



MEETING MINUTES

Architectural Review Board

Wednesday, May 21, 2025

CALL TO ORDER

Mr. Cotter, Chair, called the May 21, 2025 Architectural Review Board (ARB) meeting to order at 6:30 p.m. in Council Chamber, 5555 Perimeter Drive. He welcomed everyone and 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 both in-person meeting attendees and 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, Lisa Patt-McDaniel.
Hilary Damaser arrived at 6:36 p.m.
Board members absent: Martha Cooper
Staff members present: Sarah Holt

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Cotter moved, Mr. Jewell seconded acceptance of the documents into the record and approval of the April 9, 2025 and April 23, 2025 meeting minutes.

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

[Motion carried 3-0]

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 #25-033INF

Fishel Residence

Informal Review

Request for review and non-binding feedback for the construction of a new single-family home on PID 273-000031. The 0.23-acre site is zoned HD-HR, Historic Residential

District, and is located approximately 130 feet north of Short Street on the east side of S. Riverview Street.

Staff Presentation

Ms. Holt stated that the .25-acre site is a newly split lot with floodplain considerations. The area is comprised of background buildings and vacant lots. The proposed main elevation is a 1.5-story façade with simple traditional design following Guidelines 5.0 and 5.1 B. There is a projecting ell that allows a front door on a porch in a traditional arrangement. There is a small shed roof above the porch, which will need a waiver request. The garages are diminished in importance. There is a side-load, two-car garage and a recessed single-car garage. The Board is requested to comment on the massing and roof pitch waivers. Indicated materials include a stone foundation and entry, horizontal siding on the ell, and vertical siding on the second story. On the second story the interface of vertical siding and horizontal siding may be of interest to the Board. There are two different roof types. The Board is requested to comment on these material selections. The rear façade requires a height waiver and staff is requesting comment on that. The rear façade is broken into three gables. The center portion comes forward. The upper center portion of the deck is proposed to be screened in. Staff has concerns with some materials and massing effects and whether that will read as a solid block depending upon materials. Windows are appropriately arranged. Materials are the same as the front façade. The massing on the riverside generally slopes down to the river. The roof forms are simple. The perpendicular gables are of similar height and not overwhelming each other. This lends cohesiveness and perpetuates historic proportions. The rear decks align. Overall, staff appreciates the applicant's efforts at this early stage.

The following discussion questions have been provided to guide the Board's discussion:

- 1) Does the Board support the proposed massing, especially front and rear?
- 2) Does the Board support the elevations as shown?
- 3) Would the Board support Waivers for the rear height and front shed roof pitch?
- 4) Does the Board agree with the materials as shown? Does the Board share concerns with the porch screening?
- 5) Other considerations by the Board.

Mr. Cotter asked for clarification on staff's comments in the staff report regarding the driveway.

Ms. Holt stated that staff needs to confirm that the width of the driveway is at or below the maximum allowed by Code and the driveway setback is being met if the application moves forward.

Mr. Jewell added that the turnaround must be appropriately sized for maneuvering.

Applicant Presentation

Jeff Memmer, Memmer Homes, 3966 N. Hampton Drive, Powell, stated that he is excited about this project. He added that staff has done a nice job explaining where they are and they are happy to answer any questions the Board may have.

Board Questions/Discussion

Mr. Cotter stated that the height of the stone on the side does not match the floor level or the front. He asked for more information. Mr. Memmer stated that they covered the poured wall foundation with the stone. It does come up higher on front. They can raise the line to match the

front all the way around. They were being cautious of crowding the window trim but can find a balance.

Mr. Cotter asked if the vertical siding on the front elevation at the top is four-inch siding. Mr. Memmer stated that board and batten siding typically has a one-inch by two-inch batten strip that can be spread as appropriate. Mr. Cotter sought confirmation that all vertical siding will be board and batten and at the same dimension. Mr. Memmer answered affirmatively.

Ms. Patt-McDaniel stated that staff mentioned the screen enclosure in their report and asked the applicant for comment. Mr. Memmer stated that the upper deck will have a dryscape system and beadboard ceiling will be underneath everything that is first floor deck height. There will be no exposed framing. Regarding the screening, there are products available that are more low visibility that can be used to keep that feeling more open, which is also the desire of the client. They are happy to name that product at the next step.

Ms. Holt stated that staff does not have experience with this. They contacted Heritage Ohio to see if they had any experience with screening, and they agreed that the goal is to make it as transparent as possible. Mr. Cotter stated that it may be helpful to provide an example at Minor Project Review.

Mr. Cotter asked if there is a way to make the roof pitch conform. Mr. Hemmer stated that there is nothing preventing it from being 4:12.

