



## RECORD OF ACTION

# Architectural Review Board

Wednesday, August 28, 2024 | 6:30 pm

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

**5. 40 E. Bridge Street  
24-022INF**

**Informal Review**

Proposal: Remodel and construction of additions to 40 E. Bridge Street on a 0.31-acre site zoned HD-HR, Historic Residential District.

Location: Northwest of N. Riverview Street and E. Bridge Street.

Request: Non-binding review and feedback for future development applications.

Applicants: Kelly Burke, Owner  
David Knapp, Tandem North Design

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

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

Case Information: www.dublinohiousa.gov/arb/24-022

**RESULT:** This is the last City-auctioned house. Non-binding feedback was provided on an additional Informal Review on a revised design. The Board considered the massing and details inappropriate, in comparison to the recently approved 17 and 27 N. Riverview designs.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

Signed by:  
  
 89A2805342A848D...  
 Sarah Tresouthick Holt, AICP, ASLA  
 Senior Planner



- **Case #24-022INF, 40 E. Bridge Street, Informal Review**

Informal review and feedback for the remodel and construction of an addition of an existing home in the Historic District. The 0.32-acre site is zoned HD-HR, Historic Residential District, and is located southeast of the intersection of N. Blacksmith Lane and E. Bridge Street.

### **Staff Presentation**

Ms. Holt stated that the applicant has returned for another Informal Review of the proposal for the 40 E. Bridge Street property. The project location is adjacent to Bridge Street between N. Blacksmith Lane and N. Riverview Street. It is adjacent to the two other auction houses that the City sold last year; it is also across from the 1622 N. High Street project. ARB recently approved the projects for 17 and 27 N. Riverview Street, which are located north of this property. These renovations are part of the Riverview Village Project.

The Landmark house is a vernacular style built ca. 1850, according to the 2017 Historic and Cultural Assessment (HCA). It has a cross-gabled ell form with a wrap-around porch facing E. Bridge Street, and numerous additions of unknown age are present. Originally, the wrap-around porch was at grade with E. Bridge Street; however, when the new bridge was constructed in the 1930s, the road grade was raised. There is a resulting continuous high stone wall along E. Bridge Street and N. Blacksmith Lane from this construction, allowing a relatively flat lot. A set of stone stairs leads from N. Blacksmith Lane down to the property. The "duplex privy" is at the rear. This Landmark structure and the 1930s wall and stairs are within the rear highway easement. This property was purchased as part of the City auction in September of 2023 and was closed on in October of 2023. The rehabilitation goals, page 4 of the land purchase disclosure documents, indicate the goal is to preserve the historic nature and mass of North Riverview Street and respect the historic character of the district. Even though the City sold the properties, the intent was for the new owners to partner in preserving the historic character.

At the previous Informal Review in April 2024, the applicant proposed an addition with a separate Accessory Dwelling Unit (ADU), which would require a Waiver of the size requirement. The Board feedback included:

- Confirmation that the front of house should be N. Riverview
- Concern about size and massing of addition; lack of subordinate character
- Lack of support for ADU size Waiver
- Concern about complexity of roof forms and materials

Since April, the applicant has:

- Relocated the front façade to N. Riverview
- Removed the ADU
- Narrowed the addition to be the same as the historic house

Ms. Holt stated that the original house is constructed of lap and scalloped siding on a stone foundation. The siding types are separated by a horizontal band, corresponding with the eaves of the original porch. The stone foundation is a prominent feature on N. Riverview Street. Based on examination of the foundation and the existing brick porch, it appears the brick foundation is a later modernization, as there is a lack of continuity between the original stone foundation and the brick foundation. She reviewed the material and architectural details of each façade and displayed the proposed site layout.

She stated that in regard to Code requirements, the proposed lot coverage would require a waiver. The proposed building footprint is consistent with Code. The proposed rear setback is not currently permitted with a waiver, so would require a variance. Should the anticipated HD Code amendment occur before the project returns for formal review, extension of the rear setback would be permitted by the waiver. The staff report suggested different ways to treat the proposed addition. Its height is much taller than the original house, so it would require a waiver. The roofs on the new porches would require a roof pitch waiver. She pointed out that the view of the house from Bridge Street is impacted by the grade change of the site.

Ms. Holt stated that the following discussion questions have been provided to facilitate the Board's discussion:

- 1) Does the Board support the lot coverage and rear setback Waivers?
- 2) Is the addition successfully subordinate to the original building?
- 3) Does the addition's form respond well to the Code and Guidelines, especially the proposed roof lines?
- 4) Does the Board support the roof pitch Waivers on the new porches?
- 5) Other considerations by the Board.

### **Board Questions**

Mr. Cotter inquired if the proposed rear yard setback is similar to that of the 17 and 27 N. Riverview projects.

Ms. Holt responded affirmatively.

Mr. Cotter inquired if there is any other parking available for the site other than the 2-car garage. He believes the Board has previously approved a 3-car garage for another home.

Ms. Holt responded affirmatively. She recalled that is the case for 55 S. Riverview. 17 and 27 N. Riverview do not have 3-car garages, because the vehicles would be backing out directly onto Blacksmith Lane.

Mr. Cotter inquired the amount of lot coverage consumed by the driveway.

Ms. Holt responded that she does not have that information with this Informal Review; however, the driveway could make the difference to the lot coverage.

Mr. Cotter commented that he believes the lot coverage is less than that on 17 and 27 N. Riverview.

Ms. Cooper inquired how the proposed height compares with that of 17 and 27 N. Riverview.

Ms. Holt stated that the height of this addition is 26 feet, 8 inches at midpoint, which would require a waiver. The height of 17 N. Riverview was 22 feet, 11 inches and the height of 27 N. Riverview is 3 feet lower than the historic house, due to the grade. The proposed height for 40 E. Bridge Street is greater than that of 17 and probably 27 N. Riverview Street.

