



MEETING MINUTES

Architectural Review Board

Wednesday, June 28, 2023

CALL TO ORDER

Mr. Alexander, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the June 28, 2023 Architectural Review Board. He stated that the meeting could also be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing from the City's website.

PLEDGE OF ALLEGIANCE

Mr. Alexander led the Pledge of Allegiance.

ROLL CALL

Board members present: Sean Cotter, Hilary Damaser, Martha Cooper, Gary Alexander, Michael Jewell

Staff members present: Sarah Holt, Rati Singh

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Cotter moved, Ms. Cooper seconded acceptance of the documents into the record and approval of the 05-24-23 ARB minutes and 04-17-23 and 05-10-23 Joint Work Session minutes.

Vote: Mr. Jewell, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes; Mr. Alexander, yes.
[Motion carried 5-0]

Mr. Alexander stated that the Architectural Review Board (ARB) is responsible for review of construction, modifications or alterations to any site in the Review District or area subject to ARB under the provision of Zoning Code Section 153.170. The Board has the decision-making responsibility on these cases.

The Chair swore in staff and applicants who planned to address the Board on any of the cases on the agenda.

CASES

1. Case 23-021, 112 S. Riverview Street, Minor Project Review

Construction of a new, two-story, residential building on a 0.26-acre site zoned Historic District, Historic Residential. The site is located southeast of the intersection of Pinneyhill Lane with S. Riverview Street.

Staff Report

Ms. Singh stated the 0.26-acre site is located southeast of the intersection of S. Riverview Street and Pinneyhill Lane, and is zoned HD-HR, Historic District – Historic Residential. This site is located along the western bank of the Scioto River and experiences a significant change in grade from west to east, with floodplain on the eastern half of the lot. The western portion is the only developable area. The site has frontage along S. Riverview Street, with no sidewalks. The lot was created in 2021, when 110-112 S. Riverview Street was approved for demolition, and the single lot was split into two lots. The northern lot is a 0.58-acre site located at 110 S. Riverview and is currently under construction. The Board provided Informal Review on the proposed project in October 2022 and January 2023. The Board expressed concerns about the conceptual character, mass and scale, complex roof form, height and building materials. Staff consulted with Preservations Design Ltd. (PDL) regarding the Board's comments. The applicant's response to the Board's review and further details are provided on page 3 of the staff report.

The applicant is requesting review and approval of a Minor Project Review (MPR) for the construction of a two-story, single-family home. Staff consulted with PDL to provide feedback regarding the updated proposal. This report includes recommendations from the consultants, which align with staff recommendations. The proposed site layout remains consistent with the January proposal. The applicant proposes a new ±3,050-square-foot home on the east side of S. Riverview Street. Due to the site's topography, the home is largely located toward the front of the lot, as steep grade change and floodplain hazards occupy the site's eastern half. The Cape Cod style home is proposed with a two-story mass in front and three-story mass at the rear. The proposed structure is now approximately 18 feet 8 inches tall in the front, from grade to the center of the gable, and 32 feet 5 inches tall at the rear. The height of the home from the rear elevation exceeds the height requirement of 24 feet maximum. A height waiver would be required to permit the proposed height at the rear of the home. PDL suggests modifying the massing of the building to align more with the Historic Design Guidelines and recommends reducing the size of the garage to a two-car garage rather than a four-car garage, further simplifying the rear roofline to create a cohesive structure. Staff concurs with this recommendation. At their Informal Review, the Board expressed concerns about varying roof pitches and complex roof forms and suggested reducing the overall garage pitch and complexity of rear roof pitches. The applicant has addressed front dormers and has modified the garage roof, although the complexity of the rear roof remains a concern. The Board requested that the ceiling heights be lower than the overall building height at the front and rear. The applicant has reduced overall building height in the front; the rear of building remains the same. The Board suggested using only two materials and possibly a third as an accent. The applicant has reduced the number of materials to two. The Board requested the applicant to organize windows on elevations in such manner that they line up and create continuity in patterns. The right elevation still needs to be addressed. The form and layout of the proposed home remains consistent since the Informal Reviews. The applicant has successfully modified the front elevations to address previous concerns; however, the rear elevation remains largely the same. The roof plan reflects a massive, complex roof with numerous dormers. Staff recommends a simplified design, with equal width of all three dormers at the rear and aligning the left rear and right rear dormers in the same plane and at the same offset from the side for consistency and simplicity. Currently, the roof plan does not match the floor plans as submitted; this needs to be addressed per a recommended condition of approval. Staff also recommends that the revised roof plan show all roof pitches and direction. Any roof pitch that does not meet the Code Section

