

Parcel 273-000032 **Address** 27 N Riverview St **OHI** FRA-8834-1

Year Built: Ca.1890	Map No: 116	Photo No: 1715-1721 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Gabled ell	Foundation: Stone	Wall Type: Frame
Roof Type: Cross gable/asphalt shingles	Exterior Wall: Shiplap	Symmetry: No
Stories: 2	Front Bays: 3	Side Bays: 2
Porch: Shed roof over entrance supported by turned posts with ornamental brackets	Chimney: 1, Exterior, off ridge near northeast corner of north elevation	Windows: 1-over-1 Replacements

Description: The two-story Gabled-ell house has an irregular footprint, resting on a stone foundation. The cross-gable roof is sheathed in asphalt shingles and features a gable wall dormer on the façade ell. The exterior walls are clad in shiplap siding. The front door is sheltered by a shed-roof porch on the façade ell, which is supported by turned posts and features ornamental brackets and a spindle frieze. Windows are one-over-one replacements flanked by fixed shutters, and set into modest pedimented surrounds. A large carriage barn is west of the house.

Setting: The building is located on the west side of Riverview St south of Wing Hill Ln. It is one in a row of late-nineteenth/early twentieth century residences. A stone retaining wall extends along the streetside.

Condition: Good

Integrity: Location: Y Design: N Setting: Y Materials: Y
Workmanship: Y Feeling: Y Association: Y

Integrity Notes: The building has good integrity, diminished some by replacement materials.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. The property is also within the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes Local Historic Dublin district **Contributing Status:** Recommended contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** N/A



27 N Riverview St, looking northwest



27 N Riverview St, carriage barn, looking southeast

OHIO HISTORIC INVENTORY

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

1.No. FRA-8834-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA- 8834-1 FRANKLIN
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)				
Roll No. 2		Picture No.(s) 30-31						
6.Specific Address or Location 27 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 2		27 N. RIVERVIEW
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1880-1900		17b. Alteration Date(s)		
7.City or Village DUBLIN				18. Style or Design vernacular		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8. Site Plan with North Arrow				18a. Style of Addition or Element(s)		30. Foundation Material COURSED RUBBLE		
				19. Architect or Engineer		31. Wall Construction FRAME		
				19a. Design Sources		32. Roof Type & Material GABLE/ASPHALT SHNGL		
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440860 Zone Easting Northing				20. Contractor or Builder		33. No. of Bays Front 2 Side 2		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				21. Building Type or Plan GABLED ELL		34. Exterior Wall Material(s) NARROW SHIPLAP		
11. On National Register? No				22. Original Use, if apparent RESIDENCE		35. Plan Shape IRREG.		
12. N.R. Potential?				23. Present Use RESIDENCE		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)		
13. Part of Estab. Hist. Dist? Yes				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
14. District Potential?				25. Owner's Name & Address, if known		38. Building Dimensions 35 X 40		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				26. Property Acreage		39. Endangered? No By What?		
16. Other Surveys in Which Included				27. Other Surveys in Which Included		40. Chimney Placement EXT./SIDE WALL		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Gabled ell residence with original shiplap siding, one-over-one windows, and intersecting gable roofline and several additions including a screened porch and a wing at the rear.						41. Distance from and Frontage on Road 35/40		
43. History and Significance (Continue on reverse if necessary) This building is typical of the vernacular housing found in Dublin and Washington Twp. from the late 19th century. It is an element in the streetscape along N. Riverview.								
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a large barn with horizontal siding at the rear. This is a short street that parallels the Scioto River and High Street.				46. Prepared by NANCY RECCHIE		47. Organization BDR&C		
45. Sources of Information observation				48. Date Recorded in Field 3/03		49. Revised by		
				50. Date Revised		50b. Reviewed by		



RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**6. 27 N. Riverview Street
24-030ARB-MPR**

Minor Project Review

Proposal: Minor Project review for additions to a residence in the Historic District on a 0.21-acre site zoned HD-HR, Historic Residential District.
Location: Southeast of the intersection of Wing Hill Lane and N. Riverview Street.
Request: Request approval of a MPR. Variances are subject to approval by the Board of Zoning Appeals (BZA).
Applicant: Andrew Sarrouf, Haffar Group, LLC
Rich Taylor, AIA, Richard Taylor Architects, LLC
Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/24-029

MOTION: Ms. Damaser moved, Mr. Jewell seconded a motion to table the Minor Project Review with the following recommendations:

- 1) Obtain approval of Variances from the BZA. If these request are not granted, the applicant shall redesign the site using the criteria in the Historic District Code.
- 2) Adjust the rear building setback to meet the five-foot distance between the highway easement and the building.
- 3) Reduce the number of driveways to one and maintain compliance with the maximum driveway width, per Code.
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.
- 5) Modify the architectural design to better address the Code requirements and Historic Design Guidelines as a described herein.
- 6) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.
- 7) Provide a detailed plan for moving the house to ensure that the Landmark structure is not damaged.
- 8) Provide a contingency plan for moving the house, should bedrock be found on the site, including an explanation about how the basement window retaining walls, positive drainage, and final elevation of the floor plate will be addressed.

