



MEETING MINUTES

Architectural Review Board

Wednesday, November 20, 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 November 20, 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

Staff members present: Sarah Holt, Bassem Bitar, Rati Singh, Mitch Ament

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Cotter moved, Ms. Cooper seconded acceptance of the documents into the record and approval of the September 25, 2024 meeting minutes.

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

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.

CASE REVIEWS

- **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 Report

Ms. Singh stated that this a request for modifications to a previously approved single-family home on a vacant lot in Historic Dublin. 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. At their August 2024 meeting, the ARB expressed concerns with the proposed changes to the previously approved July 2023 Minor Project Review (MPR) and tabled the application. Tonight's proposal addresses the conditions of approval provided at the August meeting; additionally, the applicant is requesting some modifications to the previously approved MPR. 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
- Reduced basement level and first floor level deck sizes

The applicant is proposing the addition of a staircase from the basement level to provide access to the rear of the site. The applicant also requests to reverse the side yard setbacks and is now proposing an 8-foot setback on the north side and a 4-foot, 6-inch setback on the south side to create a significant distance between the two properties. Staff is supportive of the request as the total setback remains unchanged. The applicant requests 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. The applicant has reduced the width of the north and south decks to meet the building footprint requirement. The applicant also proposes window/door size changes at all levels of the rear elevation. The proposed changes are due to reduced deck sizes, to allow for access from the basement and to accommodate internal layout changes. The request is in line with the previously approved application and does not impact the overall window arrangement. Ms. Singh provided an overview of the request details. Staff has reviewed the application against the criteria and recommends approval of the two material waivers and the MPR with one condition.

Applicant Presentation

David Johnson, Epic Group, 9550 Dublin Road, Suite C, Powell, noted that since the previous approval, they have changed the sideyards to minimize the impact on the new house. They have also simplified the windows.

Mr. Cotter inquired if the applicant had any objection to the one condition.
Mr. Johnson responded that they had no objection.

Public Comments

There were no public comments on the case.

Ms. Patt McDaniel moved, Mr. Jewell seconded approval of the waiver to Code Section 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc.

and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate,
To Permit the use of a TimberTech staircase.

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

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Code Section: 153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal clad wood, or vinyl clad wood,
To permit the use of fiberglass doors (at front and rear)

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

Ms. Cooper moved, Ms. Damaser seconded approval of the Minor Project Review (MPR) with one condition:

- 1) The applicant shall provide basement access door details and utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit.

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

- **Case #24-134DEMO - 83 S. Riverview Street - Demolition**

A request to approve a waiver to reclassify an enclosed porch as a Background structure and a proposal for demolition of that structure. The 0.25-acre site is zoned HD-HR, Historic Residential District, and is located southwest of the intersection of Eberly Hill Lane and S. Riverview Street.

Staff Presentation

Ms. Holt provided an overview of the request. 83 S. Riverview Street is a 11,108-square-foot lot, zoned HD-HR, Historic Residential District, and located approximately 80 feet northwest of the intersection of Pinney Hill Lane and S. Riverview Street, in the middle of Eberly Hill Lane, S. Blacksmith Lane and Pinney Hill Lane. The site contains a Landmark Federal-style house with an L-footprint, including a two-story side-gable core and a one-story rear ell on the southwest corner. Built in 1824 by Eliud Sells, it is made of stone, with standing seam metal roof. The front façade has three fenestration bays, with the slightly recessed front door in the center. The 2017 Historic and Cultural Assessment noted the building having good integrity and condition. A ca. 1930 concrete block addition and chimney were added between the core and ell, which is the subject of the Waiver and Demolition request. The home has been owned by the same family since 1970. The 2023 Historic District Map, found on page 37 of the *Historic Design Guidelines*, identifies the entirety of this building as Landmark. However, the garage was reclassified in 2023. The subject porch was added in the 1930s. It is built of CMU and steel windows. Per the applicant, the porch has leaks and is functionally obsolete. The owners desire to construct a new addition in that same location to minimize lot coverage impacts. That will require an MPR review and approval by ARB. The applicant wants to hear the Board's determination on this demolition request before they invest in an architect. The waiver request is to reclassify the porch addition and the chimney as a Background structure. Should the Board approve the waiver, the demolition would be of a

