



RECORD OF ACTION

Architectural Review Board

Wednesday, February 21, 2024 | 6:30 pm

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

**2. 83 S. Riverview Street
23-128ARB-MPR**

Minor Project Review

Proposal: Request for review and approval of a proposal for modifications to a garage and driveway at an existing residential home located in Historic Dublin.

Location: 70 feet northwest of the intersection of South Riverview Street and Pinney Hill Lane.

Request: Review and approval of a Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Applicants: Geoffrey Hahm, Property Owner

Planning Contact: Jane Peuser, Planning Assistant
Rati Singh, Assos. AIA, Planner I

Contact Information: 614.410.4675, jpeuser@dublin.oh.us
614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/23-128

MOTION 1: Mr. Cotter moved, Ms. Damaser seconded approval of the Waiver to Code Sections 153.174 (C)(3) and 153.174 (D)(1) which requires that "Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood," to permit use of a triple-layered, reinforced steel garage door.

VOTE: 3 – 0

RESULT: The garage door Waiver was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Cotter moved, Ms. Damaser seconded approval of the Minor Project with no conditions.

VOTE: 3 – 0

RESULT: The Minor Project Review was approved.



RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Rati Singh

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Rati Singh, Assos. AIA, Planner I



Applicant Presentation

~~Nancy Davis, property manager, 1480 Dublin Road, Columbus, stated that she appreciates the opportunity ARB has provided them to conduct additional research. The Poulis' house is an attractive structure, as is evidenced by use of its photograph for marketing purposes. The property owner is not asking to change that historic structure. It is well maintained and occupied by a commercial tenant, who would like to expand her business. To do so, there is a need for additional parking spaces. The property owner is requesting permission to remove the outbuilding, which has deteriorated. The Ohio Historic Inventory (OHI) indicates that the building had been used as a chicken coop or housing for other animals, perhaps a horse. Her research does not indicate that the small ell portion is a wellhouse. There is an earlier survey that shows the well location between 123 and 119 South High Street. She noted that there also is more detail on the financial estimates than was provided at the December 2023 hearing.~~

~~Board members indicated that they appreciated the additional financial detail and had no questions related to that information.~~

Public Comments

~~No public comments were received.~~

Board Discussion

~~Mr. Cotter stated that the report indicates the site has no historic significance; the application meets one of the review criteria and meets Code requirements. Therefore, he has no objections.~~

~~Ms. Damaser noted that it was beneficial to have the detailed renovation costs. Because the structure has no historic significance, the cost would not be justified.~~

~~Mr. Alexander expressed agreement. He inquired if the applicant had any objection to the conditions for approval.~~

~~Ms. Davis indicated that they had no objections.~~

~~Ms. Damaser moved, Mr. Cotter seconded approval of the demolition with the following conditions:~~

- ~~1) That the applicant provide, in conjunction with the demolition permit application, a scaled landscape plan for the previous area of the shed. Required items include, but are not limited to a street tree, a 6-foot tall evergreen hedge, steel edging, and mulch; sight distance triangles shall be maintained; installation of this landscape shall be no later than May 31, 2024 and include complete ailanthus eradication.~~
- ~~2) That any remaining well features be incorporated into the landscape design at grade and any well remnants be properly mitigated for safety purposes. If no features exist, this condition shall not apply.~~

~~Vote: Mr. Cotter, yes; Ms. Damaser, yes; Mr. Alexander, yes.~~

~~[Motion carried 3-0]~~

- **Case 23-128MPR - 83 S. Riverview Street, Minor Project Review**

Request for review and approval of a Minor Project Review proposal for modifications to a garage and driveway at an existing residential home located in Historic Dublin. The 0.26-acre site is zoned HD-HR, Historic Residential District and is located approximately 70 feet northwest of the intersection of South Riverview Street and Pinney Hill Lane.