Discussion continued regarding height and grade differences.

Ms. Holt clarified that building height is measured from the actual ground, not the finished floor.

Ms. Damaser stated that the impression of height is impacted by the grade.

Ms. Holt stated that the front of 17 and 27 N. Riverview and 40 W. Bridge Street houses are at approximately the same elevation, based on Dubscovery.

## **Applicant Presentation**

Kelly Burke, 4389 Hunters Bend, Powell, stated that stone is their preferred foundation material, not brick.

They are trying to make the foundation of the house look more historic. He noted that they have abandoned the chimney within the hyphen idea, which would have been noticeable from the front façade on N. Riverview Street.

Mr. Cotter stated that mass and form and how it sits on the lot is the key factor. We are to trying to be sensitive to the view from Riverview, Bridge Street and Blacksmith Lane. He inquired the applicant's response to the related comments in staff's report.

Mr. Burke stated that they seem to be caught between the effort to make the addition look like a subordinate structure and not "dress it up" too much, but the rear elevation now looks boring and flat. They would definitely like to "dress up the back." He would like to discuss if dormers on the roof could be added or if the patio awning could be extended to break up the appearance. When walking down the alley, the site appears to be down in a fish bowl. Any improvements on the front façade will not be seen, especially from a passing vehicle. They are eliminating the second floor of the original structure entirely. They can sacrifice only a foot and still make the interior layout work to some degree. In regard to the lot coverage calculation, extending the driveway to the rear is increasing that ratio.

Mr. Jewell inquired if the originally proposed ADU is now the master bedroom behind the garage.

Mr. Burke responded affirmatively; it is in the back left corner of the first floor of the addition.

Mr. Jewell inquired what dictated the size of the master bedroom. Was it the desire for a 3-car garage, or was it the reverse?

Mr. Burke responded that it was primarily due to the desired second story of the addition, which is intended to be for guests. Having for bedrooms upstairs is preferred. It will replace the square footage of living area lost with removal of the second floor on the original structure.

[Discussion of front façade of original structure continued.]

## **Public Comments**

There were no public comments on the case.

## **Board Discussion**

Mr. Cotter asked board members to respond to the discussion questions.

- 1) *Does the Board support the lot coverage, rear yard setback and height Waivers?*

Ms. Damaser stated that she has no problem with the lot coverage and rear yard setback waivers, especially since there will be such a long driveway.

Mr. Jewell stated that the need for a rear setback waiver is consistent with 17 and 27 N. Riverview cases.

Ms. Cooper stated that the black metal roof appears to be "the key feature."

Ms. Damaser inquired if that is due to the roof pitch requirements.

Ms. Holt responded that there was sufficient room to make a flatter roof.

Ms. Cooper stated that decreasing the height would make it less overpowering both from the front of the original house and from the surrounding views. The view of the roofline is detracting from the view of the house. Lowering it and adding gables would provide more interest.

Mr. Cotter stated that the height is an issue.

Mr. Burke stated that if it is lowered, all that will be seen is the roof. He would have no objection to adding dormers.

Mr. Jewell stated that the concern is looking east to west from S. Riverview Street. The roof is higher than the existing house, which is not subordinate at that point.

Mr. Burke inquired how that could be addressed differently and still keep the second floor.

Mr. Cotter suggested that he work with his architect on the roof pitch.

Ms. Patt-McDaniel stated that it makes sense to add extra bedrooms with a second floor. The challenge is to manage the appearance of that roof behind the historic house. Right now, from various views, it overpowers the historic home. Perhaps they can adjust the pitch, the roofing, or add gables to make it more compatible from the street view.

Mr. Burke inquired if they should attempt to make it less broad.

Ms. Damaser stated that the issue is the breadth on the rear elevation, but it is the height on the front (east) elevation. Dormers can add room height without roof height. Staff has indicated that the proposed pitch is steeper than Code requires, so that could be flattened some.

Mr. Jewell stated that the ceilings could be opened up, as well.

Ms. Damaser noted that dormers achieve height even though the original roof is lower.

Mr. Cotter summarized that the Board has no objections to the lot coverage and rear yard setback waivers, but they do have an issue with the height waiver. He inquired if both 17 and 27 S. Riverview Street met the height requirement.

Ms. Holt responded affirmatively.

*2) Is the addition successfully subordinate to the original building?*

Mr. Cotter stated that per the Board's comments, they do not believe the addition is subordinate to the original house. From the street view in all three directions, the addition is quite massive. The Board has suggested a variety of ways to soften the view from the street.

*3) Does the addition's form respond well to the Code and Guidelines, especially the proposed roof lines?*

Ms. Damaser stated that she agrees with staff's concern about the more modern roof lines. She would recommend that they adjust it to more traditional roof lines with less breaks.

Mr. Cotter inquired if the proposed 3-car garage would require a waiver, as well.

Ms. Holt responded that the Code limit is a 2-car garage, unless approved by the Board. The Board has the ability without a waiver to approve three or four-car garages. In fact 112 S. Riverview has a 4-car garage, due to its shape.

Board members indicated that they have no objection to a 3-car garage, but there was a need to soften the view from the massive wall on the north, perhaps by adding windows or angles.

*4) Does the Board support the roof pitch Waivers on the new porches?*

Board members indicated that they had no objection to the roof pitch waiver, as long as the pitches are kept minimal. Softening the mass with roof pitches and interesting features are acceptable.

5) *Other considerations by the Board.*

Ms. Damaser stated that the staff reports on the square windows, which are not appropriate for that area and the time period.

Mr. Cotter stated that, currently, there are no windows there.

Mr. Burke noted that if they are making the side of the house the front, there is a need for windows to permit light to enter from that elevation.

Ms. Patt-McDaniel stated that the Board is already altering the historic building by deciding that the front needs to be changed to S. Riverview Street, so we are behooved to permit it to look like a front elevation. There is insufficient space in the scalloped piece to permit longer or wider windows. While not optimal, because we are forcing the side to be the front, we will need to permit windows to allow light entrance and to create the appearance of a front elevation.

