



MEETING MINUTES

Architectural Review Board

Wednesday, May 29, 2024

CALL TO ORDER

Mr. Alexander called the meeting to order at 6:30 p.m. and welcomed everyone to the May 29, 2024 Architectural Review Board. He stated that the meeting is held in Council Chamber, 5555 Perimeter Drive. Livestream video of the meeting can also be accessed at the City's website. Public comments on the cases are welcome from meeting attendees and from those viewing from the City's website. He reviewed the meeting procedures.

PLEDGE OF ALLEGIANCE

Mr. Alexander led the Pledge of Allegiance.

ROLL CALL

Board members present: Gary Alexander, Martha Cooper, Sean Cotter, Hilary Damaser (arrived at 6:40 p.m.)

Board members absent: Michael Jewell

Staff members present: Bassem Bitar, Sarah Holt, Rati Singh, Taylor Mullinax

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Cotter moved, Ms. Cooper seconded acceptance of the documents into the record and approval of the April 17, 2024 and April 24, 2024 meeting minutes.

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

[Motion carried 3-0]

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.

CASE REVIEWS

- **Case #24-044-MPR - James Davis House – Driveway Modification - Minor Project Review**

A proposal for driveway modifications to an existing residential building in the Historic District. The 0.75-acre site is zoned PUD, Llewellyn Farms and is located approximately 300 feet north of the intersection of Dublin Road and Hertford Lane.

Staff Presentation

Ms. Sing stated that this is a request for approval of driveway modifications at 5707 Dublin Road. The 0.75-acre site is zoned PUD, Llewellyn Farms and is located approximately 300 feet north of the intersection of Dublin Road and Hertford Lane. It has approximately 150 feet frontage on Dublin Road, west of the Scioto River. The north side of the site is bounded by a tree row and the Cramer Ditch stream, and the remainder of the property is surrounded by modern, single-family homes. The historic James Davis home is Greek Revival with Italianate architectural elements, which was erected circa 1840, and is individually listed in the National Register of Historic Places. In May 2023, the Board reviewed and approved the MPR application to construct a two-story residential addition and relocate a shed on the 0.75-acre site, approving the pitched roof waiver, the garage door waiver, the Fypon gable vents waiver, and the MPR with conditions. The project is currently under construction. The applicant is seeking review and approval to build a new driveway and additional site improvements. Currently, 5707 Dublin Road and 5715 Dublin Road share a driveway located entirely on the 5715 Dublin Road lot, with access to 5707 Dublin Road granted through an easement agreement. After receiving MPR approval in May 2023, the applicant removed some mature trees in the southeast and created a temporary construction driveway for construction vehicles, branching off from the main driveway. The applicant now seeks to formalize this temporary entrance and proposes a separate asphalt driveway. The access point from Dublin Road will remain the same with the proposed driveway entrance ± 44 feet from Dublin Road. The applicant proposes a ± 18 -foot-wide access point from the existing driveway, narrowing to ± 14 feet, further narrowing to 12 feet leading to the garage. The applicant proposes to remove existing asphalt between the two properties at the rear to create a buffer space and allow for landscape screening. A new easement agreement would allow each property owner to develop the area with their desired landscaping. A 5-foot wide sidewalk is proposed to connect the driveway to the front porch instead of the previously approved sidewalk. The applicant has provided no information on the sidewalk material and, as a condition of approval, will be required to provide material details prior to final approval from Engineering. The total area of the proposed driveway is approximately 1500 square feet, increasing the existing lot coverage calculation from approximately 14.6 percent to 14.8 percent, still within the maximum permitted lot coverage of 45 percent in the R-3 zoning district. Staff has reviewed the application against the Minor Project criteria and recommends approval with one condition.

Applicant Presentation

The applicant indicated they had no additional presentation.

Public Comments

Mr. Alexander noted that there was a letter in the meeting packet from Larry and Lanita Ayers, owners of the adjacent 5715 Dublin Road property confirming the Good Faith Agreement between the Ayers and the Stowes (5705 Dublin Road) for the new driveway easement and construction. There were no other public comments.

Board Discussion

There was no additional Board discussion.

Ms. Cooper moved, Mr. Cotter seconded approval of the Minor Project with one condition:

- 1) Applicant to provide sidewalk material details prior to amending the building permit application with Building Standards.

Vote: Mr. Cotter, yes; Ms. Cooper, yes; Mr. Alexander, yes.
[Motion carried 3-0]

[Ms. Damaser arrived at 6:40 pm.]

- **Case #24-065ARB-MPR - 91 S. High Street - Minor Project Review**

A proposal for exterior lighting and sign modifications to an existing building in Historic Dublin. The 0.19-acre site is zoned HD-HS, Historic South District and is located northwest of the intersection of South High Street and Pinney Hill Lane.