153.174 (B)(4)(C) will require a separate Waiver and approval from the Board, since this information was not provided for this review. The west elevation is the front-facing façade of the home, with the slightly recessed hyphen connecting the main house to the garage. The house features a simplified main door and three front gable dormer windows, with front and side gables with 10:12 pitches. Here, the applicant has made significant changes to address the Guidelines. The front façade now features consistent roof pitches with heights more responsive to the surrounding properties. The Board suggested increasing the depth of the hyphen from the front façade; the applicant chose to align the garage and main house instead by bringing the garage to the front. The applicant has removed previous faux historical elements and minimized the number of materials to two. The north elevation faces the single-family home at 110 S. Riverview Street currently under construction and transitions from two-story to three-story at the rear of the house. The applicant has removed the dormer windows on the north façade, thus reducing the mass on the second floor. The four-car garage is pushed to the front with decks now added at the rear. PDL recommends reducing the size of the garage to a two-car garage and its overall depth by adding two-car parking in the driveway instead. The roof form needs to be simplified; staff recommends a condition of approval to reduce the height of the rear roof to match the front gable and the width, creating a more cohesive elevation. The height of the roof at the rear appears out of scale and adds to the complexity of the roof forms. The roof pitch of 10:12 is consistent in the front. Additionally, the stepped stone foundation does not align with the internal sections of the house. The consultant and staff recommend a stepped foundation reflecting both the interior floor level and maintaining consistency externally on the north and the south elevations. The stone water table is not consistent with the left side elevation, and staff recommends a consistent stone water table on both elevations, as previously noted. The rear elevation faces the Scioto River. The massing of the rear elevation shows a three-story home with numerous decks and various gable fronts. It combines cantilevered rooms, enclosed porches, decks, and dormers. The large massing and fluctuating dormers adds to the complexity of the elevation. Staff recommends using a matching gable front and size on all three dormer openings and removing the Juliet balcony on the left side for a more symmetrical façade. Staff recommends aligning the master bath and bedroom two walls (top left and top right), creating a more balanced composition at the rear as well as on both the north and south elevations. This will impact the character of the rear elevation by creating consistency within the subforms around the central mass. This design change will also add to the internal space, which could create a better internal structural layout.

PDL is concerned about the structure below the garage and its accessibility from the interior space, as the lower level floor plan is not provided. The rear concrete block retaining wall, clad in siding as shown, which supports the garage should reflect the structural requirements; it is likely that the windows will not be permitted. This needs to be more thoroughly inspected at the building permitting stage as a recommended condition of approval addresses this. The proposed façades are clad in horizontal Hardie lap siding in a smooth texture. The siding shall be painted Anonymous (SW7046) and Shoji White (SW7042) for trim and soffit. A beige stone water table is proposed along the foundation of the building, completed in Casi Di Sassi (Terracina Blend and Tennessee Buff mortar). The proposed windows are Fibrex windows (Anderson 100 Series) in white color, made up of reclaimed wood fiber and thermoplastic polymer. These windows have been disapproved in the past by the Board for a historic structure. A Waiver would be required for this material. The applicant did not provide a material sample, so full evaluation of sheen, texture, and color is not possible at this time. Staff recommends a condition of approval to use a window material as listed in the Code Section 153.174 (D); this would apply to whatever window is chosen,

including if the Board votes to approve the Fibrex option. The applicant proposes to use Tamko Heritage Asphalt shingles in Weathered Wood color. The half round aluminium gutters will match the trim (Shoji White). The garage doors are carriage-style (Clopay Canyon Ridge Carriage House, walnut color). The doors are composite and will require a waiver. The applicant proposes a Therma Tru front door in Caviar (SW 6990), which will also require a waiver. The proposed deck is composite (TimberTech in Sandy Birch color). A waiver will be required. Guidelines Section 6.7 (A and B) recommends light fixtures that are scaled appropriately to the use and character of the surrounding properties, with simple designs avoiding large ornate styles.

