



MEETING MINUTES

Architectural Review Board

Wednesday, September 24, 2025

CALL TO ORDER

Mr. Cotter, Chair, called the Architectural Review Board (ARB) meeting to order at 6:30 p.m. in Council Chamber, 5555 Perimeter Drive. He welcomed public participation 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 explained the meeting procedures, noting that each case would begin with a staff presentation followed by the applicant's presentation, board questions, public comments, and then board deliberation. She requested that public comments be limited to three minutes or less.

PLEDGE OF ALLEGIANCE

Chair Cotter led the Pledge of Allegiance.

ROLL CALL

Board members present: Sean Cotter, Hilary Damaser, Lisa Patt-McDaniel, Mark Stechschulte. Ms. Cooper arrived at 6:32 p.m.

Staff members present: Bassem Bitar, Rati Singh, Mitchell Ament, Donavan Trimble

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Ms. Cooper moved, Ms. Patt-McDaniel seconded acceptance of the documents into the record and approval of the August 27, 2025 ARB meeting minutes and the September 2, 2025 Joint Work Session minutes.

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

Mr. Cotter stated that the Architectural Review Board (ARB) is responsible for review of construction, modifications or alterations to any site in the Review District or area subject to ARB under the provision of Zoning Code Section 153.170. The Board has the decision-making responsibility on these cases. She administered the oath to all those intending to address the Board on the evening's cases.

CASE REVIEWS

Case #25-083MPR

Laird Residence – 190 S. Riverview Street, Minor Project Review

Request for review and approval of modifications to a previously-approved new residence on a combined .50-acre site in the Historic District.

Staff Presentation

Ms. Singh presented this request for a minor project review for the Laird residence at 190 South Riverview Street. The 0.38-acre lot is zoned Historic District Historic Residential. The property consists of two parcels that the applicant desires to combine, allowing them to proceed with their previously approved Minor Project Review (MPR) from May 2025.

The main modification involves relocating the previously approved house design to a more central position on the combined lot. Ms. Singh explained that the applicant now desires to combine both of these lots and proceed with the approved MPR, which was earlier this year for the northern lot. The plan is to relocate the house more towards the center of the site as the lots are going to be combined.

The key changes from the previously approved design include:

- Converting from a front-loaded garage to a side-loaded garage
- Bringing the garage gable forward slightly where the garage entrance would be
- Pulling the front facade forward to enhance it and create a more inviting nature

Ms. Singh noted that the front porch is being built forward with the addition of two columns on both sides to better emphasize the entrance. Windows are being added on the right-hand side where the garage previously was located. The applicant has also met the previous condition of approval to add shutters on the windows.

Staff recommended approval of the minor project review with no conditions, and all applicable criteria were met or not applicable.

Applicant Presentation

Taylor Sommer, His and Hers Architects, 7422 Silverleaf Court, Columbus, explained that the owners purchased the adjacent lot shortly after their previous approval. It was very quickly after the last meeting that the opportunity arose to buy the lot next door. As they were all ready to start construction, they did not want to start over but thought that they would take the opportunity to add in some of the items that the Board had previously requested but could not be accommodated because of the restrictions.

The applicant specifically incorporated Board suggestions that were previously impossible due to site constraints, including the side-loading garage to minimize garage visibility from the street and widening the porch by moving the garage out.

Board Questions/Discussion

Dr. Stechschulte offered advice about using limestone that would be excavated during foundation work, noting Dublin's historic importance as a quarry town. He suggested using the limestone underneath the lower deck and along the sides of the house to prevent erosion rather than hauling it away. The applicant confirmed they have a landscape designer who is excited to incorporate as much limestone as possible.

Chair Cotter complimented the changes, stating that he thinks the changes look nice, and he appreciates the applicant taking the Board's suggestions.

There were no public comments on the case.

Ms. Patt-McDaniel moved, Ms. Cooper seconded approval of the Minor Project Review.

Vote: Dr. Stechschulte, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Mr. Cotter, yes; Ms. Cooper, yes.
[Motion Carried 5-0]

**Case #25-084MPR - 60 Franklin Street, Solar Panels, Minor Project Review
Review and approval of a Minor Project Review under the provisions of Zoning Code
153.176 and the Historic Design Guidelines.**

Staff Presentation

Mr. Trimble presented the MPR for solar panels on a single-family residential structure at 60 Franklin Street. The 0.36-acre lot is zoned Historic District Historic Residential and contains a single-family structure considered a background structure. The structure has a dark-colored shingle roof with frontage along Franklin Street and access provided by Mill Lane to the rear.

The applicant proposed installing solar panels on the south side of the primary structure. Mr. Trimble explained that the applicant has placed panels in locations that maximize solar energy production yet minimizes visibility. They have intentionally not installed panels on the front facade of the home, which requires additional aesthetic requirements for color and configuration.

The proposed panels are Silfab Prime NTC modules featuring low light performance and enhanced durability. The modules are narrow, black, and rectangular in shape with an antireflective coating. All rails will be black to match the panels.

The application met all three regulations overseeing solar installations, including the Historic District Guidelines. Staff recommended approval with no conditions.