Staff Presentation

Ms. Sing stated that this is a proposal for exterior lighting and sign modifications to an existing building in Historic Dublin. The 0.19-acre site is zoned HD-HS, Historic South District and is located northwest of the intersection of South High Street and Pinney Hill Lane. It has approximately 50 feet of frontage on S. High Street and Mill Lane and 165 feet on Pinney Hill Lane. Vehicular access to the rear parking lot is provided on Pinney Hill Lane, and two sidewalk connections are located along the south and east property lines. Evergreen shrubs, trees, and other plantings screen the parking lot and structure. The J. Evans residence was built ca. 1840 as a one-story hall and parlor building with a side gable roof and features a rear addition, creating an L-shaped building form. The original structure is Greek Revival in style, oriented south, and has a cross-gable addition to the west, built in the 1990s. The structure has a stone foundation, clapboard siding, a standing seam metal roof, and two-over-two windows. The property is designated as a Landmark building. A boundary marker and hand pump exist in the site's southeast corner in the public right-of-way. In March 2024, Planning staff administratively approved exterior changes to the previously approved MPR including modifications to curbing, landscape screening along the north and west, and paint color. At their July 2023 meeting, ARB approved an application for exterior modifications to 91 S. High Street, including modifications to the siding. The project was approved with the condition that with the sign permit, the applicant also include a lighting plan to update or remove all non-compliant fixtures per current Code requirements to be approved by the ARB. The applicant proposes removing three non-compliant external lights on the S. High Street facade. The applicant also requests approval to replace the three existing light fixtures with new ones: two lanterns at the main entrance facing Pinney Hill Lane and one at the rear entrance facing Mill Lane. The existing light above the rear door, facing Mill Lane, is in compliance with the Code. The site is currently under construction, and the applicant has removed all non-compliant lighting on the S. High Street facade. The applicant is proposing to use a Cape Cod wall-mounted lantern in an aged zinc finish with a total width of 13.5 inches and a height of 26.8 inches. Staff is supportive of the lantern design and finish. The proposed lighting includes 100W equivalent, 12W LED lights, which is equivalent to 1600 Lumens. Per Code, decorative lighting that exceeds 900 lumens must be concealed or shielded with a full cut-off fixture to minimize glare and unnecessary diffusion on surrounding property. The applicant has confirmed that the wattage of the lamp will not exceed 900 lumens. This is included as a condition of approval. The building has an existing projecting sign bracket located at the southeast corner, along S. High Street, over a fenced landscaped area. Due to the change of building use, the applicant is proposing a new sign. The current sign location provides visibility for pedestrians and vehicles approaching from different directions. The applicant is proposing to install a 35-inch by 23.25-inch rectangular sign beneath the existing metal bracket, suspended with eye hooks. The sign will read "gene's EST. 2024". The sign will be double-sided with the same logo on each side. The sign face will be 3 inches thick with 1/2 inch-raised letters and a 3/4 inch-raised border on either side. Beneath the proposed

sign, the applicant proposes a 35-inch by 5.75-inch rectangular sign suspended with eye hooks. The sign will read "FOOD + WINE." The bottom sign face will also be 3 inches thick with 1/2 inch-raised letters and a 3/4 inch-raised border on either side, similar to above sign. The sign is to be constructed with 2-sided HDU panels. The applicant proposes to use Sherwin Williams 7069 Iron Ore as the base color, which is the approved door and window frame color for the building. The logo and the text are proposed to be in Modern Masters Pharaohs Gold. Staff has reviewed the application against the applicable Minor Review criteria and recommends approval with one condition.

Applicant Presentation

The applicant indicated they had no additional presentation.

Public Comments

There were no public comments.

Board Questions/Discussion

Board members indicated they had no questions or discussion.

Ms. Cooper moved, Mr. Cotter seconded approval of the Minor Project with one condition:

- 1) At installation, the applicant shall ensure the lumen output of the lamps is no more than 900 lumens per lamp to meet the Code.

Vote: Ms. Damaser, yes; Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes.
[Motion carried 4-0]

- **Case #24-070-MSP - 25 W. Bridge Street - Master Sign Plan**

Installation of a building mounted projecting sign and directory sign located in the Historic District. The 0.24-acre site is zoned HD-HC, Historic Core District and is located southeast of the intersection of West Bridge Street and Mill Lane.

Staff Presentation

Ms. Mullinax stated that this is a request for the installation of a Master Sign Plan (MSP) for 25 W. Bridge Street. The 0.24-acre site is located southeast of the intersection of W. Bridge Street and Mill Lane and is zoned Historic District - Historic Core. The second floor tenant space is in the northwest portion of the building in the Old Dublin Town Center I development constructed in 1999. An entry door facing Mill Lane provides access to the tenant space. Master Sign Plans have been approved for other tenants in the building over the years. On December 15, 1999, before the establishment of the Bridge Street District (BSD) Code, the Old Dublin Town Center I was approved by ARB as a Planned District with a comprehensive sign plan that included approved sign locations, size, and design for the multi-tenant building. That sign package permitted this tenant space to have a maximum of two signs no greater than 6 square feet each, located on separate building elevations. Approved sign options included a projecting sign, directory sign with individual tenant panels adjacent to the entry door on Mill Lane, and window signs. A 3-square-foot directory sign was not included as one of the two permitted signs. Since the Historic District Code (HDC) was adopted in 2021, the HDC sign code for the district supersedes the original sign package for the Planned District. New sign applications for Old Dublin Town Center I tenants are required to meet the requirements of the HDC. Approval of a MSP is requested to address the unique conditions of

the pre-existing sign plan in the context of the HDC. The existing directory sign frame is located adjacent to the tenant door on Mill Lane, and the sign will be re-made to meet Code, following ARB approval. Tenant spaces located above the ground floor are permitted only one sign, either a directory, window, or projecting sign. An additional sign triggers a MSP request. The applicant is proposing 2 signs: a 6.13-square-foot projecting sign along Mill Lane adjacent to the second-story window and visible from W. Bridge Street, and an additional 1.5-square-foot directory sign within the existing sign frame adjacent to the entrance on Mill Lane, which as noted above, has been there since the building was constructed. Although an additional sign would not be permitted for this tenant space since the Historic District Code adoption in 2021, staff is supportive of the request, as it aligns with the intent of the original sign package from 1999. The projecting sign extends approximately 2.58 feet over the Mill Lane right-of-way with approximately 13 feet of clearance from the sidewalk to the bottom of the sign, and is mounted at a height of 15 feet. The City Engineer is supportive of the sign location and the right-of-way encroachment, which aligns with other signs in the surrounding area with similar conditions. All dimensional Code requirements are met. The signs are constructed of HDU with 1/8-inch dimensional text and logo. Staff supports the lesser sign dimensionality than Code permits, because it is more appropriate to this size sign. There are three sign colors: black, white, and the same multi-colored logo as the other sign. Staff supports the different font types and text sizes that match the directory sign for the previous tenant, which included a logo and address. All Code and Guideline requirements are generally met except for the dimensionality, font types and sizing. Staff supports the MSP request with the condition that the applicant apply for and obtain permanent sign permits from Building Standards.

