



MEETING MINUTES

Architectural Review Board

Wednesday, March 20, 2019

CALL TO ORDER

Chair Rinaldi called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Mr. Rinaldi led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Rinaldi, Mr. Alexander, Mr. Keeler and Ms. Bryan.

Board Member absent: Ms. Stenberg

Staff present: Ms. Rauch, Ms. Martin, Mr. Hoppel, Mr. Rayfield and Mr. Hansen.

ACCEPTANCE OF DOCUMENTS

Mr. Keeler moved, Ms. Bryan seconded to accept the documents into the record.

Vote on the motion: Mr. Rinaldi, yes; Mr. Alexander, yes; Mr. Keeler, yes; Ms. Bryan, yes.

(Approved 4 – 0)

APPROVAL OF MINUTES

Mr. Alexander moved, Mr. Alexander seconded to approve the February 27, 2019 meeting minutes as submitted.

Vote on the motion: Mr. Alexander, yes; Mr. Rinaldi, yes; Mr. Keeler, yes; and Ms. Bryan, yes.

(Approved 4 – 0)

The Chair briefly explained the rules and procedures of the Architectural Review Board and swore in any staff or member of the public planning to address the Board during this meeting.

CASE

1. Christensen Residence, 56 Franklin St., 19-021ARB-MPR, Minor Project Review

Mr. Rinaldi stated that this application is a proposal for modification to a previously approved garage to add a dormer, center the garage door, add windows, and relocate the door. The site is zoned Bridge Street District Historic Residential.

Case Presentation:

Mr. Rayfield stated that on September 26, 2018, the Architectural Review Board (ARB) reviewed and approved exterior modifications to the existing house, an attached garage addition, and a detached garage, and associated site improvements. The applicant has since made the improvements to the main residence, but in finalizing plans for the detached garage has identified

additional modifications. Consequently, an application for a Minor Project Review was submitted to the ART and reviewed on March 7, 2019. Because the property is located in the Historic District, the ART has made recommendation to the Board. ART recommends approval of the application without conditions to the ARB. The site is located east of Franklin Street, approximately 400 feet south of the intersection with West Bridge Street. The modifications include:

1. Addition of a shed dormer to the west elevation of a previously approved garage due to the addition of a bonus room. The roof material of the dormer will match the previously approved asphalt shingles of the garage.
2. Relocation of the garage door from the west elevation to the south elevation to accommodate the addition of staircase to the bonus room.
3. The applicant is proposing to add two new windows on the west façade (in addition to the dormer), as well as the two single windows on the north and south facing facades. The windows on the western side of the garage are located on either side of the garage door.

Since the recommendation of the Administrative Review Team (ART) on March 7, 2019, the applicant has indicated a desire to shift the location of the main door from the west elevation to the south elevation. This request is reflected in the materials presented to the ARB. Staff reviewed this proposal against the Minor Project Review criteria and the Architecture Review Board standards and recommends approval with no conditions.

There were no questions.

Mr. Alexander moved, and Ms. Bryan seconded, to approve the Minor Project Review without Conditions.

Vote on the motion: Ms. Bryan, yes; Mr. Keeler, yes; Mr. Alexander, yes; Mr. Rinaldi, yes.
Motion approved 4-0.

2. Building Z2, No Soliciting, 86 N. High Street (Lower Level), 19-012ARB-MPR, Minor Project Review

This application is a proposal for modifications to allow covered and uncovered patio spaces and associated site improvements for an existing tenant space zoned Bridge Street District Historic Transition Neighborhood.

Ms. Martin stated that this is a request for review and approval of a Minor Project Review for a tenant fit-up for a proposed bar and patio space located in the Historic Transition District in the northern portion of Historic Dublin. The site is located just off North High Street to the west of the future Riverside Crossing Park. The tenant space is located within the lower level of Building Z2. [images shown of the existing conditions of the site.] From the east elevation, it is possible to see into the lower level of the site. There are covered and uncovered patio spaces, which were constructed as part of the base building. With this application, the Applicant is requesting the ARB's approval of the furniture selections. The Applicant has worked through the furniture layout with Building Standards, since the staff report was published. There are egress stairwells; however, Building Standards has determined that those egresses are not required emergency egresses for the four residential units located on the third level of the building. The fire pit will have to be relocated a minimum of 15 feet from the edge of the structure, per the Ohio Fire Code update.