Applicant Presentation

Jeffrey Bolyard, owner, 60 Franklin Street, Dublin, and Jay Tribbiani, Gold Path Solar, 25 North Street, Dublin, were present to answer any questions.

Board Questions/Discussion

Dr. Stechschulte inquired about the roof age and solar coverage. Jake Triviana (manufacturer representative, 95 Longview Drive) explained that while age matters less than condition, roofs over 12-15 years old require additional due diligence. The applicant confirmed their roof was a 2020 addition, making it approximately 5 years old.

Regarding energy production, Mr. Bolyard stated that the 25 panels that they are installing is about 89 percent of their electrical needs. He explained that AEP allows up to 100% coverage with net metering throughout the year, but they do not pay back for overproduction, making 89% an optimal target.

Chair Cotter noted this system was identical to one approved the previous month.

There were no public comments on the case.

Dr. Stechschulte moved, Ms. Cooper seconded approval of the Minor Project Review.

Vote: Ms. Damaser, yes; Dr. Stechschulte, yes; Ms. Patt-McDaniel, yes; Mr. Cotter, yes; Ms. Cooper, yes.
[Motion Carried 5-0]

Case #25-054DEMO 105 Franklin Street, Demolition
Request for review and approval of demolition of a Background structure on two lots totaling .75 acres in the Historic District.

Staff Presentation

Bassem Bitar, Deputy Director of Community Planning, presented on behalf of Sarah Holt who was unable to attend. The application concerned demolition of a background structure at 105 Franklin Street. Bitar noted that approximately a year ago, the code changed to convert properties in that vicinity to background status.

The existing ranch-style house with attached garage straddles two property lines. The applicants indicated significant deferred maintenance issues with the roof and drainage. Bitar stated that in terms of historical architectural significance, the structure does not have that level of significance.

Staff visited the site and witnessed the deterioration issues. For background buildings, the demolition criteria differ from landmark buildings - only one of three criteria needs to be met. The focus was on significance, and staff concurred with the lack of significance.

Staff recommended approval of the background structure demolition with no conditions.

Dr. Stechschulte asked about the process for new construction.

Ms. Patt-McDaniel asked if there is a timeline for rebuilding Mr. Bitar no but ground must be seeding. MR. Cotter stated that is a Code requirement.

Applicant Presentation

Jeffrey Greiner, JLGS, Exploration, LLC, 12205 Taylor Road, Plain City, explained they purchased the property over a year ago, anticipating doing this sooner but were delayed when their house in Florida was hit by a hurricane.

Board Discussion

In response to questions regarding next steps, Mr. Bitar explained that applicants would need to combine the two lots administratively and obtain a demolition permit if approved. An informal meeting with staff is encouraged before any new construction application to review guidelines about compatibility with the neighborhood.

When asked about timeline requirements after demolition, Mr. Bitar clarified that unlike in the Historic District where building is required within a specific timeframe, background structures can be demolished and the lot reseeded without immediate construction plans. There is not a specific timeline, but if construction is not immediate, there is an expectation that the ground at least will be seeded and restored.

Dr. Stechschulte asked what typically trips up applicants in the reconstruction process. Mr. Bitar responded that while there are unique circumstances in each application, staff works closely with applicants to avoid any "tripping hazards."

There were no public comments.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Demolition – Background.

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

[Motion carried 5-0]

Case #25-045AFDP COhatch - Riverview Village, Amended Final Development Plan Request for review and approval of an Amended Final Development Plan for a mixed-use development. The combined ±0.86-acre site is zoned HD-C, Historic District - Historic Core and is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Staff Presentation

Mr. Bitar presented this extensive Amended Final Development Plan for the COhatch Riverview Village mixed-use development. The combined 0.86-acre site is zoned Historic District Historic Core and is located on both sides of North Riverview Street, south of North Street and north of Wing Hill Lane.

Mr. Bitar provided comprehensive background on this public-private cooperative development, explaining that the City initiated the project to ensure this neglected area of Historic Dublin would be revitalized in a manner compatible with the District's character. The City had acquired 8 parcels on the south side of South River Street after receiving inquiries about large-scale developments that would have been out of scale and included demolition of historic structures.

The development history included:

- Two responses to the City's RFP, with COhatch being selected by City Council
- An informal application to ARB that was viewed favorably
- Three southern parcels being sold through auction and now in various stages of renovation
- A development agreement approved by City Council in September 2023
- Concept Plan approval in early 2024
- Final Development Plan approval in November 2024

The project includes:

- Renovating three existing buildings on the west side of North Riverview Street
- Restoring the red house on the east side and converting it to a restaurant
- Building a new structure on the east side of the street atop the slope
- Historic ruins to be preserved underneath the new building

Three areas were deferred at the Final Development Plan stage:

- The area between the two buildings (riverbank descent)
- The space in front of the red house
- Lighting details

Public Improvements

City Council selected a concept with asphalt streets and brick crosswalks after concerns about brick streets' maintenance and pedestrian/bike friendliness. The narrow streets will feature granite curbs with brick sidewalks designed to allow vehicles to pull aside when meeting oncoming traffic. Granite cobbles will be placed between the curb and brick sidewalk for durability.