Mr. Cotter suggested the applicant work with the architect and staff to identify a window style more sensitive to the time period.

Mr. Cotter pointed out staff's comments that the features of the new porch, such as the spindles, look undersized for the historic structure. These are primarily aesthetic features. The porch needs to make the statement that it is the front of the structure.

Mr. Cotter inquired if the applicant had captured the feedback or needed further clarification.

Mr. Burke inquired what he was permitted to do with the privy. He understands that it needs to be restored. He inquired if all 3 doors needed to be retained and if the structure could be converted into a storage shed so that the space would be functional.

Mr. Cotter inquired the Code requirements on that question.

Ms. Holt responded that the structure is currently locked. As she has indicated previously to the applicant, the exterior must retain its historic appearance. As with any historic structure in the Historic District, the owner can use the interior as they please. It could be used for storage.

Mr. Jewell noted that it is important to the Historical Society that the exteriors of historic structures within the District not be changed.

Ms. Damaser inquired if there is any evidence that the exterior of the privy has been changed in any way over the years.

Ms. Holt responded that she is not aware of any photographs. Perhaps the Historical Society could help with that. Additionally, gentle investigation of the exterior materials could uncover any unoriginal materials.

Mr. Jewell recommended that he contact the Dublin Historical Society.

Mr. Cotter stated that the H.D. Guidelines, 4.2 offers examples of additions to historic structures.

Mr. Burke inquired the next step.

Ms. Holt responded that the applicant could submit another Informal Review, or if they feel sufficiently confident, they can submit a Minor Project Review application.

Mr. Burke inquired if an October review would be feasible.

Ms. Holt responded that one review, either Informal Review or a Minor Project Review, would be possible in October.

As this was an Informal Review, no action was taken.


## COMMUNICATIONS

Ms. Holt updated Board members re. the following:

- The joint meeting of City Council-PZC-ARB-BZA previously anticipated in September has been deferred to October. Council has availability on 10-16-24. ARB members indicated that they had no objection to delaying their previously scheduled 10-16-24 site tour to be available on that date. Staff will also poll PZC and BZA to confirm the availability of those members for 10-16-24.
- A survey regarding staff reports will be sent to Commission and Board members concerning the Development Review Process analysis.
- Board members were reminded to complete the Cornerstone state-mandated training concerning fraud.
- The Community Church, 81 W. Bridge Street, recently was awarded a Historic District façade improvement grant. The church will be repairing their windows and historic lighting. Because it is a maintenance project, it does not need to be reviewed by the Board.
- The building materials for 17 N. Riverview Street have been finalized, as required by the Condition of Approval. Revised drawings were received today, so the project should be approved by Planning and advanced to Building Standards quickly.
- The next regular ARB meeting is scheduled for Wednesday, September 25, 2024 at 6:30 p.m.

## ADJOURNMENT

The meeting was adjourned at 8:38 p.m.



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Chair, Architectural Review Board



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Assistant Clerk of Council

<b>Parcel</b>	273-000068	<b>Address</b>	40 E Bridge St	<b>OHI</b>	FRA-8843-1
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<b>Year Built:</b>	Ca.1850	<b>Map No:</b>	116	<b>Photo No:</b>	1726-1731 (7/9/16)
<b>Theme:</b>	Domestic	<b>Historic Use:</b>	Single family house	<b>Present Use:</b>	Single family house
<b>Style:</b>	Vernacular	<b>Foundation:</b>	Stone	<b>Wall Type:</b>	Frame
<b>Roof Type:</b>	Cross gable/asphalt shingles	<b>Exterior Wall:</b>	Vertical board paneling/wood shingle/board and batten/asbestos	<b>Symmetry:</b>	No
<b>Stories:</b>	2	<b>Front Bays:</b>	3	<b>Side Bays:</b>	3
<b>Porch:</b>	Hipped wrap-around porch on south and west elevations	<b>Chimney:</b>	1, Interior, on ridge, near east side	<b>Windows:</b>	1-over-1 Replacements and 2-over-2 wood sashes

**Description:** The two-story house has an irregular footprint. The building rests on a stone foundation, and its cross-gable roof is sheathed in asphalt shingles. Exterior walls are clad in vertical board paneling/board and batten on the first story, and asbestos shingle/wood shingle on the second story. A hipped-roof wrap-around porch supported by posts resting on a brick knee wall extends across the façade and west elevation. Entrances to the house are within the porch and on the rear ell. Windows are a combination of 1-over-1 and 2-over-2 sashes, flanked by fixed shutters.

**Setting:** The building is on the north side of E Bridge St between Riverview St and N Blacksmith Ln. The building is below the grade of Bridge St, which ascends to cross the Scioto River. A shared privy is west of the house, near the alley.

**Condition:** Good

<b>Integrity:</b>	Location:	Y	Design:	Y	Setting:	N	Materials:	Y
	Workmanship:	Y	Feeling:	N	Association:	Y		

**Integrity Notes:** The building has good integrity, diminished some by alterations to the setting of E Bridge St.

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

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



40 E Bridge St, looking northwest



40 E Bridge St, looking northeast





## RECORD OF ACTION

# Architectural Review Board

Wednesday, April 24, 2024 | 6:30 pm

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

**5. 40 E. Bridge Street  
24-022ARB-INF**

**Informal Review**

Proposal: Informal review and feedback for the remodel and construction of additions to 40 E. Bridge Street.

Location: Northwest of N. Riverview Street and E. Bridge Street.

Request: Non-binding review and feedback for future development applications.

