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Director

**DEPARTMENT OF  
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Downtown Commission  
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**Certificate of Appropriateness Application Form  
Downtown Commission**

*For Staff Use Only*  
Application Number: 785-14

Date Received: Tues. Apr. 8

**APPLICANT INFORMATION**

**Certified Property Address** -113 East Main Street, Columbus OH 43215

**Applicant** -Matthew Goldstein and Ian Estep  
Mailing Address -219 West 1<sup>st</sup> Avenue, A  
City, State, zip -Columbus OH 43201  
Daytime Telephone -(614) 302-1137  
email -info@woofdpc.com

**Property Owner** -Huntington National Bank  
Mailing Address -191 West Nationwide Boulevard, Suite 200  
City, State, zip -Columbus OH 43215  
Daytime Telephone -(614) 744-2005  
email -jmokas@castoinfo.com

**Attorney** -Connie Klema  
Mailing Address -145 East Rich Street  
City, State, zip - Columbus OH 43215  
Daytime Telephone -(614) 469-9122  
email -cklema@rrohio.com

**Design Professional(s)** -Blostein/Overly Architects  
Mailing Address -922 West Broad Street  
City, State, zip -Columbus, OH 43222-1444  
Daytime Telephone -(614) 602-BLOV  
email -overly@blostein-overly.com

**Check all boxes which apply to your project:**

*Please refer to Section 3359.27 (D), Design Review, for a complete list of conditions for which the Downtown Commission shall hear and decide on applications for Certificates of Appropriateness.*

- Conceptual Review:** Discuss with the Commission preliminary design ideas for a project. The Commission can address problems with the proposal and offer helpful advice. A Certificate of Appropriateness will not be issued for a conceptual review.
- New Construction or Alteration:** New construction or exterior change to a building. This includes, but is not limited to, building additions, new facades, plaza areas, skywalks, changes visible to the sidewalk or street, etc...
- Parking Structures:** This includes, but is not limited to, free-standing structures, structures attached or abutting another building, public parking structures, private parking structures, parking for a charge or parking for no charge.
- Surface Parking Lots:** This includes, but is not limited to, accessory parking, non-accessory parking, public parking, private parking, parking for a charge or parking for no charge.
- Parks, Landscaping, and Public Art:** Public or private parks, the removing or adding major landscaping features that will significantly change the appearance of the property, or the siting of public works of art.
- Mural (Temporary Graphic) or Sign:** Advertising murals are up for a limited duration. Text and advertising should be downplayed over creativity. Permanent signs should be appropriate to setting – i.e., relationship to architecture and urban context.
- Demolition:** Removal of any building or structure. See Section 3359.15, Demolition, of the Downtown Zoning District for requirements.
- Other:** \_\_\_\_\_

**Project Description:**

Estimated number of construction jobs involved in this project: \_\_approximately 16 trades

Estimated number of employees working on premises after project completion: \_\_three full time employees

Estimated total cost of project: \_\_\$250,000

Describe the proposed project *(Use additional pages if necessary)*

*See description on following page.*

**Property Owner's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Applicant's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Company Overview:**

Since 2010, our current company *Woof!* has provided dog walking and pet sitting services to residents in the immediate downtown vicinity. We pride ourselves on a high level of personalized service, and respect to our clients, their pets and the surrounding community. Demand for our services continues to reach new highs. *Woof!* is now ready to expand into a bricks and mortar location, to be branded as *Moss&Bark*. *Moss&Bark* will offer small scale and attentive dog daycare, boarding and grooming services. Our goal is to translate the exceptional level of service we currently offer into a retail establishment. This includes an elevated, spa-like facility and experience that is currently not found in Columbus.

**Existing Property:**

The existing property at 113 East Main Street is an approximately 2,800 square feet, one story brick building on 0.24 acres. There are eight marked, angled parking spaces associated with the property along its west edge, which are accessed in one-way fashion from East Main Street to an alley behind the property and leading to South 3<sup>rd</sup> Street. The building sits back from the sidewalk approximately 34 feet, and in addition to the parking zone, much of the remaining site is impervious asphalt. The building itself is in good condition, although its existing canopy and downspouts are in need of some minor repair.

**Proposed Exterior Modifications to Property:**

We propose to visually clean up the existing building and greatly enhance the currently non-existent landscaping of the property. The building's brick veneer and metal canopy will be repainted a monochromatic "charcoal" (color sample to be provided at meeting). Existing downspouts will be replaced with black anodized rectangular downspouts, and existing storefront will be replaced as shown in exterior elevations. Two south facing overhead garage doors will be replaced as shown.

Along Main Street, a landscaped edge will front a new screen wall for *Moss&Bark's* small dog outdoor play area. The Screen Wall will be composed of horizontal reclaimed barn wood (sample to be provided at meeting), three small glass window "portals" allowing observation by passers-by, and some cor-ten weathered steel accent elements. As we want to maintain a clean horizontal look to the composition of the Screen Wall, all structure will be kept to the inside. The remaining asphalt parking area (of which no parking spaces are lost) will be patched, overlaid, and restriped. Signage will also be incorporated along Main Street. We show signage conceptually and will separately submit a signage package to the Commission, but the existing pole sign will be demolished.

To the south of the existing building, another screened outdoor play area (this time for larger dogs) will be developed. It is similar to the design of the street-side screen wall, but will be clad in 1x6 horizontal cedar, again with structure to the inside. It will also incorporate a screen dumpster enclosure as shown; the client plans for bi-weekly, third-party private waste disposal. In both the north and south outdoor play areas, dog safety and neighbor respect are paramount concerns for *Moss&Bark*. Outdoor play times will be scheduled, and at no time will play be unsupervised by employees.

Inside *Moss&Bark*, the building insulation is inadequate. New insulated walls will ring the perimeter CMU/brick veneer walls, and R38 spray/painted ceiling insulation will greatly reduce both thermal and acoustic transmission from interior spaces. An integrated sound system will play low volume music that has been demonstrated to be calming to dogs.