The patio seats approximately 26 people and has a variety of soft seating, as well as tables and chairs. A restoration hardware aluminum furniture set with powder-coated finish was selected. The soft seating will be upholstered in a charcoal-gray canvas. The Applicant has also worked with Planning staff to propose a planter that is not made of corten. There was some concern that would stain the concrete patio and perhaps other nearby facilities. A metal and fiberglass planter painted with a coffee color marine-grade paint is proposed instead.

In the Minor Project Review, the ART recommended approval to the ARB with three conditions. Condition #1 has been mostly worked through.

- 1) That the applicant work with Building Standards to revise the patio furniture and amenity layout to accommodate safe emergency egress prior to submission for a Building Permit, subject to staff approval;
- 2) That the applicant work with Washington Township Fire and Building Permits to ensure safe location and operation of the fireplace and fire pit; and
- 3) That the plan be revised to indicate the westernmost dining table be permanently affixed to the ground in a single location to ensure fire safety.

Board Member Questions:

Ms. Bryan stated that outdoor speakers were not requested. If requested later, would that be subject to ARB review?

Ms. Martin responded affirmatively. The Applicant is aware of that because speakers are a Conditional Use, ARB review and approval would be required.

Ms. Bryan moved, and Mr. Keeler seconded, to approve the Minor Project Review without Conditions.

Vote on the motion: Mr. Alexander, yes; Mr. Keeler, yes; Bryan, yes; Mr. Rinaldi, yes.
Motion approved 4-0.

3. COhatch, 56 N. High Street and 25 North Street, 19-018INF, Informal Review

This proposal is for an informal review and non-binding feedback for a proposal to demolish an existing commercial building (25 North Street) and to construct a new commercial building with associated site improvements on a 0.27-acre site zoned Bridge Street District Historic Core.

Case Presentation

Ms. Rauch stated that the site is located at the intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street. There are two buildings located on the site. At the corner of North High Street is the Brazenhead building. A two-story commercial building is located to the rear of the lot on North Street and N. Blacksmith Lane. That building came before the Board a couple of months ago for the approval of paint colors. [Images of different site perspectives shown.]

Proposal:

The applicant is requesting non-binding feedback for a proposal to demolish and replace the existing commercial building at 25 North Street with a three-story commercial building along North Street with a one-story connector at the rear of the North High Street building. The

proposal includes a new patio and covered courtyard between the existing North High Street building and the proposed North Street building. Several rooftop decks are proposed along the northern, eastern, and southern elevations, which will provide views of the river and the Historic District. The parking area remains along North Blacksmith Lane. The proposed architectural style includes a series of gable and flat roofs with a chimney on the northern elevation to complement the existing chimney on the existing North High Street building. The design proposal takes advantage of the significant grade change from High Street down to Blacksmith Lane.

The Board's input is sought on the following questions:

- 1) Does the Board support demolition of the existing commercial building?
- 2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the commercial building?
- 3) If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details for the proposed building?
- 4) Other considerations by the Board.

Board Questions:

Mr. Alexander stated that staff's report suggests that the Board consider the requirements for buildings in this District. Was that a reference to the District's height limitation of 2.5 stories?

Ms. Rauch responded affirmatively. The Applicant may request a waiver to permit 3.0 stories. That consideration would be based upon the Code, the Guidelines and the context of the area.

Mr. Rinaldi stated that the guidelines, which are currently under revision, had a maximum height of 2.0 stories.

Ms. Rauch noted in the context of the area, there is an existing three-story building across the street. On the south side, there are smaller scale buildings. There are other requirements within that building type of Historic Mixed Use that would be referenced, as well.

Mr. Alexander noted that the staff report indicates that at this point, it appears the lot coverage would be in compliance.

Ms. Rauch responded affirmatively.

Mr. Alexander inquired if flat roofs are permitted in the District.

Ms. Rauch responded that they are not, so a Building Type waiver would be required.

Mr. Rinaldi noted those two points would require waivers, as a flat roof and a building height of 2.5 or 3.0 stories are prohibited.

Mr. Rinaldi swore in the Applicant.