Applicant Presentation

Eric Thompson, VSWC Architects, 25 W. Bridge Street, Dublin, stated that they are a 70-year old, Ohio architectural firm. They have selected Dublin as a place to expand their business. Part of the reason they chose this location was due to its historic nature. They were attracted to this site because of its presence on Bridge Street. He is available to answer any questions.

Public Comments

There were no public comments on the case.

Board Discussion

There was no additional Board discussion.

Ms. Damaser moved, Ms. Cooper moved for approval of the Master Sign Plan with one condition:

- 1) The applicant applies for and obtains permanent sign permits through Building Standards.

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

[Motion carried 4-0.]

The following 2 cases concerning the same site were reviewed together.

- **Case #24-059ARB - 17 N. Riverview Street - Demolition**

Proposal for demolition of a Landmark accessory structure. The 0.18-acre site is zoned HD-HR, Historic Residential District, and is located approximately 70 feet southwest of the intersection of Wing Hill Lane and N. Riverview Street.

• **Case #24-029ARB-MPR - 17 N. Riverview Street, Minor Project Review**

Proposal for the remodel and construction of an addition to an existing home in the Historic District. The 0.18-acre site is zoned HD-HR, Historic Residential District, and is located approximately 70 feet southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Staff Presentation

Ms. Holt stated that this is a request for consideration of demolition of landmark accessory structure and the remodel and construction of an addition to an existing home on the site, which will involve approval of Code waivers. The 0.18-acre site is located approximately 70 feet southwest of the intersection of Wing Hill Lane and N. Riverview Street and is zoned HD-HR, Historic Residential District. It is adjacent to both Historic Core and Historic Public. 17 N. Riverview Street is a Landmark Craftsman-style Bungalow built in 1927. According to the 2017 Historic and Cultural Assessment (HCA), it has excellent integrity, with a standing seam metal roof and detailing true to the original style and construction. The applicant believes that the siding may have been replaced. The house has an original foundation, made of split-faced concrete, typical of the era. There is a Landmark outbuilding located at the rear of the property, thought to be unoriginal to the site, with access to N. Blacksmith Lane, which is the subject of the demolition request.

Table 153.173A of the Historic Code governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, up to 45 percent of lot coverage is permissible; the building footprint may be up to 25 percent of the lot size; and the rear setback can be 20 percent of lot depth, not to exceed 50 feet. The existing lot area is 7,917 square feet. The average lot depth is +/- 152.24 feet. The applicant requests ARB approval of Waivers of 20 percent for the building footprint and the rear setback; variances for the additional amount will be requested from the BZA.

17 N. Riverview	Permitted by Code	20% Waiver per ARB	Requested Amount
Lot Coverage	3,562 SF	NA	3,338 SF
Building Footprint	1,979 SF	2,375 SF Waiver Requested	2,746 SF (34.7%) Variance Requested
Rear Setback	30.45'	24.4' Waiver Requested	20' Variance Requested

The applicant is proposing significant additions to the house, demolition of the outbuilding, Waivers to roof pitches and materials, Waivers to the maximum building footprint and rear yard setback, and will be requesting additional variances from BZA for the maximum building footprint and rear yard setback.

Ms. Holt described the requested waivers, proposed architecture and materials. The existing roof is original standing seam metal in a galvanized color, which the applicant proposes to replace. Because the addition sits higher than the original structure, staff asked the applicant to differentiate the roof colors; the applicant considered and then declined. The new roof (both existing house and addition) will be Medium Bronze standing seam from Atas. There is a request to replace the existing foundation material. It appears to be split-face concrete block, which is common to the era and style of house. Staff is concerned that the Colonial Tan LedgeStone from Stoneyard, with its mortarless appearance and high quartz content (reflective), does not match the character of the original foundation. Staff requested that the applicant reconsider a choice more like the

original, and he declined. A recommended condition of approval addresses the need for a closer match. The siding and window trim are proposed to be replaced on the historic structure with Hardie Shake Straight-Edge siding and LP SmartSide smooth-texture trim; the Hardie material is permitted by Code, but the trim requires a Waiver. This material has been previously approved in the district. The siding will be Dorian Gray and the trim will be Black Fox. The applicant states that the shake siding on the house is likely a faux material not original to the house, but that original material may be underneath. Per Code, Guidelines, and the Alternative Materials document, preservation and restoration of the original materials is the primary goal. The proposed siding is not a convincing replication of a historic shake, and may not be appropriate if there is a different original siding underneath. The applicant has provided some original shakes from the house, and they appear to be real cedar. The shakes were taken from the front porch, so perhaps it was a unique porch detail; further investigation is warranted. Repair of the original materials is preferred; replacement materials do not have the same character and imperfections of the cedar material. Samples of the cedar shakes and Hardie Shakes have been provided for the ARB's awareness. The applicant proposes to replace all existing windows with Marvin Ultimate aluminium-clad windows finished in Bronze. These windows will be custom made to match the 3-over-1 historic windows. Preservation of all historic windows is preferred. The front door design has not been chosen yet, but the applicant indicates it will match the configuration depicted and be painted Black Fox. The applicant has confirmed that the original Craftsman columns and fascia on the historic front porch will be preserved and repainted. This porch has distinctive triangular drainage openings, which should be preserved as an original detail.

