



MEETING MINUTES

Architectural Review Board

Wednesday, August 28, 2024

CALL TO ORDER

Mr. Cotter, Chair, called the meeting to order at 6:30 p.m. in Council Chamber, 5555 Perimeter Drive, and welcomed everyone to the August 28, 2024 Architectural Review Board. He stated that the 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 at the City's website. He reviewed the meeting procedures for meeting attendees.

PLEDGE OF ALLEGIANCE

Mr. Cotter led the Pledge of Allegiance.

ROLL CALL

Board members present: Sean Cotter, Michael Jewell, Martha Cooper, Lisa Patt-McDaniel
Hilary Damaser (arrived at 6:45 p.m.)

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

Consultant Present: Greg Dale, McBride Dale Clarion

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Cotter moved, Mr. Jewell seconded acceptance of the documents into the record and approval of the July 24, 2024 meeting minutes.

Vote: Ms. Cooper, yes; Ms. Patt-McDaniel, yes; Mr. Jewell, yes; Mr. Cotter, yes.

[Motion carried 4-0]

Mr. Cotter 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.

Mr. Cotter stated that the following case was postponed at the applicant's request.

- **Case #24-104MPR, 87 S. High Street, Informal Review**

Proposal for exterior modifications to an existing building in the Historic District. The 0.12-acre site is zoned HD-HS, Historic South District and is located southeast of the intersection of Eberly Hill and South High Street.

Mr. Cotter stated that the Board has received a request to modify the published agenda to move Case #24-012ADMO to the front of the agenda.

Ms. Cooper moved, Mr. Jewell seconded that Case #24-012ADMO be the first matter of business considered on tonight's agenda.

Vote: Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Mr. Cotter, yes; Mr. Jewell, yes.
[Motion carried 4-0.]

CASE REVIEWS

- **Case #24-012ADMO, HD Code and Guidelines-Update – Phase II, Recommendation**

Recommendation for amendments to the Historic District Zoning Code and amendments to the Historic Design Guidelines.

Mr. Dale provided an overview of the effort to date. He stated that Phase I of the Historic District Code update was adopted in December 2023. The primary focus of Phase I was to change the nomenclature of Contributing/Non-contributing Buildings to Landmark/Background buildings and to reclassify buildings that were not architecturally significant as Background buildings. During the course of the Phase 1 discussion, the Board identified a need for an additional Phase II update for other clarifications and refinements. The Board identified the specific changes for the Phase II update at the April ARB meeting. Staff prepared a draft document which the Board reviewed at its June meeting. The additional clarifications requested by the Board have been incorporated into a final draft, which is before the Board tonight for final review and recommendation to the Planning and Zoning Commission (PZC) and City Council. The document proposes the following five (5) changes:

- Expand the Administrative Approvals;
- Provide additional guidance regarding Background Buildings to clarify that the emphasis is on scale and site design, less on architectural detail, unless adjacent to Landmark Buildings;
- Added a timeframe extension for Final Development Plan (FDP) approvals.
- Consolidate the Administrative Departure, Waiver and Variance Code sections.

[Detailed changes are listed in the staff report provided in advance of this meeting.]

Mr. Dale stated that the goal of the Phase I and Phase II changes, in addition to redefining what it means for a building to be historic, was to improve the process in predictability, speed and efficiency. The Law Director has reviewed the proposed changes to the waiver and variance Code language. Unless determined not needed, the revisions suggested by the Board members at their last review have been incorporated into this final draft. Staff recommends that the ARB approve moving on this proposed Code amendment to PZC for recommendation to City Council.

Board Questions

Ms. Patt-McDaniel stated that p. 21 of the draft addresses building mass and scale. She inquired if the historic character of S. Riverview Street is protected by the proposed update. There are additional lots that will be developed, and she wants to ensure the ARB will be able to address those applications from the desired historical character perspective.

Ms. Holt responded that the Code contains very specific language for Historic Residential that will address that concern. The last bullet point on that page states: "promoting preservation of open rear yards, greenspace corridors and river views throughout the neighborhood." That is the overarching goal that applies to all of the Historic Residential zoning code. When reviewing applications for individual lots, that factor will be looked at closely. We will look at actual details under "new construction" (Chapter 5, Section 5) that addresses "when adjacent to Landmark resources." We will look at height, massing, setbacks, forms, fenestrations. The Code also addresses site design, ensuring that it maintains consistent setbacks. In regard to potential lot splits, this Phase 2 update and the preceding Phase 1 update did nothing to jeopardize or alter the lot split opportunities/limitations that have been in place since 2021. Minimum lot sizes and lot coverage have not changed.

Mr. Jewell stated that he has no further concerns or clarifications regarding the request.