Background structure. Of that demolition criteria, one of three needs to be met to earn approval. Staff finds that two criteria are met. Code Section 153.176(J)(3)(g) states that a Background resource needs a timeline for redevelopment and a site restoration plan, both to be approved by staff prior to demolition. The applicant has responded that actual demolition will not occur until the desired future addition is fully approved and ready to commence, so no site restoration will be needed. Staff is supportive of the proposed demolition delay, and to further safeguard the historic resource, recommends a condition to this effect. Further, staff is recommending that resulting roof and gutter repairs either match the existing or the approved MPR materials. Staff recommends approval of the waiver and approval of Demolition of the addition and chimney with conditions.

Board Questions

Mr. Jewell inquired about the chimney access to the addition. The house was built with fireplaces on both ends.

Ms. Holt deferred the question to the applicant.

Applicant Presentation

Jeff Hahm, 83 S. Riverview Street, Dublin stated that the chimney was originally used as a stack for an oil furnace located in the basement. It does not lead to a fireplace; the pipe is currently blocked off. The house has three fireplaces with chimneys on three corners of the original house.

Mr. Cotter stated that the MPR will address preservation of the historic components of the house.

Mr. Hahm stated that he is concerned about the chimney. The top course of brick has come off and dropped to the roof. Because the chimney is leaning and separating from the building, he requests permission to remove part of the chimney, lowering it to be more safe.

Ms. Damaser inquired if staff would have any objection to permitting that.

Ms. Holt responded that staff would not have any objection to permitting that, if it is a safety issue. The condition would be revised accordingly.

Ms. Damaser inquired if there is a passageway from the addition to the original building.

Mr. Hahm responded that the house was built in four stages and originally, there was a door from the kitchen wing of the house. When the addition was built, the doorway was walled over. Now, there is an entranceway from the front of the house to the back addition and the kitchen area.

Mr. Jewell indicated to staff that in the future, it would be helpful to provide the Board with photos.

Public Comments

There were no public comments on the case.

Board Discussion

Board members indicated that they had no questions and no objection to the request.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a waiver to Code Section 153.176(L)(5)(i): Waiver for classification of building to reclassify the 1930s addition and chimney to Background.

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

[Motion carried 5-0.]

Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the demolition of the Background Structures with 3 conditions:

- 1) No demolition shall occur until a building permit for the addition is approved, except for the chimney to address safety concerns;
- 2) Demolition shall be conducted using hand tools to ensure the preservation of the original house fabric; and
- 3) Gutter and roofing repair materials shall either match the original materials or be approved during the MPR process.

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

- **Case #24-133FDP - COhatch Riverview Village - Final Development Plan**

Request for review and approval of a Final Development Plan for a mixed-use development. The combined ±0.86-acre site is zoned HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public. It is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Applicant Presentation

Matt Davis, CEO COhatch, 4620 Hickory Rock Drive, Powell, and Tim Lai, 2576 Summit Street, Columbus presented the applicant's overview of the request, including an aerial view of the subject site. He noted that the street details are still under consideration based on City Council's review on Monday. They may be comprised of asphalt with some crosswalks. Potentially, red brick could be used rather than gray brick. Mr. Davis and Mr. Lai provided an update on the proposed development of the red house at 62 N. Riverview Street. The park plan will be provided in the future.

Staff Presentation

Mr. Bitar stated that this is the final step of the development review process, except for the caveat that City Council has had the first reading of the rezoning request; the second reading will be on December 9. Therefore, ARB's approval tonight would be contingent on Council's approval of the rezoning. If the Final Development Plan (FDP) is approved, we will begin to see some physical activity on the site, including tree clearing and creation of a construction entrance. That effort will be coordinated with the park design, so that the construction entrance will eventually become one of the paths through the park. It is the same construction entrance as the one used earlier for the bridge, disrupting as few trees as possible. He noted that there will be several encroachments into the public right-of-way with the project, some of which already exist at 37 N. Riverview and 62 N. Riverview. An encroachment agreement will be done separately. The Board is asked to approve a setback waiver for a new shed behind 53 N. Riverview Street. The side yard and front yard setback in the Historic Core zoning is 0 feet; the rear yard setback is 5 feet. The shed is within 4 feet of that setback, so is at the 20% threshold for waivers, which the Board can grant. The shed is needed to support other uses on the site. It replaces a much larger garage, which had a greater encroachment. There is a landscape plan and a tree preservation plan. Very few trees within the project site can be preserved, but on the west side of the street, a few trees may be added on private property to make up for the lack of street trees. On the east side, an ornamental tree will

