

RECORD OF ACTION

Architectural Review Board

Wednesday, November 20, 2024 | 6:30 p.m.

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

**2. 83 S. Riverview Street
24-134DEMO**

Demolition

Proposal:	Demolition of an addition to an existing Landmark building in Historic Dublin.
Location:	West side of N. Riverview Street, south of Eberly Hill and north of Pinney Hill Lane.
Request:	Review and approval of a Waiver and Demolition - Background under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Applicant:	Geoffrey and Melissa Hahm, Owners
Planning Contact:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-134

MOTION 1: Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the following Waiver:
Waiver Per Code Section 153.176(L)(5)(i): Classification of building.
To Reclassify: The 1930s addition and chimney to Background.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

MOTION 2: Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the Demolition of the Background Structures with 3 conditions:

- 1) No demolition shall occur until a building permit for the addition is approved, except for the chimney to address safety concerns;
- 2) Demolition shall be conducted using hand tools to ensure the preservation of the original house fabric; and
- 3) Gutter and roofing repair materials shall either match the original materials or be approved during the MPR process.

VOTE: 5-0

RESULT: The Demolition of the Background structures was approved with 3 conditions.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

Signed by:

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



Community Planning and Development



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~~and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate,
To Permit the use of a TimberTech staircase.~~

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

~~Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Code Section: 153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal clad wood, or vinyl clad wood,
To permit the use of fiberglass doors (at front and rear)~~

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

~~Ms. Cooper moved, Ms. Damaser seconded approval of the Minor Project Review (MPR) with one condition:~~

- ~~1) The applicant shall provide basement access door details and utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit.~~

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

- **Case #24-134DEMO - 83 S. Riverview Street - Demolition**

A request to approve a waiver to reclassify an enclosed porch as a Background structure and a proposal for demolition of that structure. The 0.25-acre site is zoned HD-HR, Historic Residential District, and is located southwest of the intersection of Eberly Hill Lane and S. Riverview Street.

Staff Presentation

Ms. Holt provided an overview of the request. 83 S. Riverview Street is a 11,108-square-foot lot, zoned HD-HR, Historic Residential District, and located approximately 80 feet northwest of the intersection of Pinney Hill Lane and S. Riverview Street, in the middle of Eberly Hill Lane, S. Blacksmith Lane and Pinney Hill Lane. The site contains a Landmark Federal-style house with an L-footprint, including a two-story side-gable core and a one-story rear ell on the southwest corner. Built in 1824 by Eliud Sells, it is made of stone, with standing seam metal roof. The front façade has three fenestration bays, with the slightly recessed front door in the center. The 2017 Historic and Cultural Assessment noted the building having good integrity and condition. A ca. 1930 concrete block addition and chimney were added between the core and ell, which is the subject of the Waiver and Demolition request. The home has been owned by the same family since 1970. The 2023 Historic District Map, found on page 37 of the *Historic Design Guidelines*, identifies the entirety of this building as Landmark. However, the garage was reclassified in 2023. The subject porch was added in the 1930s. It is built of CMU and steel windows. Per the applicant, the porch has leaks and is functionally obsolete. The owners desire to construct a new addition in that same location to minimize lot coverage impacts. That will require an MPR review and approval by ARB. The applicant wants to hear the Board's determination on this demolition request before they invest in an architect. The waiver request is to reclassify the porch addition and the chimney as a Background structure. Should the Board approve the waiver, the demolition would be of a

Background structure. Of that demolition criteria, one of three needs to be met to earn approval. Staff finds that two criteria are met. Code Section 153.176(J)(3)(g) states that a Background resource needs a timeline for redevelopment and a site restoration plan, both to be approved by staff prior to demolition. The applicant has responded that actual demolition will not occur until the desired future addition is fully approved and ready to commence, so no site restoration will be needed. Staff is supportive of the proposed demolition delay, and to further safeguard the historic resource, recommends a condition to this effect. Further, staff is recommending that resulting roof and gutter repairs either match the existing or the approved MPR materials. Staff recommends approval of the waiver and approval of Demolition of the addition and chimney with conditions.