Applicant: Kelly Burke, Owner

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

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


Case Information: www.dublinohiousa.gov/arb/24-022

**RESULT:** This is the southernmost house previously owned and auctioned by the City. The Board was not supportive of the proposed layout and massing of the additions. The Board provided feedback and suggested strategies for a revised Informal Review application that would be more consistent with the Code and Guidelines.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

Signed by:  
  
 89A2805342A848D...  
 Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





## MEETING MINUTES

### Architectural Review Board

Wednesday, April 24, 2024

#### CALL TO ORDER

Mr. Alexander called the meeting to order at 6:30 p.m. and welcomed everyone to the April 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. He reviewed the meeting procedures.

#### PLEDGE OF ALLEGIANCE

Mr. Alexander led the Pledge of Allegiance.

#### ROLL CALL

Board members present: Gary Alexander, Michael Jewell, Martha Cooper, Hilary Damaser  
Sean Cotter

Staff members present: Bassem Bitar, Sarah Holt, Taylor Mullinax, Javon Henderson, James Condo

#### ~~ACCEPTANCE OF DOCUMENTS~~

~~Mr. Jewell moved, Mr. Cotter seconded acceptance of the documents into the record and approval of the 03-27-24 meeting minutes.~~

~~Vote: Mr. Jewell, yes; Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Alexander, yes.  
[Motion carried 5-0]~~

~~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.~~

#### ~~AMEND AGENDA~~

~~Mr. Alexander stated that for efficiency's sake, staff recommends the agenda be amended to move the Informal Review case to last.~~

~~Ms. Cooper moved, Ms. Damaser seconded moving Case 24-022ARB-INF - 40 E. Bridge Street - Informal Review, to last on the agenda.~~

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

~~construction is underway for the mixed-use project per the Final Development Plan (FDP) (22-132FDP) approved in December 2022. The historic wall that spans 36-40 N. High Street is also under restoration, as approved in 2023 (23-147MPR). The Ticky Wing two-story privy within that wall is being preserved as part of this project. This request pertains only to the new residential building that will face N. Blacksmith Lane. The applicant is requesting a change to the two garage doors specified in the FDP for the residential portion of the project. The previously approved doors were wood-clad, as required by Code Section 153.174(D)(1). This new request is for review and approval of a steel door with a composite overlay, which requires a Waiver. The proposed garage doors are Clopay Coachman doors in a Shaker style without windows. This type of door has been approved previously via Waiver for a new construction at 112 S. Riverview Street and an addition to a Landmark/NRHP building at 5707 Dublin Road in 2023. The paint colors for the doors will remain as approved for the FDP: Pavestone (SW 7642) and Grapy (SW 7629). Most Waiver criteria are met; 3 criteria are not applicable. Staff recommends approval of the Waiver and the Minor Project with no conditions.~~

### **~~Applicant Presentation~~**

~~John Montgomery, representative for Tim Lai, architect, 1060 Kingsmill Parkway, Columbus, stated that he is present to answer questions.~~

### **~~Board Questions for the Applicant~~**

~~Mr. Jewell inquired what prompted the requested change to the FDP.~~

~~Mr. Montgomery responded that the building owner has requested the change for future maintenance purposes.~~

### **~~Public Comments~~**

~~There were no public comments.~~

~~Board members had no questions.~~

~~Ms. Damaser moved, Ms. Cooper seconded approval of a Waiver to Code Section 153.174(D)(1) Requirement that Windows and Doors shall be Wood, Metal-Clad Wood, or Vinyl-Clad Wood, to Permit the Use of Composite Garage Doors.~~

~~Vote: Mr. Jewell, yes; Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Alexander, yes.  
[Motion carried 5-0]~~

~~Mr. Jewell moved, Ms. Cooper seconded approval of the Minor Project without conditions.~~

~~Vote: Ms. Damaser, yes; Mr. Cotter, yes; Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes.  
[Motion carried 5-0.]~~

- **Case #24-022ARB-INF - 40 E. Bridge Street - Informal Review**

Informal review and feedback for the remodel and construction of an addition to an existing home in the Historic District. 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 40 E. Bridge Street is a +/- 13,180-square-foot lot zoned HD-HR, Historic Residential District. The lot is between N. Riverview Street, E. Bridge Street, and N. Blacksmith Lane and faces E. Bridge Street, although it sits below the road. The Landmark house is a vernacular style built ca. 1850. There is an addition of unknown age on the right side of the home. The house has a cross-gabled form with a wrap-around porch on the left, facing E. Bridge Street. There are details that indicate that the brick foundation for the porch may not be original; it is not continuous with the stone foundation. There are two sets of simple columns in two different styles on the porch. That suggests a potential addition at some point. Windows also were added to that porch to enclose it. There are scalloped shingles on the 2<sup>nd</sup> floor and asbestos shingles cover the original lower siding. The porch originally was at grade with E. Bridge Street. When the new bridge was constructed in the 1930s, the road grade was raised. This resulted in a continuous high stone wall along E. Bridge Street and N. Blacksmith Lane from the construction. The E. Bridge Street porch wraps around to the N. Blacksmith Lane side. A set of historic stone stairs leads from N. Blacksmith Lane to the property. At the rear of the site is what is known as the "duplex privy". The structure is a Landmark building and will be preserved with this project. The privy and the 1930s wall and stairs are within the highway easement. [Different views of the building elevations were shown.]

