



MEETING MINUTES

Architectural Review Board

Wednesday, January 24, 2024

CALL TO ORDER

Mr. Alexander, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the January 24, 2024 Architectural Review Board. He stated that the meeting could 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.

PLEDGE OF ALLEGIANCE

Mr. Alexander led the Pledge of Allegiance.

ROLL CALL

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

Board members absent: Sean Cotter

Staff members present: Sarah Holt, Bassem Bitar, Javon Henderson

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Jewell moved, Ms. Damaser seconded acceptance of the documents into the record and approval of the 12-13-23 ARB minutes.

Vote: Mr. Jewell, yes; Mr. Alexander, yes; Ms. Damaser, yes; Ms. Cooper, 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 23-129ARB-INF – 17 N. Riverview Street, Informal Review**
- **Case 23-130ARB-INF – 27 N. Riverview Street, Informal Review**

A request for Informal Review and feedback for the remodel and construction of additions to two homes in the Historic District. 17 N. Riverview is on a 0.18-acre site and 27 N. Riverview is on a 0.21-acre site; both are zoned HD-HR, Historic Residential District. The properties are located southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Staff Presentation

Ms. Holt stated that both cases would be heard together because they are closely related. Should they progress to the Minor Project Review (MPR) stage, they would be heard separately. 17 N. Riverview Street has a +/- 7,930-square-foot lot, and 27 N. Riverview Street has a +/- 8,973-square-foot lot, both zoned HD-HR, Historic Residential District. The lots are between N. Riverview Street, Wing Hill Lane, and N. Blacksmith Lane. 17 N. Riverview Street has +/- 57 feet and 27 N. Riverview has +/- 80 feet of frontage on N. Riverview Street. Highway easements surround the exterior of the properties on the west, north, and east sides; these are for sidewalks and other public improvements without limitation. The properties were purchased at the City auction in September. That purchaser then sold the properties to a new owner, the applicant on these cases. The sites are located adjacent to the site of the anticipated COhatch Riverview Village project. 17 N. Riverview Street is a 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. It is identified as a contributing (landmark) building. There is an outbuilding located at the rear of the property, thought to be unoriginal to the site, with access to N. Blacksmith Lane. Outbuildings are not evaluated in the 2017 HCA, and are therefore non-contributing (background) buildings. 27 N. Riverview Street is a Gabled-ell house with Queen Anne detailing, built ca. 1890. Per the HCA, it has good integrity, somewhat diminished by replacement materials. The porch has turned posts, ornamental brackets and a spindle frieze. It is also identified as a landmark building. There is a large outbuilding at the rear, adjacent to N. Blacksmith Lane.

Ms. Holt stated that to accommodate the proposed development, the applicant is requesting approval to demolish the existing outbuildings. Code Section 153.176(J)(5)(b) applies to demolition requests, which need to be made separately but at the same time as the MPR. The Board is asked to comment on the proposed demolitions and the potential to recreate outbuilding character along the lane. The applicant also seeks inclusion of three-car garages for each site. Per Table 153.173C, the maximum number of parking spaces for a single-family dwelling is two, unless otherwise approved by the Board, per 153.173(F)(8). The goal in limiting the number of parking spaces is to minimize visual impacts from garage doors and pavement within the District.

Ms. Holt stated that the 27 N. Riverview Street structure is constructed parallel with N. Riverview Street. Because the building's southwest corner is close to the property line, the applicant proposes to move the building onto a new, modern foundation that would be parallel to the south property line. Each building on this portion of N. Riverview Street has a slightly different angle to stay parallel to the street curve. The current position of the structure is legal, non-conforming and may remain per Code, although any additions would have to meet current setbacks. Currently, the driveways as shown are non-compliant; that issue would need to be addressed with the MPR. The applicant is proposing significant additions, and subsequent waivers for each house "in keeping with and complementary to the lot coverages of the nearby properties with Historic Core zoning". It should be noted that the applicant considered rezoning but believed that the time involved with the rezoning process to be constraining. For 17 N. Riverview, waivers to lot coverage, maximum building footprint, and rear setbacks are requested; the building footprint and rear setback are above the 20 percent that the Board is authorized to approve. For 27 N. Riverview, waivers to lot coverage, building footprint, and rear setback are requested. The applicant is required to obtain approval first from the Board of Zoning Appeals (BZA) for those specific requests, per Section