Staff recommends approval of the 4 waiver requests regarding front-loaded garage setback; maximum building height; use of a composite garage door and front door; and use of a TimberTech deck. Staff recommends disapproval of the waiver for Fibrex windows (reclaimed wood fiber and thermoplastic polymer). Staff recommends approval of the Minor Project with 6 conditions.

Commission Questions

Mr. Cotter stated that the build exceeds the 20% building height threshold. Have we approved buildings in excess of that 20% threshold previously?

Ms. Holt responded that the Board has done so in this area, where the topography is so steep.

Mr. Alexander stated that earlier in the presentation, Ms. Rati pointed out that on the side elevation, the dormers were not compliant with the Code because they are taller than the shed dormer. They are extending out of the steeper roof pitch and actually above the shed dormer. Is that the reason that they are indicated as not being compliant with that section of the Code?

Ms. Rati responded affirmatively. The Guidelines would recommend stepping it down to the topography of the site. The pitch of the roof has not been provided; however, it appears to be taller than or equal to the front façade.

Applicant Report

David Johnson, 8965 Coe Drive, Plain City, Ohio stated that he is the architect of record. He believes staff can appreciate the progression that they have gone through with the first two Informal Reviews of a large structure that the Board believed to be Victorian in nature. They tried to simplify the front façade to be more characteristic of old Dublin. In scale, it is consistent with the adjacent home under construction. The roofline has been simplified. The rear facade is more complicated because it adheres to the requirements of the homeowner's desire to have more glazing at the back, where there is a view of the river. Smaller dormers would not be able to accommodate the homeowner's preferences. Because it is on the backside of the house, this is not an item that detracts from the public street view. Perhaps some adjustments could be made on the back that would be acceptable for both parties. Setting the dormers equally on the back would be possible. He would like to have a primary gable on the front façade off the master bedroom with potentially secondary matching dormers on either side. Regarding the recommendations concerning window spacing on the right elevation – he does not see an issue with making all four windows the same size and height. He has no issue with evening out the step on the stone foundation on the left side by the garage. Per staff's recommendation, with the re-design they have attempted to have the massing a step down with grade. With the changes, the house is simple and straightforward.

Mr. Jewell stated that there previously was a question about chimneys and fireplaces. On the Preliminary Plan, no chimneys or vents were shown for the fireplace.

Mr. Johnson responded that there is a self-venting electric fireplace.

Mr. Cotter inquired what is below grade beneath the garage....only fill?

Mr. Johnson responded that they are going to attempt to add a flexi core type of planking system, so they can have some storage area under, at a minimum, the back part of the garage. They will be exploring the possibilities with the final construction focus. The door would be accessible to the space; it would not be a faux door.

Mr. Cotter stated that he referred to extra glazing; would that mean more window?

Mr. Johnson responded affirmatively. The windows would be made larger than the front windows.

Mr. Alexander stated that they would review the proposed conditions. He requested clarification of Condition 1.a regarding roof plan inconsistencies.

Ms. Singh responded that the current roof plan does not match the submitted plans. The documents need to be consistent.

Mr. Alexander stated that Condition 1.b requires the design be changed to align the 2nd floor master bath and bedroom 2. Is the applicant able to make that change to the plan?

Mr. Johnson responded that he believes that bringing that gable back toward the center of the house could complicate the construction. Currently, it walks out onto a flat area. Pulling that back in would cut out more of the roof. He would like to explore making that a primary element on the back and adding two matching dormers on either side of bedroom 2 and the master bath.

Mr. Alexander stated that for ARB to approve the plan, the plan would need to show that at this time. Clarification is needed. The dormer on the right side is not a dormer, but a clip to the hipped roof. To match the left side with the right, the roof would need to be brought forward and clipped in the same manner. Additionally, the footprint of the space below would need to be brought out accordingly.

Mr. Johnson responded that in light of that, he would bring the dormer of bedroom 2 out to match the master bedroom, possibly moving the master bedroom back slightly and bringing out bedroom 2. In that way, they would match. In the Informal Review, there was much discussion regarding the massing of the garage. This new design reduces the feel of the mass of the rear of the garage.

Mr. Alexander responded that is apparent, and staff has not made it a condition of approval that the massing of the garage be further reduced. He wants to confirm that the applicant understands making the design changes that are required would change the floor plan.

Mr. Johnson responded that they do understand that and are able to do as Condition 1.b requires.