Matt Davis, 4620 Hickory Rock Drive, Powell, Ohio, 43065, stated that their intent is that this building comply with the Board's requirements, and to that end, their design is extremely flexible. Their first

priority is to respect and honor the character of the City with which they are participating. They have created Town Hall 2.0 structures in several cities. For instance, they have restored an old hardware store and a library in Worthington and a newspaper building in Delaware, a market building in Springfield. Their design is very flexible at this point. Their intent is to activate the front part of the space, allowing it to remain historically untouched, but improve it. Brazenhead is currently under lease and has an option. If for some reason they decided not to stay, they would activate the space differently. They would leave it as an entertainment and live music venue, improve and restore the building while also respecting its history. The biggest issue is ensuring that they can afford the project and to ensure that there is sufficient size and square footage for this concept to work. A co-working space will be provided for use during the day and live music/event space for evening use. They do non-profit fundraising events throughout the week. They would include an experiential retail maker space in it, similar to their Worthington facility. They are evaluating the potential for a shared kitchen, although it may not be possible to fit it in here. Although, typically, they would renovate an existing structure, the current structure does not work for their renovation needs.

Mr. Alexander inquired about the zoning classification and permitted uses. A conference center is not a permitted use.

Ms. Rauch responded that it would be considered a mixed-use building, which includes retail, commercial and office. Although a maker space is not currently permitted in the zoning, it will be included in the amendments to this District, so that timing will work.

Mr. Alexander requested confirmation that it would be consistent with the Permitted Uses.
Ms. Rauch responded affirmatively.

Mr. Davis stated that the original intent was to leave these buildings separate and detached, honoring and providing the historical building the presence it needs on High Street. The uniqueness of this lot is its significant downward slope. This will be a two-story building; the first floor is underground. In regard to the architecture, they have considered a farmhouse look, but they are open to any suggestions. The intent is to represent the front portion of the building well.

Mr. Keeler stated that he has been in this building. The west side of the proposed building is attractive, not out of character with the District. From the back side, there is a significant level of reveal, and the proposed building would appear to overpower the smaller properties in that specific area. From that perspective, the building seems too large.

Mr. Davis stated that they have been trying to keep the height significantly shorter than the building directly to the right of Oscars, but at the same time achieve a total use of a minimum of 10,000 square feet. They are attempting to achieve all this within the necessary footprint.

Mr. Alexander referred to the drawings that were provided in the packet and stated that he likes the way in which the design has been evolving. His only reservation is the scale change that occurs. It is much different on Blacksmith Lane here and to the south than it is from Blacksmith Lane to the north. There are small individual lots, which are unlikely to be combined, with very small houses. He would be more comfortable if the proposed three-story middle section had a two-story expression

across the back. There are ways to break up the massing and provide some articulation to the long wall by material changes, bump-outs, etc. His concern is with the three-story expression at the back. It may be possible to place the desired square footage on the long second-floor terrace on the south side of the building. He is less concerned about the three-story expression on Blacksmith Lane as the grade drops, because the massing makes sense with the existing building. Because the proposed building will be close to Blacksmith Lane, he would be more comfortable if the height/massing expression could be reduced slightly. It does make sense to locate the building as they have, however, as it will provide some space behind the historic building.

Mr. Davis stated that he is interested in having the Board's guidance in developing his next iteration. Their other option was, instead of a connector, to leave the second building detached. Outdoor active patio spaces and greenspaces are popular. The desire is to have a courtyard with a pergola that gives a sense of connecting the buildings without actually connecting them. Do the Board members like the courtyard feel with this architecture?

Mr. Keeler responded that the current design is fine. He appreciates the attempt not to physically attach the two buildings, but to create an attachment through a virtual space.

Mr. Davis stated that the top elevation of the building would provide rooftop event space overlooking the river. The connector would be walkable surface and patios, which will activate the back section.

Mr. Alexander stated that he likes the idea of an expanded courtyard. Locating the larger and noisier group activities there would provide a level of protection to the nearby homes. Thoughtful planning of the outdoor uses – day versus nighttime activities – will be appreciated by the residents.

Mr. Davis stated that they are under contract on the building with a diligence period in which to determine if proceeding with this project is economically feasible. He is trying to determine if he works with the City to achieve a desired scale and aesthetic, would the City agree to the replacement of the existing structure with the proposed structure.

Mr. Rinaldi referred to staff's suggested questions for feedback.