Ms. Cooper stated that she has only one concern. In Section 153.176, (M) Administrative Approvals, in 1(a) Purpose and Applicability, she questions if clarification should be provided that the Director is providing an Administrative Approval of a previously approved Final Development Plan (FDP) or Minor Project (MP).

Ms. Holt stated that this is an area in which Phase II does not provide any language changes. Staff did not see the need, as the reference to an amendment to a FDP or MP would assume that it was previously approved.

Ms. Damaser expressed appreciation of the quality of the draft document.

Mr. Cotter stated that he believes the Phase 2 draft addresses many of the previous public comments about the review process.

Public Comments

There were no public comments provided for the case.

Mr. Jewell moved, Ms. Cooper seconded to recommend PZC provide a recommendation of approval to City Council for the Historic District Code Update – Phase 2.

Vote: Ms. Damaser, yes; Mr. Cotter, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Mr. Jewell, yes.

[Motion carried 5 – 0.]

- **Case #24-066MPR, 38 & 50 W. Bridge Street, Minor Project Review**

Proposal for a building addition, dumpster enclosure, and site improvements for two properties in Historic Dublin. The 0.589-acre and 0.293-acre sites are zoned HD-HC, Historic Core District, located northeast of the intersection of West Bridge Street and Franklin Street.

Staff Presentation

Ms. Mullinax stated that this is a request for a Minor Project Review (MPR) for 38 and 50 W. Bridge Street. Both sites are located northeast of the intersection with W. Bridge Street and Franklin Street and are zoned Historic Core. The Fox in the Snow coffee shop (38 W. Bridge Street) occupies a Landmark building constructed in 1965, originally serving as a U.S. Post Office until 1982. The J. Liu of Dublin restaurant (50 W. Bridge Street) occupies a Background building built in 1972. An

existing vehicle is parked behind the J. Liu restaurant and is currently being used for storage; this is not permitted by Code. The proposed restaurant addition will replace the vehicle storage, which will be located on the existing concrete pad. The existing outdoor storage and waste containers at both restaurants do not meet screening requirements. She noted that while Fox in the Snow's building and site improvements were being constructed, a landscape bed was added without approval below the windows on the east side of the building. The landscape bed does not exceed the width of the existing sidewalk. The proposed improvements include a building addition and foundation plantings for the J. Liu restaurant; a combined dumpster enclosure for both businesses between the buildings; a landscape bed by Fox in the Snow; parking signs for each restaurant per the approved shared parking plan; and maintenance of on-site lighting. Both buildings are grandfathered in, and when a building addition is proposed, foundation plantings must be addressed to meet the current Code and Guideline requirements. While foundation plants are shown on the proposed site plan, planting details were not provided in the application. The landscape bed next to Fox in the Snow needs smaller, more suitable plantings. Those items are addressed in the recommended Conditions of Approval.

The request includes a building addition with a Waiver for the flat roof, dumpster enclosure, and site improvements at 50 and 38 W. Bridge Street. Staff has worked with the applicant on the addition design to ensure it aligns with the front pergola. The flat roof will tuck under the existing roof eave to simplify the roof connection. Since this is a Background Building, the Code and Guidelines requirement that the addition be subordinate and located behind the original structure is considered less critical than for a Landmark Building. Staff is supportive of the Flat Roof Waiver as it insures the quality design that complements the pergola. There are several existing flat roof buildings nearby within the District. The new masonry dumpster enclosure will be shared by both businesses. This enclosure fulfills a condition from the 2022 MPR for Fox in the Snow, which is a long-term outstanding issue. For that reason, a recommended condition of approval states the combined dumpster enclosure shall be fully constructed, and all additional outdoor waste, storage containers, and vehicles shall be removed from both properties within 60 days of ARB approval. Staff has reviewed the application against the applicable criteria. The Waiver criteria are met and the MPR criteria are either met or met with conditions. Therefore, staff recommends approval of the Waiver and approval of the MPR with 3 conditions.

Board Questions

Ms. Damaser inquired if this proposal would impact the parking or if elimination of the storage vehicle would retain the existing condition.

Ms. Mullinax responded that the current trash enclosure is currently taking up two existing parking spaces and will continue to do so.

Mr. Cotter stated that the Code and Guidelines are vague concerning landscape beds. Are they required to break up the foundation mass? If the Fox in the Snow landscape bed was just now being constructed, would it be required to be bigger or smaller?

Ms. Mullinax responded that because that building is an existing site that is grandfathered in, the landscape bed is an improvement that they would not have been required to make. The only recommendation is to use smaller plantings that do not impede the adjacent drive aisle. The landscape bed itself does not encroach within the drive aisle.

Mr. Cotter stated that it already exists, and the Board is agreeing that it can continue to be used in this instance.

Ms. Mullinax stated that it is improving what is a noncompliant situation but grandfathered in.