Mr. Alexander inquired if the applicant would be able to fulfil Condition 1. B – Uniform size of all the gable windows at the rear of the 2nd floor.

Mr. Johnson responded that he can make the windows similar in scale. Although not lined up in the plan, the windows are all similar in elevation, slope and size.

Mr. Alexander responded that "scale wise" is not as precise as the language dictates.

Mr. Cotter stated that if the dormer is pulled forward, it would extend beyond the first floor.

Mr. Alexander responded that is what he was pointing out, but that would be fine; it would actually improve the design. He wants to avoid trapping the applicant into something that would be difficult to do. It seems the applicant is not sure he can meet Condition 1.c.

Mr. Johnson responded that at this point he is unsure.

Mr. Alexander inquired if the applicant had any objection to Condition 1.d and 1.e. although he, personally, does not understand the reason 1.e is necessary.

Mr. Johnson responded that the homeowner does want access to the area below the garage.

Mr. Alexander responded that they would have that access, and the windows would improve the appearance, but if the Building permit review determines the windows cannot be added, they would have to eliminate them.

Mr. Johnson responded that they would not object to 1.e.

Mr. Alexander stated that Condition 2 relates to the dormer pitches.

Mr. Johnson responded that all are a minimum of 6:12. They have no objection to Condition 2 and no objection to Conditions 3 through 6.

Public Comment

Mr. Alexander stated that a letter of support from the neighbour was received and included in the meeting packet. Have any other public comments been received on this case?

Ms. Holt indicated none were received.

Mr. Jewell inquired about the relevance of the notes about the electrical easement. Is there something that needs to be addressed?

Ms. Singh stated that once staff receives all the utility plans and inspected the engineering, they would have the clarification needed. That item would not come back to the Board for review.

Commission Discussion

Mr. Cotter stated the proposed design changes seem complex. He is concerned because the Board should see those design changes. Additionally, he is concerned about the height, which exceeds the 20% overage...20% more than 24 feet. We do not want to permit our buildings to be made significantly higher. It needs to be very clear that the grade of the site is the only reason the height can be greater than 20%. We want to avoid setting a precedent.

Mr. Jewell stated that he has no objection to the other proposed conditions. However, Conditions 1b and 1c would make a significant difference to the rear elevation. He would prefer the revised design be brought back to the Board for review.

Ms. Damaser and Ms. Cooper expressed agreement. This would be a major design change.

Mr. Alexander stated that the Board members have indicated that they need to see how that rear elevation would look before they can be comfortable with approving. Some of the design changes would decrease the 2nd floor footprint and increase the middle floor footprint. The homeowners may not be supportive of making those changes to the plan. He suggested that the applicant run any additional design changes by staff to get their input first before a future hearing. That would give them an opportunity to make any refinements to their design.

Mr. Johnson stated that the homeowners are anxious to get this project underway. Would tabling the case delay the next review to the August meeting?

Ms. Holt responded that if the applicant could expedite the provision of revised plans to staff, the case could be scheduled for a July hearing. Additionally, if any of the currently proposed conditions for approval could be addressed in that revised plan, they could be removed from the list of conditions.

Mr. Cotter suggested that the Board clarify their recommendations for Conditions 1b and 1c, so the July meeting will be successful.

Mr. Alexander responded that the goal of Condition 1b is to get to 1c. The suggestion of Condition 1b is one way that could be achieved, but another solution could be used. Keep in mind that some of the dormers do not comply with the Code. He pointed out that a height waiver may also have been granted for the house that is being completed on S. High Street, because of the rear slope of that site. A height waiver to address the rear grade is not that unusual.

Mr. Cotter responded that may be the case, but we want to address this issue consistently, not allowing any excessive heights.

Mr. Alexander inquired if the applicant wished to request the case be tabled.

Mr. Johnson responded affirmatively.

Ms. Damaser inquired if it would be advisable to vote on the waivers at this time and the Minor Plan at the next meeting.

Ms. Holt responded that staff would advise keeping the Minor Project and the associated waivers together.

Mr. Damaser moved, Mr. Jewell seconded tabling the case to a future meeting.

Vote: Ms. Cooper, Mr. Cotter, yes; Mr. Alexander, yes; Mr. Jewell, yes; Ms. Damaser, yes.

[Motion carried 5-0]

COMMUNICATIONS

- Overview of Envision Dublin Interim Land Use Principles provided.