153.176(O)(5), prior to submission of the MPRs to the ARB. She noted that a Code amendment adopted in 2021 addressed applications for overly large houses within the District and reviewed the proposed massing of the two applications.

The following 5 questions were provided to guide the Board's discussion:

- 1) Does the Board support the demolition of the outbuildings and/or the maintenance of existing character along Blacksmith Lane?
- 2) Does the Board support the requests for waivers to lot coverage, building footprint, and rear setbacks, including those greater than 20 percent?
- 3) Is the Board supportive of the proposed mass and scale of the additions and their responses to the Guidelines?
- 4) Is the Board supportive of the proposed moving of the 27 N. Riverview Street structure?
- 5) Other considerations by the Board.

Board Questions

Mr. Alexander stated that the existing buildings are encroaching into the easement. He inquired if the City has any City work, such as utility work, planned in the area of the easement along the alley.

Ms. Holt responded affirmatively. The easement area must be reserved for improvements.

Mr. Alexander stated that a request for demolition of the existing buildings is anticipated. Potentially, demolition of these structures would need to occur because of the work the City will be doing in that easement.

Ms. Holt agreed that was a possibility.

Mr. Alexander stated that the existing driveways are noncompliant, which could need to be addressed with the MPRs. Is that noncompliance with the HD Design Guidelines or with the zoning provision?

Ms. Holt responded that they are noncompliant with Engineering's standards for residential properties.

Applicant Presentation

Andrew Sarrouf, Haffar Group, LLC, 10329 Sawmill Road, Powell, stated that he is part owner of the 17 and 27 N. Riverview Street properties and is interested in collaborating with the Board on the design and restoration of these two houses. They believe that preserving the history in this neighborhood requires keeping those two properties as single-family homes and restoring them with beauty and character consistent with the surrounding environment.

Richard Taylor, AIA, Richard Taylor Architects, LLC, 48 S. High Street, Dublin, stated that there will be much work involved with these two projects, but they are hopeful of receiving positive feedback from the Board on the concept so they can proceed with more developed designs. This quadrant of the Historic District, the northeast corner of Bridge and High streets, has gone through more changes in the last few years than any other area of the District. All of these changes have redefined the quadrant into something that is not necessarily reflected in the current zoning classifications. The parcels in both quadrants north of Bridge Street are zoned Historic Core, except for the two small blocks along N. Riverview Street. When COhatch develops the northern two blocks, it will leave the 3 lots to the south as the only properties in the Historic District that remain zoned as

