville history.

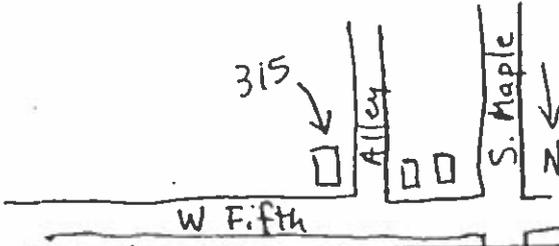
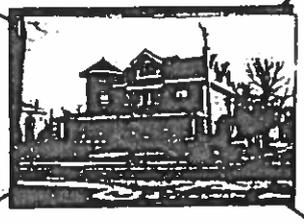
Both of these individuals literally had the newspaper business "in their blood." Both of them also achieved success after leaving Marysville, and then returned to their hometown in later years. Both authored columns for the Marysville Journal-Tribune, and then collected the best of these columns in book form. I did not know Mrs. Kennedy; my friend did. That is the reason for his suggestion. However, I was fortunate enough to get to know Tom Gaumer after I also returned home, after living elsewhere. I had the good fortune, to make Mr. Gaumer's acquaintance when I was employed at McCarthy's Pharmacy, where he and his wife were lunchtime

regulars. What brought us together was our mutual love of rail travel. Of course, I started traveling by rail long after Tom did, but we still had many experiences in common. And, I just loved to hear his stories of "the good old days" when the "iron horse" was king.

It didn't take too many shared lunches, before I discovered we were both history "nuts." Mr. Gaumer's knowledge of local history was encyclopedic. Actually, that word could be applied to his knowledge of many subjects. In addition to being knowledgeable, Tom was a humble and kind man. Kind enough to put up with an occasional foolish question from this writer! When he passed away unexpectedly in 1988, it was a very sad day for me.

Tom was the son of Bruce Gaumer, the man who bought the Union County Journal around the turn of the century, and merged the paper with the Evening Tribune in 1951. His sister, Mary Elizabeth Gaumer Behrens, is the mother of the Journal-

OHIO HISTORIC INVENTORY

<p>1. No. _____</p> <p>2. County <u>Union</u></p> <p>3. Location of Negatives <u>Union Cty. Hist. Soc. Mus.</u></p>	<p>4. Present Name(s) <u>Dr. C.E. Bolinger Residence and Office</u></p> <p>5. Other Name(s) <u>Edward F. Southard Residence</u></p>									
<p>6. Specific Location <u>315 W. Fifth St.</u></p>	<p>16. Thematic Category <u>D</u></p> <p>17. Date(s) or Period <u>1915 1906</u></p> <p>18. Style or Design</p> <p>19. Architect or Engineer</p> <p>20. Contractor or Builder <u>Sharrer Bros.</u></p> <p>21. Original Use, if apparent <u>residence</u></p> <p>22. Present Use <u>residence & physician's office</u></p> <p>23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, if known <u>Dr. C.E. Bolinger 315 W 5th St. Columbus, Ohio</u></p> <p>25. Open to Office hrs: 1-3 M-Sat Yes <input checked="" type="checkbox"/> Public? 7-8:30 M-F No <input type="checkbox"/></p> <p>26. Local Contact Person or Organization <u>Union Cty. Hist. Soc.</u></p> <p>27. Other Surveys in Which Included</p>	<p>28. No. of Stories <u>2 1/2</u></p> <p>29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>30. Foundation Material <u>Rough face ashlar</u></p> <p>31. Wall Construction <u>brick, all stretcher bond</u></p> <p>32. Roof Type & Material <u>hip/red glazed tile</u></p> <p>33. No. of Bays Front <u>3</u> Side <u>-</u></p> <p>34. Wall Treatment <u>plain</u></p> <p>35. Plan Shape <u>rectangular</u></p> <p>36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>37. Condition Interior <u>excellent</u> Exterior <u>excellent</u></p> <p>38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>39. Endangered? Yes <input checked="" type="checkbox"/> By What? No <input type="checkbox"/> <u>Commercial developm.</u></p> <p>40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road <u>25/100</u></p>								
<p>7. City or Town If Rural, Township & Vicinity <u>Marysville</u></p> <p>8. Site Plan with North Arrow</p> 	<p>9. Coordinates Lat. <u>83° 22' 19"</u> Long. <u>40° 15' 12"</u> U.T.M. Reference <u>17 298280 4456510</u></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Zone</td> <td style="width:33%;">Easting</td> <td style="width:33%;">Northing</td> </tr> <tr> <td>Site <input type="checkbox"/></td> <td>Building <input checked="" type="checkbox"/></td> <td>Structure <input type="checkbox"/></td> </tr> <tr> <td>Object <input type="checkbox"/></td> <td></td> <td></td> </tr> </table> <p>11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>15. Name of Established District</p>	Zone	Easting	Northing	Site <input type="checkbox"/>	Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/>	Object <input type="checkbox"/>		
Zone	Easting	Northing								
Site <input type="checkbox"/>	Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/>								
Object <input type="checkbox"/>										
<p>42. Further Description of Important Features A circular, 3 story bay is attached to the NE corner of the building. There are dormer widows on the east and west sides. On the west side is a porte cochere. At the back is the original porch, which has now been enclosed. The brick is cream colored. There is leaded beveled glass in the front door and in the side and transom lights.</p>										
<p>43. History and Significance <u>E.F. Southard built this for his second wife. Southard owned the Southard Bros. Factory Store, which his brothers operated. Southard was president of the Columbus Merchandise Co. and worked there. His widow lived in the house until 1948, and the family sold it to Dr. C.E. Bolinger in 1950. Dr. Bolinger has his offices on the first floor and uses the top floors as his residence.</u></p>										
<p>44. Description of Environment and Outbuildings <u>This house was one of the last of the fine houses built on this block of Fifth Street. Today, many of the houses are used for businesses. There is a garage at the rear of the building.</u></p>										
<p>45. Sources of Information <u>Mrs. Robert Graham (nee Southard), interview: 4/17/76</u> <u>John A. Sharrer interview Aug. 1976</u></p>		<p>46. Prepared by <u>George M. Kane</u></p> <p>47. Organization</p> <p>48. Date <u>4/19/76</u></p> <p>49. Revision Date(s)</p>								