Board Questions

Mr. Jewell inquired about the chimney access to the addition. The house was built with fireplaces on both ends.

Ms. Holt deferred the question to the applicant.

Applicant Presentation

Jeff Hahm, 83 S. Riverview Street, Dublin stated that the chimney was originally used as a stack for an oil furnace located in the basement. It does not lead to a fireplace; the pipe is currently blocked off. The house has three fireplaces with chimneys on three corners of the original house.

Mr. Cotter stated that the MPR will address preservation of the historic components of the house.

Mr. Hahm stated that he is concerned about the chimney. The top course of brick has come off and dropped to the roof. Because the chimney is leaning and separating from the building, he requests permission to remove part of the chimney, lowering it to be more safe.

Ms. Damaser inquired if staff would have any objection to permitting that.

Ms. Holt responded that staff would not have any objection to permitting that, if it is a safety issue. The condition would be revised accordingly.

Ms. Damaser inquired if there is a passageway from the addition to the original building.

Mr. Hahm responded that the house was built in four stages and originally, there was a door from the kitchen wing of the house. When the addition was built, the doorway was walled over. Now, there is an entranceway from the front of the house to the back addition and the kitchen area.

Mr. Jewell indicated to staff that in the future, it would be helpful to provide the Board with photos.

Public Comments

There were no public comments on the case.

Board Discussion

Board members indicated that they had no questions and no objection to the request.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a waiver to Code Section 153.176(L)(5)(i): Waiver for classification of building to reclassify the 1930s addition and chimney to Background.

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

[Motion carried 5-0.]

Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the demolition of the Background Structures with 3 conditions:

- 1) No demolition shall occur until a building permit for the addition is approved, except for the chimney to address safety concerns;
- 2) Demolition shall be conducted using hand tools to ensure the preservation of the original house fabric; and
- 3) Gutter and roofing repair materials shall either match the original materials or be approved during the MPR process.

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

• **Case #24-133FDP - COhatch Riverview Village - Final Development Plan**

~~Request for review and approval of a Final Development Plan for a mixed-use development. The combined ±0.86-acre site is zoned HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public. It is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.~~

Applicant Presentation

~~Matt Davis, CEO COhatch, 4620 Hickory Rock Drive, Powell, and Tim Lai, 2576 Summit Street, Columbus presented the applicant's overview of the request, including an aerial view of the subject site. He noted that the street details are still under consideration based on City Council's review on Monday. They may be comprised of asphalt with some crosswalks. Potentially, red brick could be used rather than gray brick. Mr. Davis and Mr. Lai provided an update on the proposed development of the red house at 62 N. Riverview Street. The park plan will be provided in the future.~~

Staff Presentation

~~Mr. Bitar stated that this is the final step of the development review process, except for the caveat that City Council has had the first reading of the rezoning request; the second reading will be on December 9. Therefore, ARB's approval tonight would be contingent on Council's approval of the rezoning. If the Final Development Plan (FDP) is approved, we will begin to see some physical activity on the site, including tree clearing and creation of a construction entrance. That effort will be coordinated with the park design, so that the construction entrance will eventually become one of the paths through the park. It is the same construction entrance as the one used earlier for the bridge, disrupting as few trees as possible. He noted that there will be several encroachments into the public right-of-way with the project, some of which already exist at 37 N. Riverview and 62 N. Riverview. An encroachment agreement will be done separately. The Board is asked to approve a setback waiver for a new shed behind 53 N. Riverview Street. The side yard and front yard setback in the Historic Core zoning is 0 feet; the rear yard setback is 5 feet. The shed is within 4 feet of that setback, so is at the 20% threshold for waivers, which the Board can grant. The shed is needed to support other uses on the site. It replaces a much larger garage, which had a greater encroachment. There is a landscape plan and a tree preservation plan. Very few trees within the project site can be preserved, but on the west side of the street, a few trees may be added on private property to make up for the lack of street trees. On the east side, an ornamental tree will~~



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 <i>Historic Design Guidelines</i> .
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.~~