Ms. Holt stated that the applicant is proposing significant additions, including an Accessory Dwelling Unit (ADU). ADUs are permitted with size restrictions. The applicant is informally requesting a lot coverage waiver of 5%, and an ADU size increase of 20%. Staff is concerned about the massing, as the N. Riverview Street elevation appears to be the primary facade. This is in conflict with the concept of using E. Bridge Street as the primary facade. The house historically has been addressed off E. Bridge Street, and the front door was originally in the main gable, based on interior details. In addition to the massing concerns, the proposed roof angles, shapes, and complexity create visual confusion and complication that is not found elsewhere in the district. The roof lines appear to be complicated and need to be simplified with design development. An addition directly to the historic house without a break or hyphen is inconsistent with the Guidelines. The ADU is located at the rear of the house facing N. Blacksmith Lane. Because the roof form of the ADU does not meet the roof pitch criteria, a Waiver will be needed. The N. Riverview Street overpowers the original facade. The original house is constructed of lap and scalloped siding, native stone foundation, and a brick porch base. The proposed addition materials include narrow vertical wood siding, board and batten siding, limestone, and three roof types. Three roof areas would require additional Waivers for less than 3:12 roof pitch as required by Code: the north elevation shows an almost flat-roofed addition, there is a flat roof section on the east elevation, and the hyphen has a flat roof. There are a variety of fascia details that add to the visual confusion; these should be simplified to one detail, ideally mimicking the original house. Many window ratios do not conform to the Guidelines' direction to use traditional window-to-wall ratios and historic patterns; the windows are often horizontal or square in form. This should be addressed at Minor Project Review (MPR).

Staff has provided the following discussion questions for the Commission:

- 1) Does the Board support the orientation of the building, where E. Bridge Street is the front?
- 2) Does the Board support the lot coverage and ADU size Waivers?
- 3) Does the Board support the proposed mass, scale, and forms of the additions and their response to the Code and Guidelines? Would the Board support the roof pitch Waivers?
- 4) Does the Board have comments on the number and type of proposed materials?

- 5) Other considerations by the Board.

### **Board Questions for Staff**

Mr. Cotter inquired if the front entrance on a historical building can be changed. Is there precedent in Dublin for that occurring?

Ms. Holt responded that the City has no guidance other than Code. However, when Bridge Street was raised with the construction of the bridge, it appears that the functional front of this house was switched to N. Riverview Street. She has seen precedence in other historic towns where roads were vacated and the front elevations became the rear elevation of homes on those streets. Given the current layout, it would not be out of the question for the pathway to extend to the side of the porch. Accessing the house from the side of the porch would permit use of the historic front door of the structure.

Mr. Alexander noted that in German Village, it is not unusual to see what was once the front door acknowledged by a pane of glass or a door disabled by removal of the stoop or hardware. The front door continues to be in evidence but due to a drive at the side of the structure or an addition to the rear of the home, the location of the front door changes. There remains an acknowledgment, however, of the original front door of the structure.

Mr. Jewell stated the original front façade is still recognized as the front of the building, and it remains the address for postal service purposes.

Mr. Alexander stated that the Code of some communities are very specific about the front façade. Dublin's Code does give an option, if it is facing a street. However, the City's Zoning Code is very specific on what the rear lot line is. It indicates that, typically, the rear lot line is the line opposite the front lot line that separates the lot from an alley, rear lane or the rear of another lot. That may impact our consideration of this proposal. If we allow for the imposition of the setbacks in a different way, it would necessitate a waiver, as it would be contrary to Code. He reminded members that recently, ARB indicated to the property owner of the adjacent two properties (17 and 27 S. Riverview) that the Board would support a waiver to reduce the rear setback so the garage could be accessed from the alley and greater mass on the houses could be permitted. That is another avenue that might be available to this applicant.

Mr. Cotter requested clarification of the building footprint waiver ARB supported for 17 and 27 S. Riverview.

Mr. Alexander responded that the Board supported a waiver for the maximum building footprint for the smaller structure in excess of the 20% that ARB could approve, in order to have the same square footage (2754 sq. feet) of the other home. For the case the Board is reviewing tonight, the footprint size is not the issue; it is the overall lot coverage.

Ms. Holt stated that the lot for 40 E. Bridge Street is approximately 50% larger than 17 and 27 S. Riverview.

Mr. Alexander inquired the reason the proposed project could not be called an addition, as opposed to an ADU. Is it because of the additional door on the rear façade?

Ms. Holt responded that there is a definition of an ADU in the City Code. It says "a dwelling unit for occupancy by an individual who is providing services to a principal use of the property, such as a watchman, maintenance personnel, or a temporary guest, including corporate residences, or an

accessory dwelling associated with a single-family dwelling, two-family dwelling or townhouse dwelling.” She will defer to the applicant to explain his decision to request an ADU. There is specific criteria within the Historic District Code that addresses the location of the door, square footage, and the fact that the owner has to live on site. The ADU cannot be split off from the main property.

Ms. Damaser inquired if it was the applicant who chose to classify this as an ADU, not the City.

Ms. Holt responded affirmatively.

Mr. Cotter requested the Code reference just read.

Ms. Holt responded that it is Section 153.002(g), Definitions – Dwelling.

### **Applicant Presentation**

Kelly Burke, property owner, 4389 Hunters Bend, Powell stated he is the owner.

David Knapp, architect, Tandem North Design, 202 South Union Street, Travers City, Michigan, stated that he is present to answer questions. This is a challenging site, given the orientation of the structure and the close proximity to a 15-foot stonewall on two sides of the property. What is referred to as the front elevation is a subject for conversation. They attempted to look at the property with Bridge Street as the frontage, then again with N. Riverview Street as the primary façade. Because there is a clear street presence, they decided to remain with Bridge Street as the primary façade. Vehicular egress to a garage was a major concern. To meet the setback requirements, the site itself governed where vehicular access could be provided. It could not be from Blacksmith Lane or Bridge Street, because of elevation changes. The only place for the garage was on the north side of the building with access to N. Riverview Street. That, however, necessitates a large driveway, which will cause them to exceed the lot coverage requirements. They tried to differentiate the historical structure from the large garage and ADU unit. Originally, the design included a 2-story hyphen, but it was reduced to a single-story with a flat roof. In regard to the size of the additions, they attempted to scale them back from the original house and follow the setback off Riverview to be more contextual with the existing neighborhood and share a street wall with the 3 properties to the north. They took the rooflines and pitches from the existing Gable Ell structure. The roof pitch was lowered on the major addition on the east. The carriage house sits two feet below the existing ridge of the Gable Ell. They are choosing to restore the historic privy at the rear of property. It sits within the roadway easement, and they do not contemplate demolition. The historic limestone stairs that extend to Blacksmith Lane have been integrated into the primary entranceway for the ADU. The porch columns, size and roof architecture are being integrated into the new addition.