Staff Presentation

Ms. Peuser stated that this is a request for a Minor Project Review for exterior modifications to a garage on a historic property. The existing home was built in 1824 by Eliud Sells, son of John Sells. It is the oldest stone house in Dublin and is listed in the National Register of Historic Places. The site has frontage on both South Riverview Street and South Blacksmith Lane and is located to the east of the Scioto River. There are two outbuildings located to the rear of the site along S. Blacksmith Lane – a shed and the subject concrete block garage. There is an existing curbcut on S. Blacksmith Lane and a gravel driveway in the southwest corner of the site. This is a request for the rehabilitation of an outbuilding on a landmark property. The proposal includes laying a new concrete foundation inside the garage, installing new siding, replacing the existing garage door and replacing the existing gravel driveway with a 17 ft. x 20 ft. concrete driveway, which will connect to the existing curbcut and apron on S. Blacksmith Lane. The west façade of the garage faces S. Blacksmith Lane. The existing garage has metal window frames, and the east elevation has a painted metal door. The proposed project includes replacing the existing wood siding on the front and rear gables of the garage with RELIABILT Unfinished Pine Tongue and Groove Wall Planks to be painted with Behr Marquis Exterior Latex Satin Paint in Antique White. The applicant has noted that this will match identically the existing siding and color of the garage. The proposed garage door is a Clopay Gallery Collection, 16 ft. x 7 ft., triple-layered, Intellicore Insulated Steel Garage Door with SQ24 Windows in the color Sandtone. A Waiver is required to permit the proposed material. Staff is supportive of the proposed painted steel garage door, as it is consistent with the existing metal rear door and window frames. There are structural concerns, and a heavier wood door would place a strain on the garage door mechanism and the garage itself. Staff has reviewed the application against the Minor Review criteria and found that all criteria are either met, met with the waiver or not applicable. Staff recommends approval of the garage door waiver and the Minor Project Review with no conditions.

Applicant Presentation

Geoffrey Hahm, property owner, 83 S. Riverview Street, Dublin, stated that their goal is to renovate the dilapidated building and make it functional. Only a steel door will work on this building due to the existing support mechanism. The structure does not have trusses; it has only rafters and rafter ties that are spaced every four feet. The door is supported on one rafter tie. Composite garage doors weigh close to twice the weight of a steel door.

Public Comment

There were no public comments.

Board Discussion

Board members indicated that they had no objection to the project as proposed.

Mr. Cotter moved, Ms. Damaser seconded approval of the Waiver to Code Sections 153.174(C)(3) and 153.174(D)(1) which requires that "Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood," to permit use of a triple-layered, reinforced steel garage door.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Damaser, yes.
[Motion carried 3-0]

Mr. Cotter moved, Ms. Damaser seconded approval of the Minor Project with no conditions.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Damaser, yes.
[Motion carried 3-0]

Staff indicated that the next two cases would be heard together as they are associated with the same project.

- **~~Case 23-136-DEMO - 16-22 N. High Street, Demolition~~**

~~Request for review and approval of Demolition of two background structures on an existing site in the Historic District. The 0.26-acre site is zoned HD-HC, Historic Core District, and is located approximately 65 feet northeast of the intersection of N. High Street and E. Bridge Street.~~

- **~~Case 23-135ARB-CP - 16-22 N. High Street, Concept Plan~~**

~~Request for review and approval of Concept Plan proposal for a 2-story mixed-use building in the Historic District. The 0.26-acre site is zoned HD-HC, Historic Core District, and is located approximately 65 feet northeast of the intersection of N. High Street and E. Bridge Street.~~

Staff Presentation

~~Ms. Singh stated that this is a request for review of two related applications. The first request is for the demolition of two existing background structures at 16 and 22 N. High Street, and the second request is for review and approval of a Concept Plan for the site. The site contains two structures: 16 N. High Street and 22 N. High Street with a concrete drive between the buildings. A surface parking lot to the rear (east) of the property is accessible from N. Blacksmith Lane. There is an attached existing dirt floor shed at the rear of 22 N. High Street and an unusable, dilapidated outbuilding facing N. Blacksmith Lane. Both 22 N. High Street and 16 N. High Street are listed in the National Register of Historic Places as Dr. Llewellyn McKittrick's office and house, respectively. 22 N. High Street was built circa 1900. The Queen Anne-style building has a rectilinear footprint, a hipped-roof core, and a cross-gable over a bay window on the front façade. The structure has original wood siding and a standing seam metal roof. The structure's historic use was a doctor's office, and the current use is commercial. 16 N. High Street was built in 1843. The stone building has a rectilinear footprint with a two-story core and a one-story frame addition spanning the width of the rear elevation. The vacant building has a side gable roof sheathed in standing seam metal and pierced by two gable wall dormers on the façade.~~

~~Ms. Singh stated that there have been several Minor Review Project applications for improvements on this site. Most recently, the Board provided non-binding feedback for an Informal Review proposal on November 15, 2023. The Board expressed concerns about the massing, siting and the proposed materials. Since then, staff and the applicant have worked together and attempted to address those concerns. A massing study was provided in the meeting packet. Ms. Singh reviewed the existing site conditions. The two buildings, 16 N. High Street and 22 N. High Street, face N. High Street and have a total existing footprint of approximately 2,500 square feet. There is a drop in grade from the west to the east of the site. The rear of the site is wooded, with an 800 square-foot, 4-car garage built into the slope and an approximately 164 square-foot shed attached to the rear of 22 N. High Street.~~