VOTE: 4-0

RESULT: Tabling of the Minor Project Review was approved.



RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah Holt

89A2805342A848D...
Sarah Tresouthick Holt, AICP, ASLA, Senior Planner



~~Ms. Damaser moved, Mr. Jewell seconded a motion to table the Minor Project Review with the following recommendations:~~

- ~~1) Significantly revise the architectural design to address the Code requirements and Historic Design Guidelines goals as described herein.~~
- ~~2) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the project using the criteria in the Historic District Code.~~
- ~~3) Adjust the rear building setback to accommodate the 5-foot distance between the highway easement and the structure.~~
- ~~4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.~~
- ~~5) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.~~

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

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

A proposal for additions to a residence in the Historic District located on a 0.21-acre site zoned HD-HR, Historic Residential District, located southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Staff Report

Ms. Holt stated that the site is located at the intersection of Wing Hill Lane and N. Riverview Street and is zoned HD-HR, Historic Residential District. 27 N. Riverview Street is a two-story gabled-ell house with original decorative porch posts, brackets and a spindle frieze. It is identified as a Landmark building in the Historic and Cultural Assessment (HCA) of 2017. There is also a Landmark outbuilding at the rear of the property, for which the applicant intends to submit a Demolition request. The applicant is seeking variances to the building footprint and rear setback standards that are over the 20 percent that may be authorized by the Board in Code Section 153.176(L)(5)(h). The lot coverage requirements are met. A building footprint variance of 32.6% is requested. Code permits 2,297 SF and 2,999 SF are proposed. ARB is permitted to approve a 20% waiver, which would be 2,757 SF. A rear setback variance of 16 feet is requested.

Ms. Holt stated that the addition is in the same plane as the original house. She displayed drawings of and described the proposed elevations. She noted the proposal is to move the house onto a new foundation. Staff has some concerns regarding the proposed relocation of the house: the structure's ability to withstand the movement; should the structure be raised, it would affect its relationship with the street; and if the site is comprised of bedrock, it would prevent moving the house. She displayed the view from N. Blacksmith Lane, noting the amount of visible roof compared to the historic house. As noted with the 17 N. Riverside property, multiple driveway cuts are not permitted. Therefore, the City Engineer is likely to request a shared driveway.

She summarized that most of the MPR criteria are not met at this point, and similar to the previous case, the applicant is requesting that the case be tabled in lieu of the BZA' decision on requested variances. Staff recommends the case be tabled with 8 recommendations (noted in the staff report).

Applicant Presentation

Mr. Taylor stated that they have had professional house movers look at the project and they have confirmed that the house can be moved. In regard to the potential for bedrock, he has remodelled and built houses along both sides of the river for 35 years, and he is confident that there is bedrock on the site. That is probably the reason the existing house does not have a foundation beneath it. However, the bedrock does not prevent an unsurmountable impediment. With the 143 S. High and 181 S. High Street projects, the site conditions were similar. The house will be raised, although the amount is not yet unknown. Currently, the framing sits almost on the ground. The house will be raised to be consistent with City Code requirements regarding wood structures, approximately 8 inches.

Board Discussion

In regard to the requested waivers/variances, Board members confirmed that they had no objection to a 19.5FT variance for the rear setback. Additionally, they were supportive of a 20% building setback waiver. They indicated that they were not supportive of a variance granting greater than the 20%.

Board members discussed the proposed design and architecture by elevation.

Mr. Alexander requested clarification of staff's concerns with the side addition.

Ms. Holt responded that the Code and the Guidelines address subordinate additions. The Guidelines indicate that additions should not be added to the side of original structures. The second issue is the roof form of the original house has minimal details and a lightness. The proposed additions have much greater roof exposure and different details.

Mr. Alexander stated that with the COhatch project, that applicant is adding a second window to create a pair of windows in the original structure; there were no objections to that. There is a similar window proposal here, and there is a concern. What is the rationale?