Ms. Patt-McDaniel stated that the landscape bed is the same size as the sidewalk, which is what we would have requested anyways – not to be wider than the existing sidewalk.

Ms. Mullinax stated that there is limited space within that area, and it is improving the impervious area of the site. If the applicant were to add more plantings, it would be something similar to what has been shown.

Tim Bass, Bass Studio Architects, 36 King Avenue, Columbus, stated that he is present on behalf of Mr. Liu, the owner of both properties. He has nothing to add other than one minor correction. Staff indicated that the addition on the west would sit on the existing concrete pad. It will sit in the same area of the pad, but the pad itself will be eliminated so that footers for the addition can be installed. The addition will extend two feet longer to the north but will be no wider. They have no objection to the proposed conditions, with the caveat that they are able to obtain the building permit to proceed with the work.

Ms. Cooper inquired if it would helpful to amend the condition to state it must be completed within 60 days of permitting.

Mr. Bass responded that it would be helpful.

Board member consensus was to revise the language accordingly.

Staff displayed the revised conditions.

Mr. Bass indicated that he had no objection to the revised conditions.

Public Comments

There were no public comments regarding the case.

Ms. Cooper moved, Mr. Jewell seconded approval of a waiver of:

Code Section 153.174 (B)(2)(a): "Flat roofs are permitted within Historic Dublin, except for buildings that are zoned Historic Core, unless otherwise determined by the ARB to be architecturally appropriate," to:

permit a flat roof for a small building addition.

Vote: Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Mr. Cotter, yes; Mr. Jewell, yes.

[Motion carried 5-0.]

Ms. Cooper moved, Mr. Jewell second approval of the Minor Project Review (MPR) with three (3) conditions:

- 1) A landscape plan for the foundation plantings at 50 W. Bridge Street shall be submitted detailing species, quantities, size at installation, and bed lines, subject to staff review and approval at building permitting.
- 2) The plants at 38 W. Bridge Street are revised and submitted for staff review and approval and shall be planted within 60 days of ARB approval.
- 3) Within 60 days of ARB approval and building permitting, the combined dumpster enclosure shall be fully constructed, and all additional outdoor waste and storage containers/vehicles shall be removed from both properties.

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

Mr. Jewell recused himself from the following case.

- **Case #24-097MPR, 39 S. High Street, Minor Project Review**

Proposal for installation of two signs and exterior modifications to an existing building in Historic Dublin. The 0.02-acre site is zoned HD-HC, Historic District Core and is located northwest of the intersection of South High Street and Spring Hill Lane.

Staff Presentation

Mr. Condo stated that this is a request for an MPR at 39 S. High Street for a wall sign, a projecting sign and the installation of a handrail to an existing building on a 0.02-acre site zoned HD-HC, Historic District Core.

The applicant is proposing a 30-inch by 14.5-inch, three-square-foot projecting sign on the east façade along S. High Street. The sign is centered along the façade under the gable louver and will be mounted from a black metal bracket, which is 1 foot by 3.33 feet and will be 12 feet, 1.5 inches from grade to the top of the sign. The sign will read "Vernacular" in the company's stylized font. The applicant has clarified that the bracket will be mounted so the sign will not hang over the window frame. Also proposed is an approximately 60-inch by 13.85-inch, 1-inch thick, pin-mounted wall sign above the rear entrance, which is a permitted secondary sign type in accordance with Section 153.173 (M)(6)(c). The Code permits an additional building-mounted sign where the tenant also has a dedicated public entrance facing an off-street parking area. The proposed sign will be mounted above the rear entrance at 9.25 feet from ground level. The sign will also read "Vernacular" in the company's stylized font. The two proposed signs meet all Code Sign requirements. The applicant also proposes installing one handrail on the left-hand side of the east entrance facing S. High Street. The handrail will be constructed of black powder coated steel, manufactured by Fortin Ironworks. The design aligns with the *Historic Design Guidelines* and also allows safer access into the building. Engineering staff has noted that a right-of-way (ROW) permit would not be required for the handrail. Staff has reviewed the application against the applicable criteria, and the criteria are met or not applicable. Staff recommends approval of the MPR.

Applicant Presentation

Kristopher Konieczko, Vernacular, 39 S. High Street, Dublin, was available to answer questions.

Mr. Cotter inquired how the handrail would be connected at the bottom on top of the pavers. Mr. Konieczko responded that Fortin Ironworks will be installing it in the limestone, as they considered it to be much more sturdy than the brick pavers.

Board Questions/Discussion

Board members had no questions or discussion.

Public Comment

There were no public comments.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Minor Project Review (MPR) with no conditions.

Vote: Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Mr. Cotter, yes; Ms. Damaser, yes.
[Motion carried a 4-0 with one recusal.]