Ms. Holt stated that on the addition, a Medium Bronze Atas standing seam roof is proposed. The same LedgeStone foundation is also shown, which staff supports. The siding will be Thermally Modified Ash, stained White Wash. This is a natural wood product, steam and heat treated to be more resistant to weather and rot. The boards are tongue-and-groove, applied vertically. While the material is wood, it is used in a non-traditional form, not meeting Guidelines Section 4.3B. Although this form of siding appears elsewhere in the district, it is not permitted under this Code and Guidelines. Staff would be more comfortable with this approach if the original siding were kept and repaired on the original house, in exchange for the use of this more modern material to provide contrast at the addition. Window trim is the same LP SmartSide smooth texture, painted Black Fox as on the historic portion. Windows on the addition are proposed as the same Marvin Ultimate with the Bronze finish. The doors on the addition are unknown, but will generally match those shown on the historic structure and be painted Black Fox. A recommended condition of approval addresses details. The garage door will be a Tungsten Royce bi-fold in the same Thermally Modified Ash vertical siding, stained White Wash. This door, during opening, will effectively shorten the driveway length. This has been brought to the applicant's attention; they responded that the desire was to create a true carriage door appearance and function to mimic the historic use and character along Blacksmith Lane. Its use may diminish the utility of the driveway for parking. The hyphen skylights are Velux, in a Medium Bronze finish, with height being approximately three inches from the sheathing. They meet Guidelines Section 4.10 which says that skylights are appropriate on additions when placed to the rear with minimum visibility. The front walk from N. Riverview Street is proposed to be Belgard Cambridge Cobble pavers in Pewter. Light fixtures are Vintage Suspended Pane Outdoor Sconce in large size in oil rubbed bronze.

Ms. Holt added that the owner desires to demolish the Landmark outbuilding at the rear of the property, along the N. Blacksmith Lane frontage. The building sits within the City-generated 15-foot highway easement for future public improvements, such as sidewalks, parking, utilities, etc.

Staff has reviewed the Demolition request against the applicable criteria, which are either met or not applicable; therefore, staff recommends approval. The Waiver criteria also are met or not applicable. Staff recommends approval of the 4 Waiver requests and approval of the MPR with 5 conditions.

Board Questions for Staff

Ms. Damaser inquired who determines whether the cedar shake material is original. Would it be to the satisfaction of staff?

Mr. Holt responded that there would be a mutual discussion and determination.

Mr. Alexander requested clarification of staff's recommendations noted in the staff report, some of which the applicant has declined to address or change, such as differentiation of the roof color. The colors also are not from the adopted color palette for the District.

Ms. Holt responded that the applicant declined the recommended changes.

Mr. Alexander inquired about the thermally modified ash.

Ms. Holt responded that it has never been used in the District, to her knowledge.

Applicant Presentation

Rich Taylor, Richard Taylor Architects, 48 S. High Street, Dublin, stated that the goal with the 17 N. Riverside massing is to have 3 distinct pieces with 3 different materials. They believe making the roof 2 different colors and making the foundation 2 different materials would be too much variation. There need to be some elements that are tied together as one house. They would like to keep the roof color the same and the entire foundation only one material. He noted that in regard to the vertical, thermally-modified siding, the wood is processed in a way that stabilizes the materials so that it does not warp or crack; it lasts much longer. They are using vertical siding because the barns on 17 and 27 N. Riverside have vertical siding. They believe the majority of the cedar siding is original, although it has several coats of paints. It is located over an unusual sheathing material, which they are not yet sure is original. That will be investigated further, as the renovation occurs. The biggest concern is that the materials used are durable and lasting for the new owners for many years. Currently, the sheathing under the board does not appear to have rainscreen or infiltration barrier; therefore, any insulation placed on the walls would be at risk. They will square up the houses; ensure there is structural sheathing with rainscreen and infiltration barrier; and use durable Hardie Shake – durable and lasting for the next generation of users of this home.

Board Questions for the Applicant

Mr. Cotter inquired if due to the sheathing issue, the cedar shakes could not be used.

Mr. Taylor responded that they do not know yet if the sheathing will be replaced. However, whether the sheathing is kept or replaced, there will be infiltration barriers and rainscreens applied to it. The exterior material can be either cedar or a composite material. Their preference is to use Hardie Shake for longevity purposes.

Mr. Cotter noted that if the existing material is determined to be cedar, they would need to use cedar shake.

Mr. Taylor responded affirmatively.

Mr. Cotter referred to the vertical boards and inquired the reason they did not pick a material that exists on the home. The modified ash material looks artificial.

Mr. Taylor responded that it is real wood; it will be stained.

Ms. Holt responded that it will have a whitewash stain.

Mr. Cotter inquired the reason for the stain.

Mr. Taylor responded that it was to achieve the desired color.

Mr. Alexander stated that the house has original windows, which they are proposing to replace. ARB has only approved replacement of the original windows on 2 occasions. Both times, there was a detailed assessment of the condition of the windows by a restoration consultant. In historic districts, the original windows are kept and repaired. The restored house is not intended to be like a new house. The Board's mission is to preserve the original house. This needs to be treated in the same manner as every other applicant with a similar request. The garage door is another issue. There are a couple of reasons the applicant wants this garage door, and it is not just to have a traditional carriage house look or action. The intent is to have uniformity of the surface continued around, so that the volume is essentially undifferentiated material. In some settings that is fine, but here, that would reduce the parking area by 4 feet. If the Board allows the garage door, the door clearance will push a parking space into the right-of-way, which is not acceptable to City Engineering. Therefore, the operation of that door is questionable. Because the number of parking stalls has been reduced, it is likely a car will be parking in the right-of-way. The siding and operation of the garage door are two different issues. The operation of the garage door would require 20 feet clearance.

Mr. Taylor responded that the elevation will be set back 5 feet from the highway easement, and they are not permitted to put a car in the highway easement. The driveway is not long enough for a car. Even if it were pulled all the way up to the closed garage door, it would protrude significantly into the easement. The driveway cannot be used for parking.

Mr. Alexander responded that he is not talking about the easement line but the right-of-way line.

Mr. Taylor stated that the City intends to add improvements in that easement, such as sidewalks and utilities. At the previous ARB hearing, they agreed not to use that area for parking.

Mr. Alexander responded that it was discussed but not in the context of the operation of this door. The door is a different dilemma.

Mr. Taylor stated that if there is no intent to park in the right-of-way, it should not make a difference how the garage door operates.

Mr. Alexander responded that although parking in the right-of-way is not permitted, it does not mean that people will not park there. The reality is that a house of this value will have more than two cars parked.

Ms. Damaser inquired if the garage doors required a waiver.