Ms. Holt stated that on the 53 N. Riverview elevation (COhatch project), the window is offset, which looks awkward and untraditional. COhatch is addressing that irregular window placement. On the 27 N. Riverview elevation, there is only one window, and for modern living, more than one window on that elevation is desired. Due to the available space on this façade, the windows could be arranged regularly, per the Guidelines. What is proposed is not a traditional pattern.

Mr. Alexander stated that the other concern pointed out in the staff report is that the addition at the back of the front portion of the house looks like the original house, because there is no break in the plane. The roof plane continues, as well. He requested Board members to comment.

Mr. Jewell responded that there needs to be distinction between the original structure and the addition. Previously, we have required additions not to extend from the front elevation of the original house.

Mr. Alexander noted that with the Kne project reviewed earlier tonight, the Board requested the opposite.

Mr. Jewell responded that there it was necessary to address a particular issue. With past projects, however, the Board has required that the addition be subordinate to the original structure. The addition should look like the original structure.

Mr. Alexander agreed. However, if we require that there be a break in the roof and wall, there could be a concern about too many rooflines.

Mr. Jewell stated that he prefers the design of 27 N. Riverview over 17 N. Riverview. The layout is more balanced; everything flows better. Although the design and the materials do not work well, the layout works well with the alley.

Discussion of the proposed architecture and building materials continued. Members expressed concern with the placement of siding on the chimney; indicated they had no issue with the proposed fascia trim; expressed concerns with the materials of the 1-story gable near the 2-story gable, which should not match the existing house.

Mr. Jewell pointed out that the plan proposes an additional single-car garage with an additional driveway.

Mr. Alexander noted that ARB could approve the separate garage, but the additional driveway is the issue.

Ms. Damaser inquired if Code prevents two driveways, one wider driveway would be permitted.

Ms. Holt stated that the maximum driveway width at the right-of-way is 20 feet. A driveway with a 3-car width could be permitted if it tapered down to meet that criterion.

Mr. Alexander requested clarification of staff's concern about lentils and sills.

Ms. Holt responded that a distinctive feature of the house is the unique lentils on the windows. The question is whether that form should be repeated or emphasized in some way on the addition.

Mr. Alexander noted that there appears to be aluminium coil stock over what could be trim. We do not know the condition of what lies beneath. Typically, applicants are told not to duplicate the features of the historic structure. A stronger relationship would be appropriate but not duplication.

Ms. Holt concurred that it is a unique detail that differentiates this house from others. Although it should not be duplicated, it would be appropriate to honor it in some manner.

Mr. Alexander inquired if the applicant needed additional feedback.

Mr. Taylor requested clarification concerning location of the extrusions to the house.

Mr. Alexander stated that he had no objection to the locations, but it should not look like the original house. He has no objection to the use of three materials, but the additions should be differentiated from the original house.

Mr. Taylor stated that he would revise the window pattern as recommended. He thanked the Board for their input.

Ms. Damaser moved, Mr. Jewell seconded a motion to table the Minor Project Review with the following recommendations:

- 1) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the site using the criteria in the Historic District Code.
- 2) Adjust the rear building setback to meet the five-foot distance between the highway easement and the building.
- 3) Reduce the number of driveways to one and maintain compliance with the maximum driveway width, per Code.
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.
- 5) Modify the architectural design to better address the Code requirements and Historic Design Guidelines as described herein.
- 6) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.

- 7) Provide a detailed plan for moving the house to ensure that the Landmark structure is not damaged.
- 8) Provide a contingency plan for moving the house, should bedrock be found on the site, including an explanation about how the basement window retaining walls, positive drainage, and final elevation of the floor plate will be addressed.

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

DISCUSSION ITEM

- **Case 23-081 - Alternative Materials**

Ms. Holt stated that comments were received from Board Member Cotter on the draft Alternative Materials document. She inquired if other members had comments to offer on the draft document. Members indicated that they would forward their comments to staff within the next week.

Ms. Holt stated that members' guidance would be incorporated into a final draft to be scheduled on the April 17 Special Meeting agenda for consideration and adoption.

COMMUNICATIONS


Ms. Holt reminded members of the upcoming meetings:

- An ARB Special Meeting is scheduled for April 17, 2024, 6:30 p.m. for approval of the Alternative Materials document and an Envision Dublin Community Plan Update, including the Historic Dublin Special Area Plan; Consultant Greg Dale presenting.
- An Envision Dublin Community Plan public meeting is scheduled for April 2, 2024, 5:00-7:00 p.m. in Council Chamber. Members are invited to attend.
- The next regular ARB meeting is scheduled for April 24, 2024, 6:30 p.m.

ADJOURNMENT

The meeting was adjourned at 10:05 p.m.