- **Case #24-081MPR, 112 S. Riverview Street, Minor Project Review**

Proposal for modifications to a previously approved single-family home on a vacant lot in Historic Dublin. The 0.26-acre site is zoned HD-HR, Historic Residential District and is located southeast of the intersection of Pinney Hill Lane and South Riverview Street.

Staff Presentation

Ms. Singh stated that this is a request for modifications to a previously approved home on a vacant lot in Historic District. The 0.26-acre site is located approximately 100 feet southeast of the intersection of S. Riverview Street and Pinney Hill Lane and is zoned HD-HR, Historic District – Historic Residential. The lot was created in 2021, when 110-112 S. Riverview Street was approved for demolition, and the 0.58-acre site was split into two lots. There is currently ongoing construction at the northern lot. 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.

Ms. Singh stated that in July 2023, after multiple Board hearings, the Board approved an MPR for a single-family home with conditions. The Board had extensively discussed the massing and window openings and made considerable efforts over four (4) hearings to ensure that the Code and Guidelines were met. Tonight's request addresses the previous conditions of approval and requests approval of modifications to the previously approved facades and material changes. The applicant is also requesting the addition of a staircase from the basement level to provide access to the rear of the site. Per the MPR conditions of approval at the July 2023 ARB meeting, the applicant has satisfactorily revised the building footprint to 24.8%, through the following design changes:

- Reduced the depth of garage by 4'
- Reduced basement level and first floor level deck sizes

Ms. Singh stated that with this particular application, the applicant is requesting changes to all four facades. Some of the changes are material changes; some are changes to the approved elevations. She reviewed the changes proposed for all elevations.

Front (west) elevation:

The applicant is requesting to change the previously approved front door with sidelights to a single front door with transom light, Hardie board panels, and a light fixture on either side. The request is in line with the existing character within the Historic District, and staff supports the proposed change. The applicant is not proposing any additional changes to this façade.

Rear (East) Elevation:

The applicant has reduced the width of the north and south decks to meet the building footprint requirement. The applicant proposes window/door changes at the basement and first-floor levels of the rear elevation. On the south decks on both floors, the applicant is now proposing five windows instead of the previously approved door and window arrangement. Staff is supportive of the window arrangement on the first floor. Section 5.5(D)(C) of the *Historic Design Guidelines* recommends avoiding large surfaces of glass. Per Section 5.6B of the Guidelines, the window-to-wall ratio should be similar to other buildings in the district. Thus, staff recommends retaining the previously approved basement level elevation to maintain the balance between the materials. At the middle bay, the applicant has made internal changes to the layout and proposes removing two windows in the center while leaving two wider windows with Hardie board panels in between. Staff recommends the previous window arrangement, which was purposely designed to look like a sunroom addition. Should the Board opt to approve the newly-proposed window arrangement, then staff recommends that the top window proportions match those of the lower windows. On the north deck, at the far right on the basement level, the proposal includes a mix of windows and doors instead of the previously approved double doors to accommodate internal layout changes. The basement layout was not presented in the previous approval. The applicant also wants to change the door size to a wider one. The doors on the first and second floors were approved as the same size to ensure compliance with the Guidelines and minimize complexity. Staff recommends maintaining consistency in the opening sizes on the façade and suggests that the width of the doors be consistent. The proposed changes in door size are not due to any internal layout alterations.

North Elevation:

The applicant also proposes to modify the door/window details here. Instead of the previously approved glass door on the first floor, 10-foot wide four-panel bi-parting sliders and a window are proposed. On the lower floor, the applicant proposes a window and a door instead of the previously approved door. As proposed, the window openings highlighted in red are inconsistent in size. Staff recommends adhering to the previous approval to maintain balance and proportion. Should the Board opt to approve the newly proposed window arrangement, then staff recommends that the top window proportions match those of the lower windows.

South Elevation:

The applicant also proposes removing the lower level window due to construction limitations. Similar to the left elevation, instead of previously approved doors and windows opening at the deck, the applicant now proposes 10-foot wide four-panel bi-parting sliders on both the floors. Staff supports the bi-parting sliders in this location due to limited public visibility and the close match with the amount of windows on the approved elevation. The Board previously expressed concerns with the window placements and opening sizes throughout the process, and the approved design ensured that the Code and the Guidelines were met. Staff does not recommend changing the proposed window sizes (in red) for continuity and compatibility. The window on the basement level near the deck is much wider than the previously approved window, and all four highlighted windows vary in size. Furthermore, the previously approved window size will not impact the internal layout or the usage of those spaces, and thus, staff does not recommend altering the previously approved window sizes.

Ms. Singh noted that the applicant is also requesting several material changes. All the sliding doors and the French door (center section, second floor) are proposed to be Sierra Pacific aluminum-clad wood doors with simulated divided light muntins. The Sierra Pacific Westchester double-hung,

wood-clad windows will be SW7042 Shoji White. The applicant requests to change the double front door from ThermaTru double-front door to ThermaTru Classic Craft Fir-Grain Fiberglass Door with simulated divided lite glass, painted in SW 6990 Caviar. The Board has previously approved fiberglass doors in the district for Background buildings. Staff supports the necessary Waiver.