### **Board Questions for the Applicant**

Mr. Alexander inquired the reason the ADU must be so large.

Mr. Burke responded that was to provide additional dwelling space. They are interested in having the option for an in-law suite in the area above the garages. A 960-sq. foot area would accommodate a couple.

Mr. Alexander stated that it would be helpful going forward to present floor plans. If the Board is aware of what is occurring programmatically in the space, the logic of what is proposed is made clearer.

Ms. Cooper stated that the addition on the east façade would not be subordinate to the original structure. She inquired if they had considered positioning the proposed massing on the opposite, southwest side of the original structure.

Mr. Burke responded that because the intent is to retain the historical appearance of the structure, they assumed the front elevation should remain the front.

Mr. Alexander stated that the way the lot is designed, the front is on N. Riverview. This lot is unusual. The house site has an E. Bridge Street address, but the zoning indicates N. Blacksmith Lane is the rear lot line. He does not care which elevation is considered the front; however, the addition must be designed to be secondary and to support the house. As a design professional, he would have looked for where the addition could be built in a manner that supports the standards of the Historic District, and that would have been in the southwest corner that Ms. Cooper suggested. There, it would be subordinate to the existing structure, and the topography is to the architect's advantage. Structures are so tall on the other side of Blacksmith Lane that adding a tall addition there a distance from the home would tend to get lost in the mass of the other structures. He reiterated that it does not matter what is designated the front. What matters is how it supports the existing architecture.

Mr. Jewell agreed. As currently designed, the proposed addition engulfs the original structure, which can only be seen from E. Bridge Street.

Ms. Damaser stated that no one would look for the house on E. Bridge Street, and the original house cannot be seen from N. Riverview Street.

Mr. Alexander stated that, operationally, the design has made N. Riverview Street the front door. The house will be reached from the driveway access from that street.

Mr. Burke stated that is the only place to locate the driveway.

Mr. Alexander agreed, which supports the argument that N. Riverview should be considered the front of the home.

Ms. Cooper stated that the realistic approach is that the front of the structure will be N. Riverview. The current design for a large addition on the north and east sides does not meet any of the Code's subordination requirements.

Mr. Burke responded that because their approach was to use E. Bridge Street as the legal frontage, they scaled everything back from that frontage, placing the addition at the rear. The major elements of the house are the ell and the gabled roof. They provided separation and visual attention to the historic west facade by aligning the addition and access. From N. Blacksmith Lane and E. Bridge Street, the entire historic structure is visible. He assumes people walk along Bridge Street, and there is a set of stairs leading to/from the house.

Mr. Alexander stated that Bridge Street could still be used as the front of the home. However, the proposal may not be approved based on the fact that the addition in the proposed position is not subordinate to the house. He noted that the 17 and 27 N. Riverview proposals have placed additions behind the historic structures. From the designated fronts, the historic structures essentially are intact. If Mr. Burke wants to keep E. Bridge Street as the front, the addition must be placed behind it. However, there is not sufficient lot area there to do that. With very few exceptions, new additions in the Historic District have been added to the back. If an extension to the side is necessary, typically, it is a distance to the rear before it kicks out beyond the perimeter of the primary structure.

Mr. Jewell inquired if staff is aware of the renovation plans for the bridge. It may not be too far in the distant future, and he is concerned what the impact may be on Bridge Street.

Ms. Holt responded that Planning staff is in communication with Engineering staff about that project. Staff's understanding is that it will be only the bridge itself that will be reconstructed. No widening is anticipated.

Ms. Cooper inquired if it would remain the same height.

Ms. Holt responded affirmatively.

Mr. Alexander stated that the bridge is being re-designed. He advised the applicant to apprise himself of the plans regarding the bridge, as it would impact this property.

Mr. Burke responded that they have asked that numerous times, and they have not been made aware of any plans.

Mr. Alexander inquired if there is an anticipated timeframe for the bridge reconstruction.

Ms. Holt responded that she is not aware of that and has not seen any plans.

Mr. Burke stated that this property was City-owned for some time. He thought that staying with the original E. Bridge Street address was the more historical approach. Flipping it to N. Riverview Street ignores the structure's history. There is a historical wall on one side of the property.

Mr. Cotter stated that fundamentally, the massing that encompasses the historic structure is the primary issue. Both the Code and the Guidelines require new additions to be subordinate and add character to the historic structure. This proposal violates many of those requirements and guidelines.

Mr. Burke stated that to move forward, we need to begin to think of N. Riverview as the visual front of the house. In keeping the historical structure the primary focus, what would that allow to be added along Riverview Street? If the front door is there on the side of the house, would they be permitted to add a patio, for example?

Mr. Alexander responded that he could add a small porch that marks the front entry and creates some hierarchy on that elevation. That elevation needs something that indicates it is the front elevation, and if it is small, it will not detract from the remainder of the volume.

Mr. Burke stated that he is concerned about moving forward with that type of design, then in a few months the bridge construction begins.

Mr. Knapp stated that the east side is clearly a side elevation.

Mr. Alexander stated that the primary issue is the way the addition engulfs the house.

Mr. Cotter agreed. He is not saying whether the front door should be on N. Riverview or E. Bridge Street. However, his concern with what is proposed is that the addition has been placed on the east side and completely engulfs the house. It is not subordinate to the front. The applicant must identify a way to add an addition that is subordinate. The massing must fit with the existing structure.

Ms. Damaser stated that the Code requires hyphens between the old and new structures. The proposed wrap-around section is not separated by a hyphen, nor is it subordinate. The addition is large, close to the front and does not look like a minor addition. The addition should not be attached and must be smaller.