Chair, Architectural Review Board


Assistant Clerk of Council



RECORD OF ACTION

Architectural Review Board

Wednesday, January 24, 2024 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

- 1. **17 N. Riverview Street**
23-129ARB-INF **Informal Review**
- 27 N. Riverview Street**
23-130ARB-INF **Informal Review**

Proposal: 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.

Location: Southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Request: This is a request for non-binding review and feedback for future development applications.

Applicants: Andrew Sarrouf, Haffar Group, LLC.

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us


Case Information: www.dublinohiousa.gov/arb/23-129
www.dublinohiousa.gov/arb/23-130

RESULT: The Board provided non-binding feedback for proposed additions to these two landmark houses, demolition of two outbuildings, and associated Waivers and Variances. The Board was supportive of Waivers for lot coverage, rear setback, and building footprint but indicated they would need to see more to be comfortable with the Variance (>20% requests) approach. The Board noted that Code recently was adopted to address oversized houses within the district. The Board acknowledged that, while the proposed projects are located between the 16-22 N. High Street and Riverview Village proposals, they should be reduced in scale to be most appropriate. The Board was concerned with the "garage-scape" view along N. Blacksmith Lane and asked that the applicant address this.

MEMBERS PRESENT:

Gary Alexander	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

89A28D5342A848D...
 Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





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



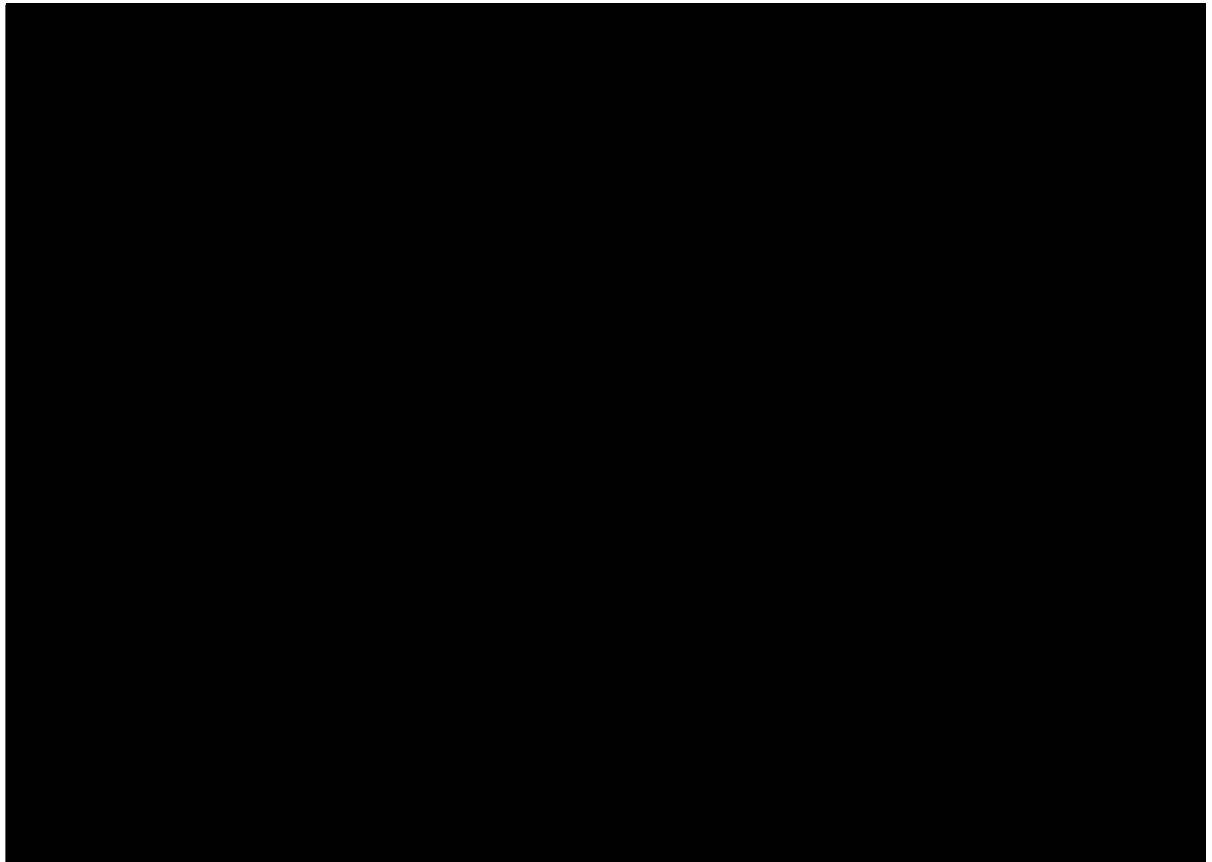
Assistant Clerk of Council

RECORD OF PROCEEDINGS

Held

September 26, 2022

Page 7 of 14



- **N. Riverview Advisory Committee Recommendation**

Ms. Blake provided a brief overview of the properties and the Advisory Committee Members. She stated that the following were goals of the Request for Proposals (RFP):

