

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

APRIL 23, 2014

AGENDA

- 1. BSC-HR, Historic Residential District – Dyas Residence** **180 South Riverview Street**
14-022ARB-MPR **Architectural and Site Modifications**
(Approved 4 – 0)
- 2. BSC-HR, Historic Residential District – Stevens Residence** **143 S. High Street**
14-028ARB **Demolition**
(Approved 4 – 0)

Robert Schisler called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were Bob Dyas, Neil Mathias, David Rinaldi, and Thomas Munhall. City representatives were Jennifer Rauch, Rick Gerber, and Laurie Wright.

The elections were postponed until the next meeting.

Motion and Vote

Mr. Dyas moved, Mr. Rinaldi seconded, to accept the documents into the record. The vote was as follows: Mr. Schisler, yes; Mr. Mathias, yes; Mr. Rinaldi, yes; and Mr. Dyas, yes. (Approved 4 – 0)

Motion and Vote

Mr. Schisler moved, Mr. Dyas seconded, to accept the March 19, 2014, meeting minutes as presented. The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Dyas, yes; and Mr. Schisler, yes. (Approved 4 – 0)

Mr. Dyas recused himself from the first case as he was the applicant and recused himself from the second case due to a conflict of interest as he had prior history with the property.

Mr. Schisler explained the rules and procedures of the Architectural Review Board. He swore in those wishing to speak in regards to an application on the agenda tonight.

- 1. BSC-HR, Historic Residential District – Dyas Residence** **180 South Riverview Street**
14-022ARB-MPR **Architectural and Site Modifications**

Jennifer Rauch said this application for architectural modifications include new siding, roof, windows and doors and the construction of a 483-square-foot building addition; and site modifications include a new driveway and replacement of an existing deck for a single-family home located on the east side of South Riverview Street, north of the intersection with Short Street, with the rear of the property on the Scioto River in Historic Dublin.

Ms. Rauch said the existing site contains a one-story, 1,056-square-foot ranch home built in 1957. She said the original structure had white aluminum siding with a stone chimney on the front façade. Due to storm damage in 2003, she said the siding and gutters were replaced with white vinyl and in 2011, new windows and doors were installed. She said the existing structure has a two-car garage on the south side

of the home and a stone porch along the rear. She noted the home is not listed on the National Register of Historic Places or Ohio Historic Inventory.

Mr. Thomas Munhall took his seat after Vice Mayor Gerber conducted the oath of office for his reappointment as a Board Member outside of Council Chambers.

Ms. Rauch continued her presentation by stating the applicant is proposing to construct a 483-square-foot building addition on the northwest corner of the existing house to accommodate a new one-car front-loaded garage with a new concrete driveway. She said the existing garage will be converted to living space and the existing gravel driveway will be replaced with grass. She showed the proposed exterior modifications that include replacement of the existing vinyl siding, gutters, trim, and asphalt roof with new vertical Hardie Panel siding and new shingles. She said the existing stone chimney will remain and the new proposed water table will wrap the home on three sides and match the stone chimney. She said the existing rear patio area will be replaced in the same location with a new Trek material deck and Trek railings with tempered glass panels. She noted the overall color scheme for the house is gray tones for the siding and deck and white for the trim.

Ms. Rauch said based on the Administrative Review Team's review, this application meets the Minor Project Review criteria and the Architectural Review Board criteria, and approval is recommended with one condition. She stated the existing house is served by public water and sewer and Engineering is asking for a note verifying the existing service will be used and no additional service will be required as part of the plan set for the building permit review.

Ms. Rauch stated she and the applicant were available to answer any questions or comments from the Board.

Heidi Bolyard, Bolyard Architecture and Design Studio, LLC, reiterated the limestone chimney would match the proposed water table. She said the downspouts and gutters would be a standard white color. She noted the stone in front of the planters would be removed as well as the existing planters incorporated in the front facade.

Mr. Rinaldi asked if the windows in the front would be reused. Ms. Bolyard said they were being moved to the side.

Mr. Schisler invited public comment. [There were none.]

Motion and Vote

Mr. Mathias moved, Mr. Munhall seconded, to approve this request for a Minor Project Review for architectural and site modifications for a single-family dwelling, because the proposal meets the review criteria of minor projects with one condition:

- 1) The plans be revised as part of the building permit set to include a note verifying the existing public water and sewer services will be used and no additional services are required.

Heidi Bolyard, representing the applicant, agreed to the above condition. The vote was as follows: Mr. Rinaldi, yes; Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Mathias, yes. (Approved 4 – 0)

**2. BSC-HR, Historic Residential District – Stevens Residence
14-028ARB**

**143 S. High Street
Demolition**

Jennifer Rauch said this application is for demolition of an existing single-family home built between 1880 and the 1900s, as well as a two-car accessory garage situated on the rear of the site on the west side of South High Street, south of the intersection with John Wright Lane.

Ms. Rauch said the applicant is proposing to construct a new two-story, single-family residence to replace the demolition. She said the property is zoned HR (Historic Residential) and they would be required to meet those standards within the Code for the new build.