Additional public improvements include:

- A path connecting to the West Plaza at the Dublin Link Bridge
- An entrance to the future park
- Sidewalks on North Street up to High Street
- Street trees, landscaping, and lighting
- Catenary lights on narrow Blacksmith Lane
- Additional ADA parking further down the hill
- Burial of overhead utility lines

Riverbank Descent Design

The applicant presented a design drawing inspiration from historic site features. Mr. Bitar described the terraced design with stone walls, concrete steps transitioning to limestone steps, and LED tape lighting under stone caps. The design incorporates reuse of existing stone walls and materials excavated during construction.

Building Modifications

37 North Riverview Street:

- Roof pitch change (shallower than previously shown)
- Case style gutters changed to half-round historic gutters
- Porch floors changed from wood to TimberTech
- Steps and skirt boards to use PVC for moisture resistance
- Pergola to be stained to complement building colors

45 North Riverview Street:

- Chimney reconstruction using thin brick veneer due to interior space constraints
- Roof color changed to homestead brown
- PVC skirt boards and staircase frames

53 North Riverview Street:

- PVC tapered columns for the craftsman-style porch
- Roof color changed to brown to complement the color scheme
- Metal fence replacing previously shown picket fence
- New shed matching the style and color scheme

Red House:

- New canopy above front door with rounded wood brackets
- Exposed rafters in front (based on historic photos)
- Pavilion addition expanded slightly north
- Permanent screens with high transparency for the porch
- Corner windows at restroom location to include window treatments

New Building:

- Steel shingle roof replacing aluminum shingle
- Concrete form liner for foundation areas instead of mimicking stone
- Reduction in chimneys from 4 to potentially 3

Public Comments

There were no public comments.

Board Discussion

The Board engaged in extensive discussion about:

- **Material Waivers:** Staff supported waivers for TimberTech decking, PVC materials, and thin brick based on the commercial use and moisture concerns. Chair Cotter clarified these were circumstantial approvals serving as test cases.
- **Limestone Preservation:** Dr. Stechschulte emphasized preserving limestone excavated during construction, given Dublin's quarry town history. Both staff and applicants confirmed plans to retain and reuse stone materials.
- **Construction Disruption:** Dr. Stechschulte raised concerns about business disruptions, particularly for Paris 75. Mr. Bitar acknowledged the complexity and assured extensive coordination efforts, with Mr. Ament from the City Manager's office coordinating meetings and communications.
- **Timeline:** Construction is expected to begin with the three smaller houses, followed by the red house and new building in spring 2026, with completion targeted for end of 2027.
- **Chimneys:** The Board expressed concern about reducing chimneys on the new building, as they help break up the massing. Staff recommended maintaining at least three chimneys.

Ms. Cooper moved, Dr. Stechschulte seconded approval of a waiver of Section 153.174 (J)(1) to allow the use of TimberTech/Composite material for the pergola deck at 37 N. Riverview Street and the porch floors and stair treads at 37, 45, and 53 N. Riverview Street where wood or fiber cement materials are required.

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

Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of a waiver of Section 153.174 (J)(1) to allow PVC skirt boards and porch staircase frames at 37, 45, and 53 N. Riverview Street where wood or fiber cement materials are required.

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

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a waiver of Section 153.174 (J)(1) to allow PVC porch columns at 53 N. Riverview Street where wood or fiber cement materials are required.

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

[Motion carried 5-0]

Ms. Cooper moved, Ms. Damaser seconded approval of a waiver of Section 153.174(J)(1) to allow thin brick for the chimney at 45 N. Riverview Street where full depth brick or brick veneer is required.

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

[Motion carried 5-0]

Mr. Lai stated that he understands the conditions of approval and has no problem with them.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Minor Project Review with the following conditions:

1. 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.
2. Evidence of deterioration beyond repair, verified by an independent expert, is to be provided to City staff prior to building permit if the wood siding or wood windows or doors on the original parts of the structures at 37, 45 or 62 N. Riverview Street need to be replaced.
3. The chimney design and locations at the new building are to be finalized in coordination with City staff prior to building permit with the provision of a minimum of three chimneys.
4. The corner thin bricks at the chimney at 45 N. Riverview Street are to be L-shaped.

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

[Motion carried 5-0]

COMMUNICATIONS

Mr. Bitar announced that the October meeting would likely be canceled as no applications had been received by the deadline. The next meeting would be November 19th if no late applications arrived.

Mr. Bitar also mentioned the Heritage Ohio conference in Canton, October 14-16, encouraging board member attendance. Ms. Patt-McDaniel, who recently stepped off the Heritage Ohio Board, endorsed the conference, highlighting developer Steve Kuhn's contributions and the Legacy Reception at the renovated Onesto Hotel. Dr. Stechschulte expressed interest in attending the first two days.

Board members shared observations about recent improvements in the historic district, including the removal of a shed at the future Teriyaki Madness location and positive experiences at the new Apothecary Bourbon and Wine Bar.

ADJOURNMENT

The meeting was adjourned at 8:17 p.m.



Chair, Architectural Review Board



Deputy Clerk of Council