Ms. Holt responded that they do not. They are a proposed material in the MPR.

Ms. Damaser responded that the Board could make it a condition that the door be changed to a normal lift door. Having a car in the right-of-way impacts appearances, and appearance in the Historic District is our purview.

[Discussion continued regarding the garage door mechanics and probability of vehicle parking in the right-of-way.]

Board members stated that the Code and Guidelines indicate the historic material should be retained on the existing foundation.

Mr. Cotter added that if only one foundation material is desired, using the historic material, concrete block on the new foundation as well as the historic house would be the preference.

Ms. Damaser stated the preservation of the original home's foundation and siding is important. It is consistent with the Code and Guidelines.

Mr. Taylor agreed that the concrete block would be left on the existing foundation.

Mr. Cotter inquired if the existing windows were salvageable/repairable.

Mr. Taylor indicated that they have not determined that yet; however, they do not want to have 2 different window materials on the house.

Mr. Cotter stated that the situation is the same. The intent should be to preserve the existing, historic house. Ensuring those historic elements that can be salvaged remain is the purpose of this Board.

Mr. Alexander pointed out that both of the homes [17 and 27 N. Riverview] are identified as Landmark, not Background houses; therefore, the Board must be consistent with the Code and Guidelines.

Mr. Taylor indicated that they would look at the existing windows and determine if any are repairable.

Mr. Alexander inquired if the applicant was willing to retain the triangular porch weep holes.

Mr. Taylor responded that they would not make any changes to those.

Public Comments

There were no public comments on the case.

Ms. Cooper moved, Ms. Damaser seconded approval of a:

- Waiver to Code Section 153.173A: Building footprint in the Historic Residential district is a maximum of 25 percent of the lot area,
To Permit an Increase of Building Footprint by 20 Percent to 2,375 SF.

Vote: Mr. Cotter, yes; Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes.
[Motion carried 4-0.]

Ms. Damaser moved, Ms. Cooper seconded approval of a:

- Waiver to Code Section 153.173(E)(2)(c): Roofs shall not be sloped less than 6:12...unless otherwise determined by the Board,
To Permit Roof pitches of 2.5:12, 3.5:12, and 4:12.

Vote: Mr. Cotter, yes; Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes.
[Motion carried 4-0.]

Mr. Cotter moved, Ms. Cooper seconded approval of a:

- Waiver to Code Section 153.174(J)(1)(a): Permitted materials are high quality, durable materials including....wood siding.....,
To Permit Use of LP SmartSide trim.

Vote: Mr. Cotter, yes; Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes.
[Motion carried 4-0.]

Board Discussion

Board members discussed the concerns raised in the staff report and amended the conditions to reflect the discussion consensus.

Mr. Taylor indicated that they had no objection to the amended conditions.

Mr. Cotter moved, Ms. Cooper seconded approval of the Demolition of the Landmark Accessory Building.

Vote: Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes; Mr. Cotter, yes.
[Motion carried 4-0.]

Ms. Cooper moved, Mr. Cotter seconded approval of a:

- Waiver to Code Section 153.173B: Rear yard setbacks in the Historic Residential zone are 20 percent of the lot depth, not to exceed 50 feet, To Permit a Rear Yard reduction of 20 percent to 24.4 feet.

Vote: Mr. Cotter, yes; Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes.
[Motion carried 4-0.]

Ms. Cooper moved, Ms. Damaser seconded approval of the Minor Project with 9 Conditions:

- 1) Should the Variance requests not be approved by BZA, the applicant shall adjust the proposal to meet Waiver criteria and present the changes to the ARB for approval.
- 2) The historic foundation and new window well stone shall be changed to a material that more closely resembles the original foundation, to be approved by staff prior to building permit. The addition's foundation material may remain as proposed.
- 3) The applicant shall repair the existing cedar siding or replace it as needed using real cedar siding. The Hardie Shake siding may be used if the applicant can provide evidence that the cedar shakes are not original to the house; however, the applicant shall provide staff with information regarding any potential different siding under the current shake siding. If this exists, the applicant agrees to more closely match, or restore, that siding, to be approved by staff prior to building permit.
- 4) The applicant shall provide to staff for approval, prior to building permit, specifications for all man and patio doors.
- 5) The applicant shall provide staff independent consultant information regarding the condition of the original windows; as many original windows shall be kept as possible as determined by staff.
- 6) At building permit, the applicant shall supply sufficient graphic information about how the proposed trench drain ties into the street.
- 7) The vertical siding shall be painted rather than stained. An overall color scheme shall be more in keeping with the guidance in the Pre-Approved Paint document for Craftsman bungalow structures, to be approved by staff prior to building permit.
- 8) The garage door shall be a traditional overhead door, to be approved by staff prior to building permit. The selected door shall be of a type that does not require a Waiver.
- 9) The roof on the historic house shall be differentiated from the addition by a slight change in color and/or difference in seam distance, to be approved by staff prior to building permit.

Vote: Mr. Cotter, yes; Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes.
[Motion carried 4-0.]

[5-minute break taken.]

The following 2 cases concerning the same site were reviewed together.

- **Case #24-060ARB - 27 N. Riverview Street, Demolition**

Proposal for demolition of a Landmark accessory structure. The 0.21-acre site is zoned HD-HR, Historic Residential District, and is located southwest of the intersection of Wing Hill Lane and N. Riverview Street.

- **Case #24-030ARB-MPR -27 N. Riverview Street, Minor Project Review**

Proposal for the remodel and construction of an addition to an existing home in the Historic District. The 0.21-acre site is zoned HD-HR, Historic Residential District, and is located southwest of the intersection of Wing Hill Lane and N. Riverview Street. There is a large Landmark outbuilding at the rear, adjacent to N. Blacksmith Lane, and the applicant is requesting to demolish it.