Historic Core. The residential use in the immediate area is part of mixed-use or multi-family projects, and more residential projects are planned. Not everyone wants to live in a multi-family project, and they are proposing to restore and expand these two landmark homes to offer another housing type not available on this side of Bridge Street. The restrictions of the Historic Residential zoning do not permit the proposed projects, however. Those regulations were written for areas of the Historic District where single-family lots are the norm, not the exception, as they are here. There are two ways to address those restrictions. They could rezone the properties to Historic Core, or they can keep the Historic Residential zoning and obtain several variances from the BZA and the ARB. They believe that rezoning the properties to Historic Core would open up the opportunity for future development of these properties by others. The waivers they anticipate requesting to lot coverage, building coverage and rear yard setbacks will keep the coverages compatible with the nearby properties. Both lots are impacted by highway easements. They also will be requesting demolition of both existing outbuildings at the rear of the properties. Because both outbuildings are located partially within the highway easements, they likely would need to be removed regardless of this project. Their goal with both houses is complete restoration (siding, trim, windows, roofs and new interiors). The original forms of the houses will be kept intact with additions added to the rear. The additions will be subordinate to the original homes. Most of the massing will be concentrated at the back of the property as far from the original homes as possible. The larger masses are designed to mimic outbuildings normally found in urban alleys. Blacksmith Lane is an alley. Alleys in urban areas are used for vehicular access. Their proposed garages will contribute to the existing and proposed streetscape, including having 3 garage doors, which is in keeping with the character of the alley. They also plan to make the west sides of the garages pedestrian-friendly. At this time, we do not know what will happen with Blacksmith Lane and Wing Hill, but it is anticipated that Blacksmith Lane will be widened. That widening will reduce the length of access between the garages and the alley. After the amenities such as a tree lawn and sidewalk are added, the driveways will be very short. There are design challenges with each house. On 17 N. Riverview, the ceiling heights are less than 8 feet, so the rooms are not usable as main living spaces. Instead, they will be using the first floor for secondary bedrooms and an office. The main living spaces with higher ceilings will be located at the rear of the house with the primary bedroom suite located over the garage. The design of the 27 N. Riverview Street home is a different situation. The home is in terrible condition with no usable foundation beneath it. The house will have to be lifted to construct a new foundation under it. In doing so, they propose to move the entire house further north on the lot, aligning it with the side property lines. The existing house sits at an awkward angle to the street out of alignment with the adjacent homes and is 1.2 inches from the south property line. The higher ceilings in this home, however, will allow them to use the first floor spaces for the primary bedroom suite, a dining room and a kitchen. Other living spaces will be constructed between the original house and the garage with some usable space over the garage. When completed, these two homes will be appropriate and desirable housing additions in the immediate area and in the Historic District as a whole.

Board Questions

Ms. Cooper inquired what the existing foundation beneath 27 N. Riverview consists of and if their intent was to re-use any of those materials or entirely replace with new materials.

Mr. Taylor responded that there is nothing beneath the house. The siding of the house extends to the ground. The foundation has crumbled to dust; there is nothing there to repair. If the house remained where it is, it would be lifted up and a new foundation dug underneath. However, their intent is to dig a new foundation next to it, lift the house, and place it on the new foundation.

Ms. Cooper inquired if there is a cellar or crawlspace, and if there is, what the depth is. Mr. Taylor responded that there is an unusable crawlspace. The depth varies but at the most, it is a couple of feet.

Mr. Alexander inquired if any other uses for the structures were explored. Mr. Taylor responded that his client did not explore any other uses. Mr. Alexander noted that there were some earlier thoughts of others about the manner in which these sites could be developed that would not require the variances that will be requested with this proposal.

Ms. Damaser inquired the reason the property owner desires to have the 27 N. Riverview house realigned with the sideyard line rather than with the street. Mr. Taylor responded that as the aerial photograph shows, that house is angled more than the others. No house there is perfectly parallel to the sideyard lines, but this one is less so. Because the structure almost touches the property line, there are two issues. First, there is no room to add to the back of the existing structure; therefore, an addition would have to be at an odd angle to the rest of the house or disconnected. Second, anything built within 5 feet of the property line must be fire rated. Moving the structure north permits them to keep all construction 5 feet away from the property line.

Mr. Alexander stated that to be granted a variance, the property owner must identify hardship. They are requesting significant variances. What are the hardships that would justify a variance? Mr. Taylor responded that if he is referring to ARB, there is no hardship that would require it. The question is whether these properties will be developed to a level that meets the market expectation in that area. In the past, no one wanted to restore or renovate these tiny homes. The current property owner proposes to turn them into showcase homes that will fit this area. The 27 N. Riverview house has higher ceilings, so those spaces can be used differently than 17 N. Riverview, which has low ceilings.

Mr. Alexander stated that adding 3-car garages would increase the square footage of lot coverage. What is the reason 3-car garages are proposed? Mr. Taylor responded that if this were an area that was dominated by Historic Residential, as it is on the south side, they would not be proposing it. However, after COhatch rezones and all the other planned construction occurs, this will be a little pocket of residential surrounded by commercial. They believe a 3-car garage is necessary to make these homes attractive to buyers.