All the other three single doors on the rear façade and left façade are proposed to be ThermaTru Smooth-Star Shaker-style fiberglass single doors in SW7042 Shoji White color, which requires a Waiver. As reflected in the drawing, initially, the applicant was proposing to use different door styles and materials; however, the applicant has confirmed that all the proposed single doors are the same. These are high-quality doors, and the staff is supportive of the waiver; however, staff recommends changing the texture of the proposed doors from smooth style to Fir-Grain. The applicant proposes using 8-inch by 18-inch Forestdale Outdoor Coach Lights with clear seeded glass, and a black frame on either side of the front door and at four locations at the rear. For the garage door, the applicant is proposing to use two Allenbury Outdoor Wall Lights in textured black. The applicant is requesting to change the previously approved Tamko Heritage asphalt shingles to CertainTeed Landmark Shingles in a Weathered Wood color. The requested change is the applicant's personal choice and is a permitted roof material. The proposed staircase will be TimberTech in a Sandy Birch color to match the previously approved railing. Staff is supportive of all the requested material changes. A Waiver was approved for the use of the railing, and since this is an expansion of that approval, a Waiver is required for the staircase. Staff recommends approval of the Waiver and the Minor Project Review with five conditions.

Applicant Presentation

Susan and Bob Dyas, Epic Group Ohio, 180 S. Riverview Street, Dublin, represented the applicants. Ms. Dyas stated that the homeowners acknowledge the work invested to achieve the current approved building plans. She and her husband were not part of the original team. One of the conditions of the previous approval was to remove some of the square footage. Because the direction was not clear, it fell back on the architect and homeowner to identify how to remove some square footage. As soon as they attempted to do that, it caused a need for minor changes to windows and doors. The homeowner does not want to re-create the plan, even though it seems necessary to address all four elevations. While they agree that the current plan is good, there are a few items that they believe could improve it. They are unsure how best to present those.

Board Questions

Mr. Cotter suggested that they describe the changes, beginning at the front and ending with the back façade, explaining what necessitates the changes.

Ms. Dyas stated that there were several changes that the homeowners made as they started the process that were not necessary, as staff pointed out. As a resident on this street, however, they can understand that the homeowners wanted to capitalize on the river views. They have no objections to the majority of staff's recommendations, but there are a couple of alterations that would be an improvement over staff's recommendations. She indicated she would review the proposed changes by elevations.

Ms. Holt pointed out that staff has not seen architectural drawings for the additional changes. Because it is new information, it cannot be presented.

Mr. Cotter stated that the Board is unable to understand what is proposed without drawings. Staff has provided a report and recommendation on the proposal and drawings submitted. Are there components of the conditions for approval with which the applicant does not agree and would like to modify?

Ms. Dyas stated that staff has provided two recommendations, which she is unable to respond to without knowing the Board's overall perspective.

Ms. Damaser inquired if the applicant is in agreement with all of staff's conditions.

Ms. Dyas responded that they are in agreement with the conditions of the second recommendation.

Ms. Damaser requested staff to explain staff's first recommendation.

Ms. Singh responded that the first recommendation is approval of the Minor Project Review with the conditions that the applicant revert back to the left and rear (except at the first floor level, south deck and basement level, north deck) elevations as approved in July 2023, and the windows on the right elevation be standardized prior to building permit. Their second recommendation is that should the Board support the applicant's new proposed elevations, the Minor Project Review be approved with the conditions that the windows on the left, right, and rear (and door) elevations be standardized prior to building permit, and the Smooth-Star Shaker-style fiberglass single doors be changed to Fir-Grain style at building permit.

Ms. Damaser inquired if the applicant had any objection to the first recommendation. If not, the alternative for the applicant would be to request the application be tabled until drawings have been prepared for consideration of their revised proposal.

Bill Razor, 6857 Holbein Drive, Dublin, requested that the application be tabled to allow them to prepare drawings for their alternative proposal.

Ms. Damaser inquired the soonest that the application could be rescheduled.

Ms. Singh responded that the soonest the hearing could be re-scheduled would be for ARB's October meeting.

Mr. Razor inquired if there was any further feedback the Board was able to provide.

Mr. Cotter stated that there have been several previous hearings at which the Board has provided substantial input regarding the symmetry of the windows. He suggested that the applicant review the minutes of those previous hearings. The currently approved plan is the compilation of the Board's previous feedback.

Ms. Patt-McDaniel stated that she did not participate in the previous hearings. She inquired the reason the applicant proposes to move the window in the center section.