Staff Presentation

Ms. Holt stated that the location for this project is at the intersection of N. Blacksmith, Wing Hill Lane and N. Riverview Street. The 0.21-acre site is zoned HD-HR, Historic Residential District between Historic Core and Historic Public. The house is an intact Landmark gabled-ell folk Victorian with Queen Anne detailing, built ca. 1890. There is a large Landmark outbuilding at the rear, adjacent to N. Blacksmith Lane, believed to be unoriginal to the site, which the applicant is requesting to demolish. Table 153.173A of the Code governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, up to 45 percent lot coverage is permissible, and the lot coverage requirements are met. The building footprint may be up to 25 percent of the lot size; and the rear setback is 20 percent of lot depth, not to exceed 50 feet. The existing lot area is 9,170 square feet, which is 132.6% of the amount permitted by Code. The applicant requests a 20% waiver from ARB tonight and the remainder from BZA at their May meeting. At their March meeting, ARB recommended a maximum building footprint of 2,757 SF. The rear setback permitted by Code is 26.97 feet. The applicant requests a 20% Waiver from ARB, permitting them a rear setback of 21.57 feet. They will request a variance from BZA for the additional feet of lot depth.

Ms. Holt showed slides of the proposed house elevations and addition. She noted that the siding is proposed to match the length of the elevation. The pedimented window lentils will be retained on the historic house and duplicated on the new addition. Stone is used on the majority of the addition, and vertical tongue and groove siding as an accent. The windows are two over two replacements.

Historic House: On the Blacksmith Lane elevation, a bifold garage door is proposed, the same as was proposed with 17 N. Riverview Street. The roof on the existing house is asphalt shingle. The proposal is to use a Weathered Slate color from GAF Slateline that is meant to mimic slate. Atas standing seam metal roof in black is shown on the shed portions. Siding is proposed to be painted Sealskin, SW 7675, and trim Muslin, SW 6133. The historic siding and trim are proposed to be replaced with LP SmartSide in a brushed smooth finish, which require Waivers. The applicant proposes to use Glen-Gery Cushwa 1-HB thin brick for the foundation, which includes black bricks within the mix. This material is permitted in Code Section 153.174(J)(1)(a); however, it was only permitted on 94 Franklin Street where not highly visible from the street. In this application there are three close street frontages. The material will be used to reconstruct the original chimney as well. The applicant is proposing Marvin Ultimate aluminum-clad windows finished in Sierra White. In regard to the siding, staff is concerned about the loss of original fabric, which is not consistent with Code, the Guidelines or the Alternative Materials document. There is a texture difference between the existing drop siding and the proposed siding, and staff requested that the applicant use the drop siding. The applicant declined, so there is a condition of approval to use a 4-inch reveal

of the lap siding, if the drop siding is not used. There are 2 front doors on the house, each opening with original doors, transoms and trim. The door to the south will be removed; the door opening facing east will be retained. The main window on the front façade has a unique muntin location, similar to that on 30 S. High Street, where the Board conditioned that the muntin arrangement be kept.

Addition: On the addition, the same standing seam roof is proposed as on the shed roofs. The siding is shown as LP SmartSide in a brushed smooth finish, requiring a Waiver. Other building material includes Craft Orchard Limestone veneer in Timberwolf random pattern for the stone cladding. This material goes all the way to the ground, without benefit of a water table. The material has a close appearance to native stone used in historic local construction. The accent siding is proposed to be tongue-and-groove vertical boards in Thermally Modified Ash, stained Ashwood. Lighting is proposed as Lombard Lantern Small Sconces from Rejuvenation. At 18 inches tall, they are appropriately sized for the house. Gutters and downspouts are proposed as copper 6-inch half-round and 4-inch round, respectively. The skylights on the hyphen are shown as Velux in a Medium Bronze finish with an approximate three-inch height from the sheathing. The front walk from N. Riverview Street is proposed to be the same thin brick as the foundation, and the south-facing porch will be covered in Aegean Pearl Pavers from MSI. The garage doors are the same as just discussed with 17 N. Riverview.

Demolition: The owner desires to demolish the Landmark outbuilding at the rear of the property, along the N. Blacksmith Lane frontage. The building has a chimney and interior work benches, suggesting greater history beyond car or carriage storage. The building sits within the City's 15-foot highway easement for future public improvements such as sidewalks, parking, utilities, etc.

Staff has reviewed the proposal against the applicable criteria, which is either met or not applicable and recommends approval of the Demolition, all Waivers except the one related to the Smartside Siding, and approval of the MPR with conditions. One of the conditions is the preservation of the existing drop siding or use of a replica material on the historic portions. If not possible due to availability, Smartside siding and a 4-inch reveal would be used. The east-facing door and transom are to be preserved, as well as the offset muntin in the historic front window.

Commission Questions:

Mr. Cotter stated that the proposed building footprint appears to be more than the 2,757 SF maximum building footprint that ARB recommended at the previous meeting.

Ms. Holt responded that 2,757 SF was the maximum building footprint that ARB recommended for both 17 and 27 N. Riverside Drive. Both projects meet that limitation. Since that meeting, there have been some changes based on survey data vs. civil engineering data.

Mr. Alexander stated that percentage of waivers is different because the 2 lots are different sizes. Mr. Cotter responded that one house would be the square footage amount that ARB could provide with a waiver. The other house could receive a square footage greater than the 20% that ARB could approve with a waiver by requesting a variance from BZA, but the total SF would be limited to 2757 SF, as well. He inquired if the numbers are correct, although the percentage of overage is slightly different due to the survey.

Ms. Holt confirmed the numbers were correct.

Mr. Alexander requested clarification of staff's concern regarding use of the thin brick on the foundation.

Ms. Holt responded that this Board approved use of thin brick for 94 Franklin Street, because it was on an addition at a distance from the road to the front and the rear. In this instance, it would be replacing original historic fabric and will be located much closer to 3 public rights-of-way. Although technically permitted by Code, thin brick does not have the same look or longevity as full brick.

Mr. Alexander inquired if the issue with the Smartside siding is that it is being used to replace the original siding.

Ms. Holt responded affirmatively, and much of the existing detail is lost.