be added in front of the new building. The effort has been made to place the buildings as close as possible to the street to minimize the impact on the trees and preserve as many as possible within the park. Based on the development agreement, the City is responsible for tree replacements, which will occur with the park project.

Mr. Bitar reviewed the proposed development on the east side of the site, including the architecture, lighting and landscaping of 62 N. Riverview, the new building and also the kiosk and plaza. He noted that because of the realignment of some of the streets, the grading is changing significantly. The details concerning the stairs by the red house and the ruins will be addressed when the final City engineering details are known and provided in an Amended Final Development Plan (AFDP) for ARB approval. The drawings in the packet regarding the streets are conceptual. The feedback received from Council at their last meeting was their preference for asphalt streets with brick accents and brick sidewalks. The Code requires preservation of the historic stone walls. On the west side, they will be preserved; on the east side, they must be removed and rebuilt because of the street improvements. The attempt will be made to salvage them to the extent possible. 8 of the 12 required bicycle parking spaces will be provided on the east side of the street and in the plaza.

Mr. Bitar stated that the roof material on the new building will be large metal shingles. However, if the applicant cannot provide examples of the product's current use, there are other material options approved for the Historic District that will be used. The applicant is using stone veneer to complement what already exists in the area. Formliner Concrete will be used for the deck piers and some walls that are not located within the pedestrian area. The upper portions of the building will have true stone veneer.

Mr. Cotter inquired if the final decision on the remaining material questions would be handled administratively or if they would return to the Board for review and approval.

Mr. Bitar responded that the review/approval can be handled administratively, or since an AFDP will be brought back to the Board, the final material decisions re. the roof and concrete materials could be determined by the Board.

Mr. Bitar stated that the Dublin Historical Society shared some historic photos of the red house with staff. He reviewed the changes made over time in the red house, including gables, rafter ends and a projecting element over a doorway, later an arched window. They anticipate resolving the trim around the new window before the AFDP. If not salvageable, the windows and doors will be replaced with a Pella product with a simulated divided-light option with a spacer in between. The doors will be fiberglass so will require a waiver; staff is supportive of the waiver.

Mr. Bitar noted the kiosk will be comprised of smooth Hardie panel. There will be some lights under the roof overhang, and some furniture has been proposed for the plaza area, including stools and carts, some of which will be seasonal and stored within the storage shed. The plaza area will incorporate a paver pattern. [Details of the kiosk and plaza area were provided.] The series of ballards that will be located along the N. Riverview Street frontage will be addressed further either administratively or in the AFDP. Staff has reviewed the application against the applicable criteria and recommends approval of the waivers and the FDP with 14 conditions. [He reviewed the proposed conditions.]

Board Questions

The Board questioned and staff provided clarification of several details on the proposed east development of the project site, including preservation of any historic elements found during

construction, trash location/pick-up and evidence of the successful use of the proposed roof shingles.

Mr. Davis indicated that as the business owner, he also wants evidence that the roof material will work.

Mr. Bitar provided images of the proposed west side of the project, comparing the existing building facades and the proposed changes to the façades of 37 N. Riverview Street, 45 N. Riverview Street and 53 N. Riverview Street, retaining the character of the structures.

Board Discussion

The Board discussed the proposed conditions of the proposed development and had no objections.

Mr. Cotter inquired about the size of the proposed restaurant.

Mr. Davis stated that the restaurant is not large. The structure will provide approximately 2,600 SF; there will also be additional dining space on the decks.

Ms. Holt stated that the language refers to 3,500 SF for eating and drinking establishments, unless otherwise approved by the Board.

Mr. Cotter inquired if the trash pickup for the restaurant would be on the east side.