Ms. Patt-McDaniel stated that she thinks the front is appropriate for the street. Regarding the rear of the structure, the Board has approved that kind of massing in the rear of properties.

Mr. Jewell stated that the back massing has been consistent because of the elevation change.

Ms. Damaser agreed. This project is similar to what has been approved lately and she thinks it looks great. She appreciates the simplicity and symmetry

Mr. Cotter stated that he appreciates the back being symmetrical. All sides look good. The design fits in. Making the shed roof conform makes approval easier.

Mr. Jewell stated that the Board will want to see a sample of the screen. He encouraged the applicant to make it as transparent as possible while serving its purpose.

Mr. Cotter asked if the applicant needed any further clarification from the Board. Mr. Memmer did not seek any further information.

As the case was an Informal Review requesting Board input only, no Board action was taken.

Public Comment

There was no public comment on the case.

Case #25-025MPR Laird Residence

Minor Project Review Request for review and approval of Minor Project Review to allow for construction of a new home on PID 273-013558. The 0.27-acre site is zoned HD-HS, Historic Residential District and is located approximately 200 feet north of Short Street on the east side of S. Riverview Street.

Staff Presentation

Ms. Holt stated that this approximately .25-acre site is zoned Historic Residential. In January of 2025, there was an informal review where overall massing was supported, larger windows and simplification of materials was suggested. The surroundings include mostly background buildings and vacant lots. Some changes to the project include thickening of the columns at the front door, and windows and hardware added to the garage door. Window sizes were difficult to increase due to the internal layout, so staff has requested shutters. Those have been added. A condition of approval has been added requiring the submission of those materials prior to building permit. Ms. Damaser asked if shutters are only planned on the lower level. Ms. Holt stated that shutters were not added on the upper level. Ms. Holt stated that staff questioned the shake panels on the first floor as they are very regular in appearance and perhaps not authentic but found that they were approved for 53 North Riverview Street. They were used at 53 North Riverview Street to reduce the busyness of the façade, which was one of the Board's comments for this project so it may be appropriate. Three waivers are requested for the shed roof pitch on the rear façade, decking material, and rear building height. Otherwise, the project is as presented at informal review. Staff is appreciative of the appropriate door and window arrangements. Staff expressed a concern about the cross gable size relative to the parallel gable size on the north elevation. It will not be very visible but may be overwhelming. The south elevation has good window placement. The windows in the garage were paired based on comments made by the Board at the informal review. The front entry is moved slightly forward of the main plane of the house, as is the center rear.

Ms. Holt continued with the materials and colors. The roof will be Certaineed Landmark in weathered wood. The coated metals group will be the standing seam in Iron Ore, low gloss. All siding and trim materials are Hardie Plank, which does not require a waiver. The board and batten is smooth with the 12-inch on center battens. Trim and decorative panels are also smooth Hardie board. The stone is Halquist dimensional in Beaver Creek. The deck and porch columns will be made from the Hardie smooth material. The colors are alabaster for the board and batten, trim, columns and panels and Oyster Bay for the shake. Other materials include a wood door from Cloplay with windows and hardware. Marvin Ultimate windows and doors, all of which will be casement window sliders or french style for the front entry and all will be clad in ebony. Staff is supportive of the ebony because it goes well with the ivory, and this is a new build, so it is less traditional. The lighting is from Visual Comfort.

Three waivers are requested for the 40-foot rear height, the 3:12 roof pitches, and the Trex decking. Staff supports all three waiver requests and approval of the Minor Project with one condition.

Applicant Presentation

Ataylor Sommer, 7422 Silver Leaf Court, Columbus, stated that staff did a great job explaining their request.

Public Comment

There was one comment shared in packet materials.

Board Questions

Ms. Damaser asked the applicant to speak on the shake siding. Ms. Sommer stated that at the Informal Review, the Board and staff expressed that the shake could make the design too busy. She noted that drawings done on the computer look busier. Taking those comments into consideration, she thought the straight edge would simplify the design and would be a more appropriate choice based on previous feedback.

Ms. Patt-McDaniel complimented the applicant on her house color choice.

Board Discussion

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.173A to allow 40' of building height at rear where 24' is required.

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

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(B)(4)(c)(3) to allow roof pitches of 3:12 for shed roofs and sunroom roof where pitches are required to be greater than 3:12.

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

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(J)(1) to allow Trex for rear decks where wood is required.

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

Ms. Damaser moved, Mr. Jewell seconded approval of the Minor Project Review with the following condition:

- 1) Prior to building permit, the applicant shall supply staff with the materials, colors, and hardware for the shutters.

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

Case #24-142MPR

40 E. Bridge Street

Minor Project Review

Request for review and approval of Minor Project Review to allow the remodel and construction of an addition. The 0.32-acre site is zoned HD-HR, Historic Residential District, and is located northeast of the intersection of N. Blacksmith Lane and E. Bridge Street.