Ms. Rauch reported the home is listed on the Ohio Historic Inventory (OHI) but not on the National Register of Historic Places. She said as part of the review for a demolition, the applicant demonstrated compliance with at least two of the four Conditions for Demolition. She explained information was provided to the Administrative Review Team for reference, but they did not make a formal recommendation as it is not required. She said a subsequent proposal for the construction of a new house would be required should the demolition be approved. Ms. Rauch said the A Administrative Review Team enlisted Todd Parker, one of the City's architectural consultants to review this case and provide comments.

Condition #1

Ms. Rauch restated the house was built between 1880s – 1900s and there have been significant modifications to the house, including the application of stucco material over the main structure, the removed of trim and a brick chimney on the exterior that greatly diminished the character of the home and is inconsistent with the historical style of this area. She reviewed Todd Parker statements that the home had minimal features of architectural historical character and no longer held historical significance.

Conditions #2 and #3

Ms. Rauch said as part of the application, a structural review was provided by George Fraker, PE at Fraker Engineering, LLC, who identified multiple improvements necessary to bring the structure up to current Code standards and condition of occupancy. She said the report indicated repairs were technically possible but may not be economically feasible or justifiable given its age and condition. She said the applicant has stated renovating the existing home is not a viable economic option due to the overall poor condition and significant deterioration from rotting and subject of neglect.

Condition #4

Ms. Rauch said based on the proposal, a new home would enhance the value and character of the neighborhood. She said the house is oriented similarly to the existing home and faces S. High Street with then a hyphen addition and a rear two-car garage located at the back of the lot. She said at the concept level the proposed future home appeared to meet the Code requirements. She presented the various elevations that showed the gabled roof and rear portions of the house. She noted Todd Parker's comments included the appropriateness of a single-family home but recommended the following to better fit within the district:

- 1) Reduce the second story to a story and a half design
- 2) Consider a detached garage
- 3) Use appropriate exterior building materials

Ms. Rauch said based on this information, Planning is recommending approval of the demolition, three of the four criteria were met with two conditions:

That demolition will not occur until:

- (a) Architectural Review Board approval of a proposed design for the new single-family residence; and
- (b) Building permits issued.

Neil Mathias referred to the slide showing the overall original site and asked about the area directly behind the property where Mill Lane intersects. He asked if it was an alley and how it related to the property. Thomas Munhall stated he understood that to be abandoned right-of-way.

Ms. Rauch stated it was most likely a former extension of Mill Lane and staff would look into the history as part of the minor project application.

Mr. Mathias said it would helpful to decide what is the best use of that area and if it could be used as a rear access and provide more options for the site design layout and create a more useable yard.

David Rinaldi said he did not have a problem with the demolition but thinks they have a challenge with the scale of the new design.

Mr. Schisler said he did not have a problem with the scale. Mr. Munhall said he did not either as there is a big three-story house down the street.

Mr. Schisler noted there was a mixture of houses of different sizes and he believes the building materials are more important than the scale in this case.

Mr. Mathias said he agrees with a demolition as the current house sits on the property line and this would be a great opportunity to create a home that fits better overall with the size of that lot. He said he did not have a problem with the two-story design but wants it balanced on the lot. He said he likes the idea of the detached garage and recommend they create a courtyard patio and useable space between the house and the garage as opposed to pushing it together and making it too tall.

Heidi Bolyard, Bolyard Architecture and Design Studio, LLC, asked for clarification on height and if it meant just the garage section.

Mr. Mathias said the two-story front section seemed very tall and pushed to the front of the yard making it out of proportion with the garage attached. He said he did not have a problem with the 1.5 story garage but the second story overhung the front porch a little bit making it seem out of proportion, especially from the side view. Ms. Bolyard agreed you could see the overhang from the side view. She said two-dimensionally it is difficult to see the porch that will hide this portion.

Ms. Bolyard said they will set the new homes so it is similar to the other homes on the street for continuity. She said she wanted to be as close as possible for the next steps to get the new construction approved.

Motion and Vote

Mr. Munhall moved, Mr. Schisler seconded, to approve this request for demolition as three of the four review criteria are met with two conditions:

That demolition will not occur until:

- (a) Architectural Review Board approval of a proposed design for the new single-family residence; and
- (b) Building permits issued.

Heidi Bolyard, representing the applicant, agreed to the above condition. The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Schisler, yes, and Mr. Munhall, yes. (Approved 4 – 0)

Communications

Mr. Mathias asked for an update regarding the enforcement status of the sandwich board signs within the District. He said several signs are still out of compliance with Code and he questioned whether owners had been notified and were ignoring the warnings or if there were new ones.

Jennifer Rauch said it was a combination of the two factors and with the nice weather upon us, we are in the process of permitting new signs and gaining compliance with the existing signs. She said Brian Martin oversees the compliance of this area of the Code and is working on this. She suggested that if the Board Members see repeat offenders on the evenings or weekends to let her or Brian know.

Mr. Munhall asked if a decision had been made by City Council regarding the permit process. Ms. Rauch explained City Council allowed a grace period for business owners to comply with the Code and not be charged a fee prior to the end of 2013.

Mr. Mathias asked what process is in place to gain compliance. Ms. Rauch explained Brian Martin notifies business owners of any issues and requests changes to meet Code. She said if they do not comply within a certain time period, Code Enforcement would seek action.

Mr. Schisler adjourned the meeting at 7:03 p.m.

As approved by the Architectural Review Board on May 21, 2014.