Mr. Razor responded that a fireplace is being installed in that section, so it is due to changes being made in that section on the interior.

Ms. Cooper moved, Ms. Damaser seconded to table Case 24-081MPR, 112 S. Riverview Street, Minor Project Review.

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

- **Case #24-022INF, 40 E. Bridge Street, Informal Review**

Informal review and feedback for the remodel and construction of an addition of an existing home in the Historic District. The 0.32-acre site is zoned HD-HR, Historic Residential District, and is located southeast of the intersection of N. Blacksmith Lane and E. Bridge Street.

Staff Presentation

Ms. Holt stated that the applicant has returned for another Informal Review of the proposal for the 40 E. Bridge Street property. The project location is adjacent to Bridge Street between N. Blacksmith Lane and N. Riverview Street. It is adjacent to the two other auction houses that the City sold last year; it is also across from the 1622 N. High Street project. ARB recently approved the projects for 17 and 27 N. Riverview Street, which are located north of this property. These renovations are part of the Riverview Village Project.

The Landmark house is a vernacular style built ca. 1850, according to the 2017 Historic and Cultural Assessment (HCA). It has a cross-gabled ell form with a wrap-around porch facing E. Bridge Street, and numerous additions of unknown age are present. Originally, the wrap-around porch was at grade with E. Bridge Street; however, when the new bridge was constructed in the 1930s, the road grade was raised. There is a resulting continuous high stone wall along E. Bridge Street and N. Blacksmith Lane from this construction, allowing a relatively flat lot. A set of stone stairs leads from N. Blacksmith Lane down to the property. The "duplex privy" is at the rear. This Landmark structure and the 1930s wall and stairs are within the rear highway easement. This property was purchased as part of the City auction in September of 2023 and was closed on in October of 2023. The rehabilitation goals, page 4 of the land purchase disclosure documents, indicate the goal is to preserve the historic nature and mass of North Riverview Street and respect the historic character of the district. Even though the City sold the properties, the intent was for the new owners to partner in preserving the historic character.

At the previous Informal Review in April 2024, the applicant proposed an addition with a separate Accessory Dwelling Unit (ADU), which would require a Waiver of the size requirement. The Board feedback included:

- Confirmation that the front of house should be N. Riverview
- Concern about size and massing of addition; lack of subordinate character
- Lack of support for ADU size Waiver
- Concern about complexity of roof forms and materials

Since April, the applicant has:

- Relocated the front façade to N. Riverview
- Removed the ADU
- Narrowed the addition to be the same as the historic house

Ms. Holt stated that the original house is constructed of lap and scalloped siding on a stone foundation. The siding types are separated by a horizontal band, corresponding with the eaves of the original porch. The stone foundation is a prominent feature on N. Riverview Street. Based on examination of the foundation and the existing brick porch, it appears the brick foundation is a later modernization, as there is a lack of continuity between the original stone foundation and the brick foundation. She reviewed the material and architectural details of each façade and displayed the proposed site layout.

She stated that in regard to Code requirements, the proposed lot coverage would require a waiver. The proposed building footprint is consistent with Code. The proposed rear setback is not currently permitted with a waiver, so would require a variance. Should the anticipated HD Code amendment occur before the project returns for formal review, extension of the rear setback would be permitted by the waiver. The staff report suggested different ways to treat the proposed addition. Its height is much taller than the original house, so it would require a waiver. The roofs on the new porches would require a roof pitch waiver. She pointed out that the view of the house from Bridge Street is impacted by the grade change of the site.

Ms. Holt stated that the following discussion questions have been provided to facilitate the Board's discussion:

- 1) Does the Board support the lot coverage and rear setback Waivers?
- 2) Is the addition successfully subordinate to the original building?
- 3) Does the addition's form respond well to the Code and Guidelines, especially the proposed roof lines?
- 4) Does the Board support the roof pitch Waivers on the new porches?
- 5) Other considerations by the Board.

Board Questions

Mr. Cotter inquired if the proposed rear yard setback is similar to that of the 17 and 27 N. Riverview projects.

Ms. Holt responded affirmatively.

Mr. Cotter inquired if there is any other parking available for the site other than the 2-car garage. He believes the Board has previously approved a 3-car garage for another home.

Ms. Holt responded affirmatively. She recalled that is the case for 55 S. Riverview. 17 and 27 N. Riverview do not have 3-car garages, because the vehicles would be backing out directly onto Blacksmith Lane.

Mr. Cotter inquired the amount of lot coverage consumed by the driveway.

Ms. Holt responded that she does not have that information with this Informal Review; however, the driveway could make the difference to the lot coverage.

Mr. Cotter commented that he believes the lot coverage is less than that on 17 and 27 N. Riverview.

Ms. Cooper inquired how the proposed height compares with that of 17 and 27 N. Riverview.