UNION COUNTY HISTORICAL SOCIETY

died in California in 1914; and James A., Jr., who died in a hospital at Crab Orchard, Kentucky, during the Civil War. He was the best mathematician ever reared in this county.

Louis Curry was educated in the public schools of Jerome township and after leaving school began to teach in Union county. For seventeen years he taught every winter in Jerome township, making a record which has never been equaled in this county for continuous service in one township. Since leaving the school room he has devoted his time to general farming and stock raising. He and his two brothers, J. E. and J. M. Curry, own over five hundred acres of land and they conduct their farm business under the firm name of C. L. Curry & Company, and operate one of the largest and best improved farms in the county.

Mr. Curry was never married. Politically, he has always been identified with the Democratic party, but has never had any desire to be a candidate for a public office. He is a man of genial disposition and his long service in the school room as a teacher has given him a wonderful insight into human nature. He takes an active part in all public spirited measures and is always found on the right side of every question which comes before the people.

JOHN WESLEY SOUTHARD.

All honor is due the gallant veterans of the Civil War who are still living today. They are fast answering the last roll call and within a few years they will all have passed away, leaving nothing but the memory of their heroic lives spent for the love of their country. When the news of the fall of Fort Sumter was flashed across the country the hearts of the North were fired by patriotism which augured well for the nation. No Northern state had a more patriotic governor than Ohio and no other state furnished better or braver men. In every engagement in which the troops from Ohio participated they were never found lacking in that fine enthusiasm which is conducive to victory. Whether upon the battlefield or in the camp, whether in the prison pens of the South, they were always found faithful and loyal to the country which supported them. A gallant veteran of the Civil War now living in Marysville, Ohio, is John Wesley Southard, who has been living a retired life for several years after a successful career as a farmer and merchant.

Union County Historical Society



P.O. Box 303
Marysville, Ohio 43040

Design Review Board
C/o Chad Flowers
City Planner

**RE: Application for Certificate of Appropriateness
to Demolish Building at 315 West Fifth Street,
Marysville, Ohio**

To the Members of the Design Review Board:

An application has been filed to obtain a Certificate of Appropriateness to demolish a barn in the Historic Design Review District located behind the home at 315 West Fifth Street, Marysville, Ohio. Chapter 1136.13 (a) of the City Ordinances requires that the Historical Society provide information to the Design Review Board verifying any historic or architectural significance of the structure and may also include recommendations on alternative uses that may preserve the structure. The Union County Historical Society submits the following report pursuant to the City Code which is to be used by the Board in its determination to deny or grant the application to demolish buildings in the historic district.

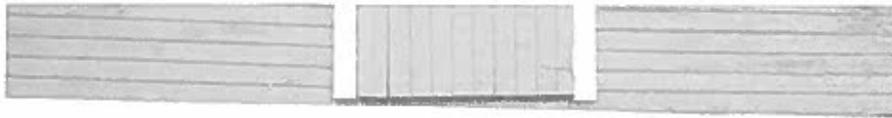


**Coats Barn – West Side (Cottage Street)
315 West Fifth Street**



**Coats Barn – East Side
315 West Fifth Street**

The previous owners, Joe and Carolyn Litten, (who did substantial restoration to the Southard House), were contacted and asked their opinion on the removal of the barn. They responded: "It has probably outlived its usefulness."



Interior of Coats Barn showing steel brace holding up building.



Wood shims used to help support building

Introduction.

The structure located on Cottage Street, behind the Grace Brethren Church Office at 315 West Fifth Street was originally built as a barn. Later it was converted into a garage or carport by removing the siding and supports on the west side of the building. The Church seeks to remove the building because it is no longer safe.