Staff Presentation

Ms. Holt recapped the status of the Community Plan update and provided an overview of the Interim Land Use Principles adopted by City Council to be used by City Boards and Commission as part of their project analysis while the Community Plan update is underway. The principles are:

1. Think comprehensively. Plan for the Bigger Picture
Ensure that each individual development contributes in a complementary manner to the larger district vision and plan by using a guiding framework and vision for land use patterns, activity nodes, open spaces, parking and connectivity.
2. Start with the Public Realm
Ensure development incorporates thoughtful and purposeful public spaces for all people to gather, socialize and recreate that reinforce the public realm.
3. Balance the Mix of Uses
Create neighborhoods and districts, which provide a balanced and integrated mix of land uses to support the daily needs for both the residents and business community. Maintain

the City's long-standing policy of an overall land use mix of 60% residential and 40% non-residential development.

4. Provide a Variety of Housing and Neighborhood Choices
Create well-planned, livable neighborhoods with a variety of housing choices for all ages and ways of life, as well as supporting the evolving needs of existing neighborhoods. Residential development should be appropriately scaled and sited to contextually fit with each neighborhood's fabric.
5. Focus Growth
Utilize and leverage existing infrastructure and assets to guide future growth to areas best equipped to accommodate change. Infill, redevelopment, reinvestment, and re-use of underutilized areas can reimagine and strengthen existing districts.
6. Reserve Strategic Economic Assets
Protect long-term economic development interests and the fiscal health of the City by reserving high visibility corridors, such as freeways and railways for development that supports economic vitality and restricting residential development from fronting these corridors.
7. Protect Natural Resources and Ecological Systems
Protect and enhance environmentally important and sensitive areas, including large tree stands and landmark trees, wildlife habitat and corridors, waterways and watersheds.
8. Protect and Enhance Our Historic and Cultural Resources
Celebrate the character that makes Historic Dublin an authentic place to live, work, and visit. Respect and celebrate our cultural and archaeological sites and landscapes.
9. Integrate Sustainable Design
Integrate best practices and innovative approaches to sustainability into site and building design to limit the environmental footprint of development.
10. Create a Connected Transportation Network
Create a transportation network of streets and streetscapes to provide safe and efficient mobility choices for all users and which contextually fits with surrounding neighborhood character and natural features. Provide linkages to create local and regional connectivity.
11. Encourage Walkability
Encourage human centric design that makes it easier to walk and bike in our community, provide routes for pedestrian and cyclist and destinations along routes.
12. Be Distinctly Dublin
Continue to express our distinct Dublin identity and sense of place through high quality building materials, architecture, landscape and public art. Encourage thoughtful and innovative design that distinguishes Dublin as a global city of choice.

Board Questions/Discussion

Mr. Cotter referred to Principle 8. How might this Board think through the possibilities and apply that principle in the best way?

Mr. Alexander stated that he believes that occurs with every case review. With the 3D modeling that will soon be available, a 3D model could be built of the proposed massing before the Board's review. That model would provide site context.

Ms. Holt stated that the Community Plan is a planning tool for the entire City. The Historic District Special Area Plan will be a component of that Plan. It will be specific to the Historic District. All of our tools need to mesh.

COMMUNICATIONS [continued]

Ms. Holt stated that:

- Alternative Building Materials

The final draft of the Alternative Building Materials will be provided to the ARB for consideration and adoption at the end of the summer.

- 3D Modeling Demonstration

This demonstration is scheduled for the July 26 ARB meeting.

Mr. Alexander stated that the City's architectural consultant does an excellent job pointing out architectural issues, precedents and Code compliance. However, there are two items that should not be part of their analysis.

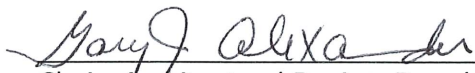
1. Cost - Cost is not a matter that is intended to be part of the Board's review. Because the architectural analysis is a public document, the applicant or property owner could find that suggestion offensive.
2. Attitude and Tone of Comments – Comments about the project should be professional, not "it makes no sense."

Ms. Holt thanked the Board for their input, which would be shared.

The next regular ARB meeting is scheduled for 6:30 p.m., Wednesday, July 26, 2023.

ADJOURNMENT

The meeting was adjourned at 7:38 p.m.


Chair, Architectural Review Board


Assistant Clerk of Council