Mr. Alexander stated that per the City's documents when the N. Riverview Street properties were sold, the City's stated intent was "to preserve the historic nature and mass of N. Riverview Street." The goal all along has been to continue to see these homes in their original context.

## **Public Comment**



There were no public comments.

### **Board Discussion**

Mr. Alexander reminded the applicant that they could return to the Board for as many Informal Reviews as they'd like. There are some suggestions from this meeting that may cause the applicant to have the plan re-designed, and that design also can be "tested" by the Board.

[5-minute break]

Mr. Alexander stated that the applicant has inquired if the bridge could be widened.

Mr. Cotter noted that the State owns the right-of-way.

Ms. Holt stated that she has not heard anything about widening the bridge; it would be a significant expense.

Mr. Alexander referred the Board members' attention to the Discussion Questions for response.

6) Does the Board support the orientation of the building, where E. Bridge Street is the front?

Board consensus was that they had no objection to orienting the building to retain E. Bridge Street as the front, as long as the design meets the Code and Guidelines of being subordinate to the historic structure and maintains the City's goal of preserving the historic nature and mass of N. Riverview. Variances would be necessary regardless of what approach is taken.

7) Does the Board support the lot coverage and ADU size Waivers?

Mr. Alexander stated that the difference between their lot coverage and the footprint is approximately 3,000 square feet. That is due to the significant amount of driveway payment. He noted that the applicant does not need to make the entire driveway 14 feet wide. Most of the driveway width could be reduced to 10 feet, widening near the garage to provide space for vehicular maneuverability. Reducing the driveway width would reduce the amount of a lot coverage waiver, if one is needed.

Consensus of members was that they would prefer the applicant attempt to meet Code and not require a lot coverage waiver.

Mr. Alexander inquired their responses regarding the ADU size waiver.

Mr. Jewell stated that at this time, he would not support the waiver. He would want to see the ADU floor plan and have better understanding of its use. The Code permits 800 square feet; the request is for 960 square feet. Per the discussion tonight, there may be other opportunities whereby this space would not be designated as an ADU.

Mr. Alexander stated that the primary issue is the building coverage. If it meets the building coverage requirements, he has no objection.

Members expressed consensus for flexibility with the ADU size waiver if the floorplans are provided and the usage is clarified.

8) Does the Board support the proposed mass, scale, and forms of the additions and their response to the Code and Guidelines? Would the Board support the roof pitch Waivers?

Consensus of the Board members was that the proposed mass of the addition wrapping around and hiding the original structure was an issue.

Mr. Burke stated that at the beginning of the discussion, Mr. Alexander inquired the reason this was being identified as an ADU as opposed to an addition. If it were located in the southwest corner near the stonewall, would that change this concern?

Ms. Damaser suggested that the applicant look into the requirements for an ADU and determine if it could be beneficial to change it something else.

Mr. Alexander noted that, for example, such additions have been called second primary suites. This is not an independent structure.

Mr. Jewell inquired if the definition was determined by the type of occupancy or how the unit would be utilized.

Ms. Holt responded that there are some occupancy limitations in the Code. There may also be some building code issues. It is very clear in the City's Historic Code that the ADU could be either an accessory structure or part of the primary structure. It is not necessary that the ADU be separate or separated by a hyphen.

Mr. Alexander noted that the proposed project contains many different roof forms and masses. Board member consensus was that there were too many roof forms.

Mr. Cotter noted that the Board has encouraged applicants to minimize rooflines that are interacting on a single plane and to reduce the number of building materials. The goal is to achieve better harmony with the materials.

Mr. Jewell stated that if the rooflines are consistent, that type of waiver often is not needed.

Mr. Alexander stated that he wanted to reinforce one of the statements in the staff report, which is that extending the roofline of an original structure should be avoided. There would be no distinction between the original structure and the addition. On the north side, the gable is extended from the original structure. The Board would prefer to have the roof pitches be steep enough that they meet Code. In the past, there have been circumstances where a dormer was added to address that, but that solution is not for large surfaces or areas.

9) Does the Board have comments on the number and type of proposed materials?

Board member consensus was that the fewer building materials used, the better, and there must be differentiation between old and new materials. The shapes and proportions of windows should be addressed.

Mr. Alexander inquired if the applicant desired any additional input from the Board.

Mr. Burke stated that placing the addition in the southwest corner of the lot would place a bedroom near High Street, which is a busy street.

Mr. Alexander noted that there are ways to soundproof walls, such as adding double walls or utilizing triple pane glazing of windows to mitigate the street noise.

Mr. Burke inquired if the additions were located completely behind the east elevation of the existing home, it appears that massing attached to the side of the home would be less of an issue.

Ms. Cotter responded that it is essential to differentiate the subordinate addition from the original structure.

Ms. Cooper stated that a hyphen could be used between the original structure and the ADU to the south. The addition then would appear subordinate to the original structure. In doing that, N. Riverview could be designated as the front façade. It may be easier to achieve the subordinate nature of the addition.

Mr. Alexander noted that once the addition is located sufficiently to the rear of the house with a hyphen, there is more flexibility.

## COMMUNICATIONS

- Ms. Holt noted that a copy of the final Alternative Materials document has been provided to board members tonight. The document is also posted at the City ARB webpage. It will be regularly used as a resource. The intent is to update it annually.
- Ms. Holt stated that she heard from all Board members that October 16, 2024 was an acceptable day for scheduling the next ARB project site tour.
- Board members thanked staff for the list of recent Administratively Approved projects, as it provided clarity on how the Administrative Approval process is being used.
- The next regular ARB meeting is scheduled for May 29, 2024, 6:30 pm. Because Mr. Alexander's term is expiring, that will be his last ARB meeting.

## ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

  
\_\_\_\_\_  
Chair, Architectural Review Board

  
\_\_\_\_\_  
Assistant Clerk of Council



## BOARD ORDER

# Architectural Review Board

Wednesday, January 25, 2023 | 6:30 pm

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

**3. Mothballing Historic Roofs at 40 E. Bridge Street, 27, 37, 53, and 62 N. Riverview Street 23-003MPR Minor Project Review**

Proposal: Mothballing of historic property roofs in association with the North Riverview Street Project in the area zoned Historic District, Historic Residential.

Location: North of E. Bridge Street and between N. Blacksmith Lane and N. Riverview Street.

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

Applicants: Brian Ashford, Director of Facilities and Fleet Management; and Tim Elmer, Operations Administrator, City of Dublin

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, [sholt@dublin.oh.us](mailto:sholt@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/arb/23-003](http://www.dublinohiousa.gov/arb/23-003)

**MOTION:** Mr. Jewell moved and Mr. Cotter seconded, to approve the Minor Project with one condition:

- 1) This temporary solution may be required for longer than six months, the projected lifespan of the proposed materials. At that time, the condition of roof felt shall be examined, and replacement may be necessary based on condition and the timeline of the N. Riverview Properties project.

**VOTE:** 5 – 0

**RESULT:** The Minor Project was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Sarah T. Holt*

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89A2805342A848D  
Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner





## BOARD ORDER

# Architectural Review Board

Wednesday, January 25, 2023 | 6:30 pm

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

#### 4. Carport Demolition at 40 E. Bridge Street 23-004ARB

#### Architectural Review

Proposal: Demolition of a non-contributing structure/carport at an existing home on a 0.319-acre site zoned Historic District, Historic Residential.

Location: Northeast of the intersection of N. Blacksmith Lane with E. Bridge Street.

Request: Review and approval of a Demolition under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Brian Ashford, Director of Facilities and Fleet Management; and Tim Elmer, Operations Administrator, City of Dublin

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/22-179

**MOTION:** Ms. Cooper moved and Mr. Jewell seconded, to approve the Demolition of the carport at 40 E. Bridge Street.

**VOTE:** 5 – 0

**RESULT:** The Demolition was approved.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

DocuSigned by:

*Sarah T. Holt*

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Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner



~~Mr. Jewell moved and Ms. Damaser seconded, to approve the Minor Project.~~

~~Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, yes; and Ms. Damaser, yes.  
[Motion Carried 5 – 0]~~

~~The Chair affirmed the Minor Project was approved.~~

The Chair indicated Cases three and four will be presented together.

**3. Mothballing Historic Roofs at 40 E. Bridge Street, 27, 37, 53, and 62 N. Riverview Street, 23-003MPR, Minor Project Review**

The Chair stated this application was a request for mothballing of historic property roofs in association with the North Riverview Street Project from the City of Dublin Facilities Division. The sites are zoned Historic District, Historic Residential and located north of E. Bridge Street and between N. Blacksmith Lane and N. Riverview Street.

**4. Carport Demolition at 40 E. Bridge Street, 23-004ARB, Architectural Review**

The Chair stated this application was a request for Demolition of a non-contributing structure/carport at an existing home on a 0.319-acre site zoned Historic District, Historic Residential. The site is located northeast of the intersection of N. Blacksmith Lane with E. Bridge Street.

**Staff Presentation**

Ms. Holt stated these two cases are part of the larger, N. Riverview Project and presented the sites involved [aerial view]. West of N. Riverview Street is zoned Historic Residential, east of N. Riverview is zoned Historic Public, and to the west of the project it is zoned Historic Core. The address of 40 E. Bridge Street is part of both applications. The structure's roof will be repaired and carport demolished. Not included properties involve like-for-like maintenance related to standing-seam, metal roofs.

In January 2021, the City purchased all these properties for redevelopment opportunities. In April 2021, Council appointed an Advisory Committee who indicated support to create a Request for Proposal (RFP) for the project. In June 2022, the RFP was advertised. In September 2022, the Advisory Committee recommended a proposal to City Council, which was accepted. The City is currently working with the chosen developer.

Photographs were shown of the five properties with the deteriorating structures all in fair to poor condition as reported by CTL Engineering in 2020. The structure at 40 E. Bridge Street is suffering interior damage due to leaks. The non-compliant and non-contributing carport was shown for the demolition request for 40 E. Bridge Street.

The application was reviewed against the Minor Project Review Criteria. Staff recommended approval with the following condition:

- 1) This temporary solution may be required for longer than six months, the projected lifespan of the proposed materials. At that time, the condition of roof felt shall be examined, and replacement may be necessary based on condition and the timeline of the N. Riverview Properties project.

The application was reviewed against the Demolition Review Criteria. Due to the age of the structure and the detractor from the historic character, Staff recommended approval. Two separate motions are being requested.

### **Questions for Staff**

Mr. Cotter – He confirmed the material will keep the structures safe until the proposal is completed as part of this larger project.

### **Applicant Presentation**

Brian Ashford, Director of Facilities stated he did not have a presentation.

### **Public Comment**

There were no public comments received.

### **Board Discussion**

As there was no further comments, the Chair called for the motions.

Ms. Cooper moved and Mr. Jewell seconded to approve the Demolition of the carport at 40 E. Bridge Street.  
Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, yes; and Ms. Damaser, yes.  
[Motion carried 5 – 0]

Mr. Jewell moved and Mr. Cotter seconded, to approve the Minor Project with one condition.  
Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, yes; and Ms. Damaser, yes.  
[Motion carried 5 – 0]

The Chair affirmed the Minor Project was approved.

### **Communications**

- Ms. Holt thanked Emily Goliver for sitting in for Laurie Wright to record the meeting's proceedings. She introduced Ms. Rati Singh as the new Planner I for the division. She is an architect with a lot of project management experience.
- Ms. Holt noted the year-end report.
- Ms. Cooper will not be able to attend the February meeting.
- Mr. Jewell will not be able to attend the February and March meetings.

The Chair adjourned the meeting at 8:03 p.m.

*Gary Alexander*  
Chair, Architectural Review Board