Historical Significance.

The barn is located on In Lot 170. The house in front of the barn is located on In Lot 170 and part of In Lot 171.

In Lots 170 and 171 were created in 1847 by Henry Shedd as part of the Western Addition to the Village of Marysville.

On December 4, 1853, John B. Coats purchased In Lot 170 from Henry Shedd for \$80. Later, he would expand his property by purchasing the western one-fifth of In Lot 171. These two parcels make up the current property owned by the Church where the house (now the Church Office) and barn are located.

John Coats purchased the property in order to build a home. He was engaged to be married and wanted to construct a home for his new bride. He married Catherine P. Vastine on April 20, 1854. Coats constructed a two-story frame house on the property. A two-story frame barn was also constructed at that time.

John B. Coats was born in 1821 in Vermont. He was an attorney and came to Marysville in December 1849 where he engaged in the practice of law. In addition to his law business, he was also the editor and owner of several local newspapers, including the *Marysville Tribune*. Coats was Justice of the Peace from 1851 – 1857; Union County Prosecuting Attorney from 1860 to 1864 and Union County Probate Judge from 1870 to 1888.

Judge Coats died at his home on April 29, 1892. In 1895, his administrator sold the property at auction to E.F. Southard for \$1,800. The *Union County Journal* of January 24, 1895 reported: "Mr. Southard expects to move his family there April 1st and in the course of a few years replace the old home with a new one."

Edward F. Southard, commonly known as Edwin, was born in 1868 in York Township, Union County, Ohio. He moved to Marysville in 1884 and worked in the Factory Store, a leading department store located on South Main Street. Eventually he purchased the business which he operated with several partners, including his brothers. His brothers took over the operation of the Factory Store in 1900 when E.F. became the manager and vice-president of the Wolf Brother Shoe Company of Columbus. In 1910, he became a founding member and president of the Columbus Merchandise Company

which he ran until it sold in 1932, when he retired from active business. E.F. Southard was also president of several banks, vice-president of a coal company, owned extensive cotton and lumber interests in the South and held 450,000 acres of land in Santa Domingo.

E.F. Southard married Mary F. Weaver in 1891. Edwin and Mary moved to the Coats house in 1895. Their daughter, Frances was born at the house. Mary died unexpectedly on March 4, 1900 at the home. Five years later, Edwin began courting Anabel Schoedinger. Anabel was a daughter of one of the operators of the Schoedinger Funeral Home in Columbus. Shortly after, Edwin and Anabel became engaged to be married. At this time, Edwin was a successful businessman. In anticipation of his marriage, Edwin began planning the construction of a new residence to replace the old Coats house.

In April 1906, the 1854 Coats house was moved from the property. Edwin's brother, Sylvester Southard moved the building to his lot on West Fifth Street. The *Marysville Tribune* of April 25, 1906 stated: "S.F. Southard is completely remodeling the old Coates house that was moved to his lot on West Fifth Street from E.F. Southard's lot. A large addition is being built in the rear and modern improvements are being added to make it a first class dwelling." The Coats house still stands at 711 West Fifth Street. The old Coats barn was not moved and remained at the E.F. Southard property.

After the Coats home was removed, work began on the new E.F. Southard residence. Noted architect, Wilber T. Mills of Columbus designed the 14 room house with a ballroom on the top floor. Local contractors, David Sharrer & Sons, were hired to build the \$22,000 mansion. The home was completed in April 1907. The Southard residence is one of the finest historic homes in Marysville.

The old Coats barn was retained but moved to the back of the property prior to the construction of the new home. The barn is described in county tax records as a two story, frame building, 18x24, with a slate roof. The slate roof has been replaced in more recent times with conventional shingles. A small one-story addition on the east side was added sometime prior to 1931.

Condition of Structure.

The barn/garage appears to have structural issues. The Architect for the Applicant will submit to the Design Review Board a report concerning the present structural integrity of the building.

The barn has one side missing where it was converted into a garage or carport. Steel supports appear to be holding up the building, with wood shims used to correct later shifting of the structure. The second floor, which is accessed by a ladder through a trap door, does not appear to be safe.

Summary.

The structure to be demolished was built in 1854. That makes it a very old building in the historic district. The Board may determine that due to its age, the barn does have some historical significance.

However, if the Board finds the Coats Barn has some historic significance due to its age, the City Code says the Board may approve the application if there is 1) no economic use of the structure or 2) that the building is so deteriorated nothing else can be done but to demolish it.

The Board can determine if the old barn has any feasible economic use at this point or if the condition of the barn is such that the only prudent option is to remove the building.

This report will serve as verification under the City Code of the historical significance or non-significance of the proposed structure to be demolished.

There are no alternative historical uses of the structure including the preservation of the structure by a governmental or non-profit organization.

Sincerely yours,
Union County Historical Society

Robert W. Parrott

Robert W. Parrott
President