Ms. Holt stated that the height of this addition is 26 feet, 8 inches at midpoint, which would require a waiver. The height of 17 N. Riverview was 22 feet, 11 inches and the height of 27 N. Riverview is 3 feet lower than the historic house, due to the grade. The proposed height for 40 E. Bridge Street is greater than that of 17 and probably 27 N. Riverview Street.

Discussion continued regarding height and grade differences.

Ms. Holt clarified that building height is measured from the actual ground, not the finished floor.

Ms. Damaser stated that the impression of height is impacted by the grade.

Ms. Holt stated that the front of 17 and 27 N. Riverview and 40 W. Bridge Street houses are at approximately the same elevation, based on Dubscovery.

Applicant Presentation

Kelly Burke, 4389 Hunters Bend, Powell, stated that stone is their preferred foundation material, not brick.

They are trying to make the foundation of the house look more historic. He noted that they have abandoned the chimney within the hyphen idea, which would have been noticeable from the front façade on N. Riverview Street.

Mr. Cotter stated that mass and form and how it sits on the lot is the key factor. We are to trying to be sensitive to the view from Riverview, Bridge Street and Blacksmith Lane. He inquired the applicant's response to the related comments in staff's report.

Mr. Burke stated that they seem to be caught between the effort to make the addition look like a subordinate structure and not "dress it up" too much, but the rear elevation now looks boring and flat. They would definitely like to "dress up the back." He would like to discuss if dormers on the roof could be added or if the patio awning could be extended to break up the appearance. When walking down the alley, the site appears to be down in a fish bowl. Any improvements on the front façade will not be seen, especially from a passing vehicle. They are eliminating the second floor of the original structure entirely. They can sacrifice only a foot and still make the interior layout work to some degree. In regard to the lot coverage calculation, extending the driveway to the rear is increasing that ratio.

Mr. Jewell inquired if the originally proposed ADU is now the master bedroom behind the garage.

Mr. Burke responded affirmatively; it is in the back left corner of the first floor of the addition.

Mr. Jewell inquired what dictated the size of the master bedroom. Was it the desire for a 3-car garage, or was it the reverse?

Mr. Burke responded that it was primarily due to the desired second story of the addition, which is intended to be for guests. Having for bedrooms upstairs is preferred. It will replace the square footage of living area lost with removal of the second floor on the original structure.

[Discussion of front façade of original structure continued.]

Public Comments

There were no public comments on the case.

Board Discussion

Mr. Cotter asked board members to respond to the discussion questions.

- 1) *Does the Board support the lot coverage, rear yard setback and height Waivers?*

Ms. Damaser stated that she has no problem with the lot coverage and rear yard setback waivers, especially since there will be such a long driveway.

Mr. Jewell stated that the need for a rear setback waiver is consistent with 17 and 27 N. Riverview cases.

Ms. Cooper stated that the black metal roof appears to be "the key feature."

Ms. Damaser inquired if that is due to the roof pitch requirements.

Ms. Holt responded that there was sufficient room to make a flatter roof.

Ms. Cooper stated that decreasing the height would make it less overpowering both from the front of the original house and from the surrounding views. The view of the roofline is detracting from the view of the house. Lowering it and adding gables would provide more interest.

Mr. Cotter stated that the height is an issue.

Mr. Burke stated that if it is lowered, all that will be seen is the roof. He would have no objection to adding dormers.

Mr. Jewell stated that the concern is looking east to west from S. Riverview Street. The roof is higher than the existing house, which is not subordinate at that point.

Mr. Burke inquired how that could be addressed differently and still keep the second floor.

Mr. Cotter suggested that he work with his architect on the roof pitch.

Ms. Patt-McDaniel stated that it makes sense to add extra bedrooms with a second floor. The challenge is to manage the appearance of that roof behind the historic house. Right now, from various views, it overpowers the historic home. Perhaps they can adjust the pitch, the roofing, or add gables to make it more compatible from the street view.

Mr. Burke inquired if they should attempt to make it less broad.

Ms. Damaser stated that the issue is the breadth on the rear elevation, but it is the height on the front (east) elevation. Dormers can add room height without roof height. Staff has indicated that the proposed pitch is steeper than Code requires, so that could be flattened some.

Mr. Jewell stated that the ceilings could be opened up, as well.

Ms. Damaser noted that dormers achieve height even though the original roof is lower.

Mr. Cotter summarized that the Board has no objections to the lot coverage and rear yard setback waivers, but they do have an issue with the height waiver. He inquired if both 17 and 27 S. Riverview Street met the height requirement.

Ms. Holt responded affirmatively.

2) Is the addition successfully subordinate to the original building?

Mr. Cotter stated that per the Board's comments, they do not believe the addition is subordinate to the original house. From the street view in all three directions, the addition is quite massive. The Board has suggested a variety of ways to soften the view from the street.