Staff Presentation

Ms. Holt stated that this location is bordered by North Riverview Street, East Bridge Street and North Blacksmith Lane. It is zoned Historic Residential and is one of the three auction houses sold in October of 2023. [Photos showing context were shared.] The historic privy is not a part of this request. In January 2025, the Board had discussion about whether the rear addition is subordinate,

and, at that time, staff maintained that it was not but could be okay if all other details and materials were right. Staff is now comfortable with the design, materials, and integration of the addition with the historic house. A good balance has been achieved. The applicant has worked hard to address concerns. The previous request for a lot coverage waiver is no longer needed. Square windows are proposed on the historic façade, on the new front façade, and on the addition. Both have the appropriate trim, sills, and lintels as required by Code. There are low roofs that match existing low roofs. The new entry porch is appropriately detailed. The upper-level decks have wood railings to match the railings for the entry porch. The garage doors are broken up appropriately with details and windows. The area facing Blacksmith Lane has the biggest change since January. The gable form has been added to mitigate the façade. It is brought forward about 12 inches to further break up that façade, and it is painted a lighter color. Staff has confirmation that the historic house siding will be preserved whenever possible and staff will be involved in those decisions. The trim will be SmartSide smooth. The standing seam roof will be in bronze and on the historic part of the house, it will have a wider distance between seams. The new front door is Marvin Trustile, which is a wood product. The porch decking is thermally modified tongue and groove. The foundation is going to be Green Tea Orchard Limestone veneer. The same standing seam roof will be used on the addition but with narrower spacing. The porch roofs need a membrane because of the flat slopes and that membrane will be bronze. The siding will be thermally modified wood in a drop configuration. The new doors and windows on the addition are Marvin Ultimate aluminium clad wood with bronze factory finish. The garage doors are Clopay Reserve wood. The lighting for the front door is Alantown in copper. There are Restoration Hardware sconces in bronze. The garage goosenecks are from Millenium in bronze as well as the chimney cap. The color scheme is based on the pre-approved color list. The historic home, hyphen and addition is CW-55 Finnie Gray. This responds to Board direction to homogenize the color for the bulk of the building. The second floor on the historic portion is a lighter CW-45 York Gray. The rear elevation gable that comes forward is also York Gray. All trim, decking/railing and columns will be CW-65 Gunsmith Gray.

Ms. Holt stated that four waivers are requested for rear setback, the ¼:12 roof pitch, the square windows, and the SmartSide trim. All of the Minor Project Review criteria have been met, met with waivers, or are not applicable. Staff is recommending approval of all four waivers and the minor project with no conditions.

Applicant Presentation

Kelly Burke, 4389 Hunters Bend, Powell, stated that this has been a long road but he is glad to be here.

Board Questions/Discussion

The Board expressed appreciation for the applicant working to meet Code and Guidelines where possible and for working with staff and the Board. Mr. Burke acknowledged that they ended up with a better product.

Public Comment

There was no public comment on the case.

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.173B to allow a 20'8" rear setback where 30'8" is required.

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

[Motion carried 4-0]

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(B)(4)(c)(3) to allow roof pitches of 1/4:12 where 3:12 is required.

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

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(D)(5) to allow square windows on the front façade and addition facing North Riverview Street where vertical window proportions are required.

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

Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(J)(1) to allow a smooth LP SmartSide trim where wood is required.

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

Ms. Damaser moved, Mr. Jewell seconded approval of the Minor Project Review.

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

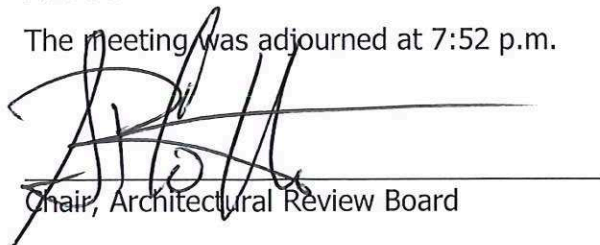
COMMUNICATIONS

Ms. Holt shared the following:

- Staff thanked Mr. Jewell for his service over the past four years and bringing his unique perspective from the Historical Society and personal perspective. Mr. Cotter thanked Mr. Jewell for his demeanor and pursuing educational opportunities. Mr. Jewell stated that ARB is a great board that does great work for the community.
- On June 2, 2025 there will be a swearing-in of new members and celebration for all board, commission and committee members;
- Information has been added to the Resources folder in OnBoard.

ADJOURNMENT

The meeting was adjourned at 7:52 p.m.



Chair, Architectural Review Board



Deputy Clerk of Council