Mr. Alexander requested clarification of staff's request for a water table for the stone material on the new addition.

Ms. Holt responded that it was required for a previous project at 5707 Dublin Road, although the original proposal did not have that detail.

Ms. Damaser requested clarification of the front door recommendation.

Ms. Holt responded that no door details were provided with the application. The intent is to ensure that the east-facing front door system is preserved in its entirety. The doors are original and add significant character and detail to this house that is quite unique. There are many more vernacular-style houses in the District. This house has much more detail, which is unique to the Historic District. It would be both desirable and consistent with the Code and Guidelines and Alternative Materials document to preserve these details.

Ms. Damaser inquired if staff's recommendation includes the south-facing door.

Ms. Holt responded that it is not part of the recommendation, because it does not work with the programming of the house. The recommendation applies only to the east-facing door.

Mr. Alexander inquired about the color concern.

Ms. Holt responded that typically, the color is darker on the trim and the sashes.

Mr. Alexander inquired if the comparative photo of drop siding was from 27 N. Riverview Street.

Ms. Holt responded affirmatively.

Applicant Presentation

The applicant indicated he had no additional presentation.

Board Questions for the Applicant

Mr. Alexander inquired if the chimney on the north side, which will be retained, is original. The mortar joints are different from the chimney on the south side, so it appears it might have been re-built.

Mr. Taylor responded that he could not answer that question. The north chimney is for a fireplace, a more decorative purpose. The chimney on the south side is a flue for a stove, a more utilitarian purpose. The proposed brick is a close match to the existing brick.

Mr. Alexander stated that there are 2 additions proposed for the original house. They have not been differentiated from the original volume of the house. What is the reason?

Mr. Taylor responded that there is an awkward shed roof on the original house. The intent is to extend that and add a gable roof, which would be a better fit. Extruding the existing house will keep the character of the house intact. They have lined up the fenestration on the addition so that it looks like the original.

Mr. Alexander inquired if the siding on the existing house was in poor shape.

Mr. Taylor responded that it has many coats of paint, similar to the siding on 17 N. Riverview, and we do not know what is beneath the siding. This house is in far worse shape than 17 N. Riverview. It is verging on being structurally unsound due to lack of a foundation. It is necessary to add some type of structural sheathing to the walls. Removing the siding will allow us to properly rebuild the exterior walls of the houses to, hopefully, enable these homes to last another 100 years. Because drop siding is not manufactured in a fiber cement material, we proposed a fiber cement option with a similar exposure.

Mr. Alexander inquired if the original foundation was brick or stone.

Mr. Taylor responded that there is no original foundation. The siding extends to the ground.

Mr. Alexander inquired if there is a small crawlspace beneath the house, and if so, if the walls were stone.

Mr. Taylor responded affirmatively, but the crawlspace is almost inaccessible. There are holes in the foundation allowing animal intrusion.

Mr. Alexander inquired the reason not to include a watertable.

Mr. Taylor responded that it is not a detail that he would add to a stone house. It is a fancy detail to add to a simple structure.

Mr. Alexander inquired the reason not to keep the existing front door.

Mr. Taylor responded that they would keep the front door, as well as the muntin on the front window.

Mr. Cotter stated that it also would be better to keep the existing siding. He inquired if the structure would be gutted and rebuilt from the inside, or if it would be squared-up and set on a foundation.

Mr. Taylor stated that they are willing to accept staff's recommended condition for that item.

Mr. Cotter stated that inconsistent with Code requirements, the north and south additions are not differentiated in a meaningful way. Code section 153.173 E(2)(c) states that, "Building additions shall be clearly separated from the original structure in design." The north addition clearly is not differentiated; the south addition is perhaps debatable.

Mr. Taylor stated that he believes the house looks much better with the proposed additions, as opposed to differentiating them

Mr. Cotter responded that the Board is subject to the Code requirements; this is mandated language, not "guideline" language.

Mr. Alexander responded that although the proposed design looks fine, the Board cannot approve it. Future applicants could use the precedent and present something less desirable. It is possible to identify a way to change the programming of building to enable them to meet Code. Does the space need to be distributed in the manner in which it is currently distributed? Although a program change might be significant, it would be one way to meet Code requirements. The other method

would be a material change. A diagram in the Guidelines shows a one-story addition with a hipped roof at the side of a structure, which meets the requirement of being subordinate and secondary to the 2-story volume of an existing structure.

Mr. Cotter stated that this is not a matter of interpretation; it is a clear Code statement.

Mr. Taylor inquired if it were not a Code requirement, would the Board have an objection.

Mr. Cotter responded that it is not a consideration for the Historic District.

Mr. Taylor responded that it is possible to submit a request for a Code variance to the BZA. He is pursuing that path with the BZA tomorrow.

Mr. Alexander responded that he would not recommend that action in the Historic District. These standards are based on the Secretary of the Interior's standards. Dublin's Code is based on standard preservation practices. He does not believe this is an item on which a variance can be obtained. As a solution, he would suggest the applicant add the required differentiation.

Mr. Taylor proposed adding a vertical trim board at the junction of the old and new structures and using a different siding and window trim on the addition.

Ms. Damaser stated that additions should appear subordinate to the existing structure. As proposed, neither addition is subordinate; they are equivalent. They are an extension of the existing structure. The proposal is not to extend a 2004 house in 2024. The proposal is to extend an 1890s house in 2024. For historical purposes, the addition needs to be both differentiated and subordinate. That could be achieved by roof height or insets. Just adding vertical side trim and different siding would not be aesthetically appealing.

Mr. Alexander pointed out that the issue is not just a Code requirement. It also is that the language of the terms used by the City for the sale of these historic houses stipulated the intent to preserve the original character of these homes.

Mr. Taylor stated that the fact that staff recommends approval of the proposal with conditions apparently does not matter. This is the public's complaint, that they work out the issues with staff and come before the Board and hear a different opinion.

Mr. Alexander responded that the staff report suggests otherwise. Staff made several recommendations with which the applicant did not concur.