- Preserve historic nature and mass of North Riverview Street;
- Rehabilitate/renovate/redevelop the Properties, which have fallen into disrepair, so they can contribute to the beauty of Historic Dublin;
- Enhance the neighborhood while respecting the historic character of early Dublin and the Properties themselves;
- Encourage uses that create visitor interest, experiential vibrancy and pedestrian engagement;
- Demolition would require Architectural Review Board (ARB) approval;
- Provide the vision, experience and financial commitment to renovate the Properties in a timely manner;
- Preserve Dublin's signature historic stone walls on each applicable property; and
- Document historic details and cultural resources prior to any demolition or removal.

There were two proposals received. One RFP was received from Corinthian Fine Homes and one from Community Space Development, LLC dba COhatch ("CSD").

- Corinthian Fine Homes' proposal shows nine new single-family homes. They would also renovate and donate 62 N. Riverview Street property back to the City as a park structure or museum. North Riverview Street would be for pedestrian use only.
- Community Space Development LLC COhatch proposal creates "Riverview Village" as a walkable arts and commerce district with renovation of the existing buildings, plus addition of seven new buildings and parking areas. This concept focused on restoring each historic building, adding additional structures along N. Blacksmith Lane and N. Riverview Street, and creating a pedestrian path along N. Riverview Street. This would be a vibrant, walkable, one-of-a-kind destination that would be pedestrian only.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

September 26, 2022

Page 8 of 14

Ms. Blake provided a rendering depicting three buildings that would be used for office/commercial in CSD's proposal on property designated as parkland in the Parks and Recreation Master Plan.

The Committee met and reviewed the proposals against the selection criteria. The Committee recommended to Council to select Community Space Development, LLC's proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process. Staff will update Council on the progress of any negotiations in furtherance of a potential Economic Development Agreement as needed. The Committee sought Council's feedback on the inclusion of a portion of designated parkland for office/commercial uses, potential subsidy of maker spaces for financial viability and the vision for the three southernmost properties.

There were no public comments.

Mr. Reiner asked about the return on investment regarding these proposals. Ms. Blake stated that the public improvements needed are not fully known at this point, so calculating the return on investment would be difficult. Mr. Keeler pointed out that the deal breaker is the office building on the parkland. If that is not allowed, the developer cannot make this proposal work. Mr. Keeler reiterated that this would be a destination for residents and visitors.

Mr. Reiner stated that the RFP goals could be accomplished by private people who buy and restore the homes. He stated this would return some money to the City. He suggested auctioning off the homes and still adhering to the RFP goals.

Vice Mayor De Rosa stated that there was a return on investment in the documents. She asked if someone could speak to that. Mr. Stiffler stated that he was not involved in the calculation.

Matt Davis, COhatch was present to speak about the project proposal. He stated that he was trying very hard to not tear down the historic structures. The office building would be COhatch's building expansion. He stated that he was trying to build a vibrant eco-system that would be walkable. The houses that were left could be restored. He stated the overall return on investment would be income tax not property tax.

Ms. Alutto asked about the revenue from leases. Mr. Davis responded affirmatively and then continued his explanation about how just restoring the homes would not bring vibrancy.

Ms. Alutto was in favor of continuing the discussion and considering the parkland use.

Ms. Amorose Groomes stated that it is important to have the conversation. She stated that steps have been taken to try to spur development, but it has not occurred. Are we going to just keep going with public/private partnerships or will we reach a point where these are self-sustaining?

Vice Mayor De Rosa stated that the village concept is very intriguing. She was asking about density and maintaining the village feel. Ms. Kramb stated that this is too preliminary. It has not even been vetted through ARB with massing and design standards.

Ms. Amorose Groomes stated she would be willing to entertain development on the east side.

Mayor Fox stated that this concept could be a central focus of a historic niche with maker spaces and restaurants. She is okay with continuing the discussion about using the parkland. It must be done thoughtfully.

Mayor Fox moved to approve the recommendations of the Advisory Committee and select Community Space Development LLC's proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process.

Ms. Alutto seconded.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

September 26, 2022

Page 9 of 14

Vote on the motion: Ms. Amorose Groomes, yes; Mr. Keeler, yes; Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes.