3) Does the addition's form respond well to the Code and Guidelines, especially the proposed roof lines?

Ms. Damaser stated that she agrees with staff's concern about the more modern roof lines. She would recommend that they adjust it to more traditional roof lines with less breaks.

Mr. Cotter inquired if the proposed 3-car garage would require a waiver, as well.

Ms. Holt responded that the Code limit is a 2-car garage, unless approved by the Board. The Board has the ability without a waiver to approve three or four-car garages. In fact 112 S. Riverview has a 4-car garage, due to its shape.

Board members indicated that they have no objection to a 3-car garage, but there was a need to soften the view from the massive wall on the north, perhaps by adding windows or angles.

4) Does the Board support the roof pitch Waivers on the new porches?

Board members indicated that they had no objection to the roof pitch waiver, as long as the pitches are kept minimal. Softening the mass with roof pitches and interesting features are acceptable.

5) *Other considerations by the Board.*

Ms. Damaser stated that the staff reports on the square windows, which are not appropriate for that area and the time period.

Mr. Cotter stated that, currently, there are no windows there.

Mr. Burke noted that if they are making the side of the house the front, there is a need for windows to permit light to enter from that elevation.

Ms. Patt-McDaniel stated that the Board is already altering the historic building by deciding that the front needs to be changed to S. Riverview Street, so we are behooved to permit it to look like a front elevation. There is insufficient space in the scalloped piece to permit longer or wider windows. While not optimal, because we are forcing the side to be the front, we will need to permit windows to allow light entrance and to create the appearance of a front elevation.

Mr. Cotter suggested the applicant work with the architect and staff to identify a window style more sensitive to the time period.

Mr. Cotter pointed out staff's comments that the features of the new porch, such as the spindles, look undersized for the historic structure. These are primarily aesthetic features. The porch needs to make the statement that it is the front of the structure.

Mr. Cotter inquired if the applicant had captured the feedback or needed further clarification.

Mr. Burke inquired what he was permitted to do with the privy. He understands that it needs to be restored. He inquired if all 3 doors needed to be retained and if the structure could be converted into a storage shed so that the space would be functional.

Mr. Cotter inquired the Code requirements on that question.

Ms. Holt responded that the structure is currently locked. As she has indicated previously to the applicant, the exterior must retain its historic appearance. As with any historic structure in the Historic District, the owner can use the interior as they please. It could be used for storage.

Mr. Jewell noted that it is important to the Historical Society that the exteriors of historic structures within the District not be changed.

Ms. Damaser inquired if there is any evidence that the exterior of the privy has been changed in any way over the years.

Ms. Holt responded that she is not aware of any photographs. Perhaps the Historical Society could help with that. Additionally, gentle investigation of the exterior materials could uncover any unoriginal materials.

Mr. Jewell recommended that he contact the Dublin Historical Society.

Mr. Cotter stated that the H.D. Guidelines, 4.2 offers examples of additions to historic structures.

Mr. Burke inquired the next step.

Ms. Holt responded that the applicant could submit another Informal Review, or if they feel sufficiently confident, they can submit a Minor Project Review application.

Mr. Burke inquired if an October review would be feasible.

Ms. Holt responded that one review, either Informal Review or a Minor Project Review, would be possible in October.

As this was an Informal Review, no action was taken.

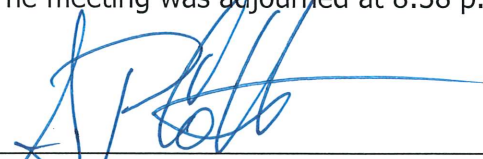
COMMUNICATIONS

Ms. Holt updated Board members re. the following:

- The joint meeting of City Council-PZC-ARB-BZA previously anticipated in September has been deferred to October. Council has availability on 10-16-24. ARB members indicated that they had no objection to delaying their previously scheduled 10-16-24 site tour to be available on that date. Staff will also poll PZC and BZA to confirm the availability of those members for 10-16-24.
- A survey regarding staff reports will be sent to Commission and Board members concerning the Development Review Process analysis.
- Board members were reminded to complete the Cornerstone state-mandated training concerning fraud.
- The Community Church, 81 W. Bridge Street, recently was awarded a Historic District façade improvement grant. The church will be repairing their windows and historic lighting. Because it is a maintenance project, it does not need to be reviewed by the Board.
- The building materials for 17 N. Riverview Street have been finalized, as required by the Condition of Approval. Revised drawings were received today, so the project should be approved by Planning and advanced to Building Standards quickly.
- The next regular ARB meeting is scheduled for Wednesday, September 25, 2024 at 6:30 p.m.

ADJOURNMENT

The meeting was adjourned at 8:38 p.m.



Chair, Architectural Review Board



Assistant Clerk of Council