Public Comment

Six written letters of support were received and provided to the Board in their meeting packet. No public comments were made during the meeting.

Board Discussion

Mr. Jewell stated future improvements are anticipated with Blacksmith Lane, so it is likely the two outbuildings would need to be removed at that time, regardless. If the demolition criteria were met, he would be supportive.

Ms. Damaser stated that she likes the character of the existing buildings, but with what is occurring on the west side of Blacksmith Lane, she would be supportive of demolition, if the application meets the criteria.

Mr. Alexander requested board members' position regarding the 3 variances requested for 17 N. Riverview and 2 variances requested for 27 N. Riverview.

The Board expressed support for waivers to lot coverage, rear setback, and building footprint but indicated they would need to have more information regarding the design of the proposed project to be comfortable with any variance requests for greater than 20%. The Board expressed concerns with the canyon or wall-like effect that would be created by having the garages lined up along N. Blacksmith Lane and asked that the applicant address this. The Board did not have any objection to the proposed massing, including the second story above the garage. The Board noted that the Code states that additions should not look exactly like the structures to which they are attached. The Board had no objection to the proposed relocation of 27 N. Riverview on a new foundation with different alignment. The Board noted that the issue with recent projects is that they have not been addressing the historic fabric. Traditionally, there is a lot of open space on the lots in this district, and projects like this are not responsive to the historic spatial fabric. Recent information shared regarding the COhatch projects indicate that they are scaling back the projects and potentially, they will not be as massive as what is proposed here. We do not want the spatial character that exists on the COhatch lots to be blocked by what occurs here. The Board's concern about lot coverage includes a concern about preservation of space, character and historic fabric.

Mr. Taylor stated that COhatch is rezoning their parcels, so, if not now, they will be able to propose extension of the lot coverage later. Mr. Taylor stated that he was hopeful of receiving the ARB's support of a 20% waiver on the lot coverage, rear yard setback and building footprint and a positive recommendation for the BZA for the additional space needed.

Mr. Alexander stated that the Board would be able to provide support for more specific numbers after seeing the design and revisions to the projects prior to rendering a recommendation to the BZA.

COMMUNICATIONS

Ms. Holt provided the following updates:

- Introduced Planning technician, Javon Henderson, who will be working on projects that will be heard by the Board and on the ArcGIS Urban/3D modeling initiative.
- Stated that printed copies of the 2024 Annual Report have been provided to the Board members tonight and electronically in their packets and will be posted at the website.
- Phase 2 of the ARB Code and Historic District Guidelines update has begun. Consultant Greg Dale is anticipated to provide an update to the Board at their March meeting.
- Board members should complete the mandatory cyber security training, which is due in 30 days.

Board members noted the following:

- A number of board members indicated that they have had difficulty receiving City emails; are unable to complete their Cornerstone training as not even the updated links work; and were unable to receive their packets electronically. It was necessary for them to access the

meeting material from the City's website. Staff indicated that they would reach out to IT for help.

- Mr. Jewell and Ms. Cooper will not be present at the February meeting, but the remaining members will constitute a quorum.

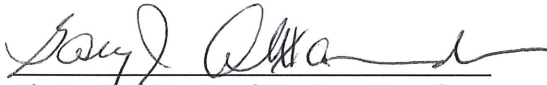
Mr. Alexander recommended that if conceptual reviews will be on the February meeting agenda, Mr. Jewell and Ms. Cooper could review the case material remotely and provide their input to fellow Board members.

Ms. Holt responded that there would be one concept plan and two cases that will require a vote.

- The next regular ARB meeting is scheduled for Wednesday, February 21, 2024.

ADJOURNMENT

The meeting was adjourned at 7:54 p.m.



Chair, Architectural Review Board



Assistant Clerk of Council