



MEETING MINUTES

Architectural Review Board

Wednesday, December 17, 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.

PLEDGE OF ALLEGIANCE

Chair Cotter led the Pledge of Allegiance.

ROLL CALL

Board members present: Martha Cooper, Sean Cotter, Hilary Damaser, Lisa Patt-McDaniel, Mark Stechschulte.

Staff members present: Sara Holt, Bassem Bitar, Tori Brubaker, Brian Gable, Josh Miller

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Cotter moved, Ms. Patt-McDaniel seconded acceptance of the documents into the record and approval of the September 24, 2025 ARB meeting minutes.

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

[Motion carried 5-0.]

CASE REVIEWS

Case #25-083MPR

Sharpin Residence – 134 S. Riverview Street Minor Project Review

Request for review and approval of a single-story addition to an existing residence.

The site is zoned HD-HR, Historic District – Historic Residential and is located on S. Riverview Street, south of Pinney Hill Lane and north of Short Street.

Mr. Cotter moved, Ms. Patt-McDaniel seconded to postpone the Minor Project Review at the request of the applicant.

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

[Motion carried 5-0.]

COMMUNICATIONS

Informational Presentation: Riverside Drive Stone Walls

Josh Miller, City Engineer, presented information about the Riverside Drive Utility and Shared Use Path Extension Project for Area 3, which will impact existing stonewalls identified in the 2017 Historic and Cultural Assessment. The project will connect two dead-end paths between Tonti Drive and Wyandotte Woods Boulevard, while extending public sanitary sewer and public water to underserved areas.

Mr. Miller documented the current condition of the walls, noting they were reconstructed by ODOT in the 1940s as part of a widening project, and thus fall outside the 1820-1930 era of significance for stone walls, as established by the Architectural Review Board in 2024. The current walls show significant deterioration, collapse, and modifications in various sections.

The project proposes to reconstruct the walls using traditional dry-laid stone techniques, incorporating weathered stones in good condition from the original wall where feasible. Wall heights will vary to match existing conditions, with heights ranging from 12-18 inches in northern sections to 30-36 inches in southern portions. Select existing columns will be preserved where possible.

The Board expressed support for preserving existing columns, approved the use of ornamental grasses to accentuate previous wall locations, and agreed to varying wall heights to match existing conditions. Dr. Stechschulte suggested incorporating artistic elements in new columns similar to historic whimsical carvings found elsewhere in Dublin.

2026 Meeting Dates

The Board reviewed the proposed meeting dates for 2026. Members noted potential absences, with Dr. Stechschulte unavailable for the April 8 district tour and Ms. Cooper tentatively out of state at the proposed time of the February meeting.

Mr. Cotter moved, Ms. Cooper seconded approval of the 2026 meeting dates as presented.

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

[Motion carried 4-0-1.]

Other Communications

The Board scheduled a photo to be taken after adjournment.

The Board recognized Ms. Damaser's final meeting, thanking her for her service as she transitions to the Planning and Zoning Commission.

Staff provided updates on ongoing projects:

- 11 North Riverview (formerly 40 East Bridge) is expected to submit building permit requests soon with construction completion projected for early Q2 2026

- The Riverview Village project closed today after numerous delays, with public improvement plans expected to be bid in early 2026 and construction to begin later that year.

ADJOURNMENT

The meeting was adjourned at 7:13 p.m.



Chair, Architectural Review Board



Deputy Clerk of Council