Mr. Davis responded that it would be picked up on the east side or from the now existing COhatch site, behind which there is a trash bin. Both the old and new structures are hidden from public view.

Mr. Cotter inquired if the proposed new materials would be added to the Alternative Materials document.

Ms. Holt responded that the material would be added to that document at the end of this year. The materials will still require a waiver for use. The Board would be able to control the location and uses for it.

Public Comment

There were no public comments on the case.

Ms. Damaser moved, Ms. Cooper seconded approval of a waiver to Code Section: 153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood;

To permit the use of fiberglass doors, if true simulated divided lights are available, at 37, 45, 53, and 62 N. Riverview Street.

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

[Motion carried 5-0.]

Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of a waiver to Code Section: Table 153.173A: Minimum rear yard setback in the Historic Core District is 5 feet;

To permit a 4-foot rear yard setback for the shed at 53 N. Riverview Street

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

[Motion carried 5-0.]

Ms. Patt-McDaniel moved, Ms. Damaser seconded approval of the Final Development Plan with 14 conditions:

- 1) The approval is subject to City Council's adoption of an ordinance to rezone the project site to Historic Core.
- 2) Design details for the area in front of 62 N. Riverview Street and the space between that structure and the new building are to be finalized and presented to ARB as an Amended Final Development Plan (AFDP).
- 3) Site lighting within or adjacent to the public right-of-way is to be coordinated with the City's improvements with final details presented at AFDP.
- 4) Final design details for the structure and additions at 62 N. Riverview Street are to be presented at AFDP.
- 5) The extent of reconstruction of the historic stone wall on the east side of N. Riverview Street is to be increased.
- 6) Additional trees are to be added along the street frontage of the parcels on the west side of N. Riverview Street to make up for the lack of space for street trees.
- 7) An alternative door product is to be presented to the satisfaction of City staff prior to building permits if the proposed fiberglass doors do not have a simulated divided-light (SDL) option with spacers between the glass.
- 8) Evidence of deterioration beyond repair is to be provided to City staff prior to building permit if the wood siding on the original parts of the structures at 37, 45 or 62 N. Riverview Street needs to be replaced.
- 9) Examples of successful/durable installations in comparable climates of the metal shingle proposed for the new building are to be provided to City staff prior to building permits to ascertain its longevity and appropriateness of its appearance; otherwise, staff may allow a previously approved roof material substitution.
- 10) Access to a mock-up of the proposed Concrete Formliner at a sufficient scale be provided to staff prior to building permits to determine whether additional landscaping/screening will be needed in the areas surrounding it.
- 11) Ensure the door color at 37 N. Riverview Street matches that of the windows prior to building permit.
- 12) Alternative colors for the pergola at 37 N. Riverview Street and the roofs at 45 and 53 N. Riverview Street are to be considered prior to building permit, with staff authorized to approve the same.
- 13) All umbrellas are to have fade-resistant fabric.
- 14) If evidence of earlier details (taller windows, upper floor windows, siding type, etc.) is found during construction, staff is authorized to approve field adjustments as necessary.

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

[Motion carried 5-0.]

Mr. Davis thanked the Board for their review and approval of the project.

DISCUSSION ITEM

- **2025-2026 ARB Proposed Meeting Dates**

Board members discussed the proposed meeting dates and noted minimal conflicts for various members and the potential need to revise the proposed October 29, 2025 meeting date to October 22, 2025.

Ms. Holt stated that she would check on that date, and if needed, the meeting schedule could be amended.

Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of the proposed 2025-2026 ARB meeting dates.

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

COMMUNICATIONS

Ms. Holt reported that:

- City Council approved the Phase 2 Historic District Code and Design Guidelines at their Monday, November 18 meeting. Printed copies of both the Code and Guidelines will be provided at the December 18 ARB meeting.
- The 2024 ARB Annual Reports will be prepared and provided first quarter 2025. Members should email to her their photos and any updates they would like made to their biographies for that report.
- The next ARB regular meeting is scheduled for Wednesday, December 18, 2024.

ADJOURNMENT

The meeting was adjourned at 8:28 p.m.



Chair, Architectural Review Board



Assistant Clerk of Council