Mr. Taylor responded that the only fact that matters is the recommendation for approval.

Mr. Alexander responded that staff commented on several issues that were not addressed. That tells us that those issues remain and need to be addressed.

Ms. Damaser pointed out that there is a reason applicants come before the Board after their application is reviewed by staff. If the Code required the Board to defer to staff, there would be no reason for the Board to exist. The Board might have concerns that staff raised or did not raise. It is not intended to defer to staff.

Mr. Alexander stated that use of thin brick is also an issue. True depth brick would add at least another 4 inches to the foundation wall. He inquired if staff would prefer the use of stone material or if their concern was with the "glue on" brick product.

Ms. Holt responded that the original material is brick, so use of brick is preferred. The concerns are related to the longevity of the material and maintaining consistency with the Board's past comments and recommendations concerning the material.

Mr. Cotter inquired if the one previous use was because the material would not be in a highly visible location.

Ms. Holt responded affirmatively.

Mr. Cotter requested confirmation that thin brick is an approved material.

Ms. Holt responded that it is an approved material, but it does not have the same look and durability as full brick.

Mr. Alexander stated that thin brick would be preferable to a painted concrete foundation. If true brick is used, the foundation wall would be much thicker. Because it will be a new foundation wall, he has fewer concerns.

Mr. Alexander stated that the siding and window issues have been addressed.

Mr. Cotter stated that the color palette of the siding material is a remaining concern.

Mr. Alexander stated that the primary issue is the insubordinate nature of the 2 additions. We cannot approve the application without seeing a revised design.

Ms. Damaser responded that she cannot approve the application tonight. She would suggest the application be tabled as opposed to receiving a negative vote tonight.

Mr. Alexander inquired the applicant's preference regarding tabling.

The applicant indicated that they wished to table the application.

Ms. Damaser moved to table the application.

Mr. Cotter inquired if additional clarification of the concerns and reason for tabling were needed.

Ms. Holt suggested that if there are any other issues of concern, they be documented, not as conditions of approval, but items the applicant should address in their revised application.

Ms. Cooper stated that providing the applicant as much guidance as possible would be profitable.

Ms. Damaser withdrew her motion to table the application.

The following recommendations were provided to the applicant for guidance:

- 1) Should the Variance requests not be approved by BZA, the applicant shall adjust the proposal to meet Waiver criteria and present the changes to the ARB for approval.
- 2) The applicant shall diligently explore the preservation and repair of the original drop siding and using drop siding on the additions to the historic house. If this is not feasible, then replica drop siding may be permitted. If replica siding is not available (no other circumstances shall apply, such as cost or desire), with adequate evidence supplied by the applicant and confirmed by staff, an approximately 4-inch reveal of SmartSide horizontal lap siding is permitted without an additional Waiver. This will be determined prior to building permit.
- 3) The original east-facing door, transom window, and trim shall be preserved.
- 4) The offset muntin in the main window on the east elevation shall be replicated in the new window.
- 5) Other man door specifications shall be provided to staff for approval prior to building permit.
- 6) At building permit, the applicant shall supply sufficient graphic information about how the proposed trench drain ties into the street.
- 7) The garage door shall be a traditional overhead door, to be approved by staff prior to building permit. The selected door shall be of a type that does not require a Waiver.
- 8) The vertical siding shall be painted rather than stained. An overall color scheme shall be more in keeping with the guidance in the Pre-Approved Paint document for the correct era, to be approved by staff prior to building permit.

- 9) The two additions shall be addressed to meet Code/Guidelines.
- 10) Project tabled to July

Ms. Damaser moved, Ms. Cooper seconded tabling of the Demolition and Minor Project Review to the ARB July 24 meeting.

Vote: Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Alexander, yes.
[Motion carried 4-0]

The Board discussed the need to approve the waivers on the Code sections on which additional variances have been requested for consideration at the BZA meeting tomorrow, May 30, 2024. Mr. Taylor indicated that redesigning the plan could change the building footprint square footage. Mr. Alexander responded that although it could grant the applicant the requested amount, the revised plan still would need to come back to ARB for consideration.

Ms. Damaser moved, Ms. Cooper seconded approval of a:

- Waiver to Code Section 153.173A: Building footprint in the Historic Residential district is a maximum of 25 percent of the lot area,
To Permit an Increase of Building Footprint by 20 Percent to 2,754SF.

Vote: Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Alexander, yes.
[Motion carried 4-0]

Ms. Damaser moved, Ms. Cooper seconded approval of:

- Waiver to Code Section 153.173B: Rear yard setbacks in the Historic Residential zone is 20 percent of the lot depth, not to exceed 50 feet.
To Permit a Rear Yard Reduction of 20 Percent to 21.57 feet.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Alexander, yes.
[Motion carried 4-0]

DISCUSSION ITEM

- The Board presented a Resolution of Recognition to Gary Alexander for 7 years of Exemplary Service on the ARB.

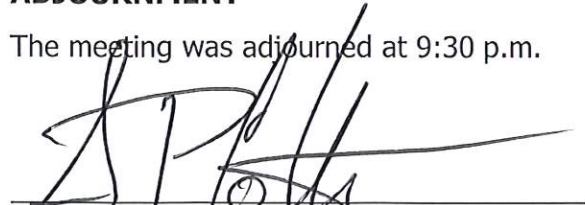
COMMUNICATIONS

Ms. Holt reminded Board members of the following:

- A Board and Commission recognition for outgoing members and a swearing-in ceremony for newly appointed members is scheduled for Monday, June 3, 2024 at 5:30 pm in Council Chamber. All members are encouraged to attend.
- ARB members will be receiving invitations to the Brown-Harris Cemetery Dedication on June 28, at 11:00 am. Members of the Brown and Harris families will be present.
- The next regular ARB meeting is scheduled for Wednesday, June 26, 2024 at 6:30 pm. New Board members will be present, and election of a new Chair and Vice Chair is anticipated.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.



Chair, Architectural Review Board



Assistant Clerk of Council