1. Would the Board support the demolition request?

Mr. Rinaldi stated that there are four criteria, and the project must meet two of the criteria to justify approval of a demotion request. He believes this project meets at least two of the criteria. He inquired what was the Board's consensus. Board members had no objection to the demolition request.

2. If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the commercial building?

Mr. Rinaldi stated this question will merit the Board's discussion. Currently, City Code limits a building on this site to 2.5 stories; 2.0 stories per the Historic Guidelines. Therefore, there may be a concern about the proposed height. In addition, flat roofs are also prohibited, and the design proposes rooftop terraces.

Mr. Alexander requested clarification of the definition of "grade" on a building such as this, because

stories are measured by grade. From the rear of the building, it may appear to be the first story; from the side, it may not be the first story.

Ms. Rauch responded that it is based on a floor-to-floor measurement. From the back, it would be considered three stories because it is at-grade, but moving down North Street, that changes.

Mr. Rinaldi noted that although Oscar's has three stories, that approval predates this Board of Review.

Mr. Keeler stated that this feels like a walkout basement, due to the way the grade drops. From that standpoint, he would be more inclined to allow two stories.

Mr. Rinaldi stated that, as Mr. Alexander stated earlier, it is probably a matter of how the elevation is articulated. There are ways in which to reduce the height appearance; in fact, the proposed design already provides for the use of a different material for the base, which creates the appearance of a two-story walkout. This also might not be considered a flat roof, but a terrace.

Mr. Davis stated that there would be four individual terraces.

Mr. Alexander stated that it a matter of how the perimeter is detailed, and how the railing is integrated into the wall below. The Code is trying to prohibit entirely flat surfaces of rubber membrane, with minimal profile or detail.

Mr. Davis inquired if the Board members have guidance on the use of a preferred design or style.

Mr. Rinaldi stated that the overarching need is to assure that this building is subordinate to the existing historic structure on the site.

Mr. Alexander stated that they should not attempt to match the existing architecture. They should attempt to complement it but not match. He inquired what is the anticipated timeframe for the Revised Historic Dublin Guidelines.

Ms. Rauch responded that the final draft would be completed within the next few weeks. That will be followed by the approval process.

Mr. Davis inquired if the ARB members had any objection to the proposed style.

Mr. Keeler responded that he likes the general style, with the exception of one element. The current historic structure at the front provides more overhang of the eaves. The proposed structure does not appear to have much eave overhang. The original element is more pleasing to the eye.

Mr. Alexander stated that he has a differing opinion. In fact, he likes the fact that the proposed design is attempting to twist an element that is extremely traditional in a slightly different direction. The skill in doing renovations within Historic Districts is to be able to introduce contemporary buildings that respond to tradition but do not match details needlessly. Overhangs are one item that he believes are unnecessary to match. He would advise that he give his design professional that flexibility. Contemporary buildings can work in Historic Districts.

Mr. Keeler stated that it is not an issue of trying to replicate what is there. He does not like walls that rise straight to the roof, but prefers overhangs. He would not find this element of the proposed building design pleasing anywhere.

Ms. Bryan stated that she was also concerned about the back of the building and the density, which the Applicant is attempting to satisfy. To address potential noise issues, evening activities would need to be located in the center of the site rather than the side nearest the river.

Mr. Rinaldi summarized that the Board's consensus is that the initial design appears to meet the initial requirements to pursue. The Board believes the identified issues can be addressed with the additional details.

Mr. Davis responded that his take away is that this concept is something he can pursue with the need to steer in the recommended direction. He thanked the ARB members for their feedback.

- **Communications**

Mr. Rinaldi reminded the Board members that his second term on the Board has expired, and this is his last meeting. Hopefully, the new Board appointee will complement the Board. He has enjoyed his service on the Board.

Ms. Martin thanked Mr. Rinaldi for his service to the City. The new member will be welcomed at the next meeting, but they will have some "big shoes to fill"!

Ms. Stenberg was reappointed to a second term on the Board. Robert Bailey, the new ARB appointee, lives adjacent to Historic Dublin in the Waterford neighborhood. He will be sworn in at the April meeting; election of a Chair and Vice Chair for the new board will also occur at that meeting. Staff will forward information on Chair and Vice Chair responsibilities.

- **Additional Comments**

Mr. Alexander referred to an email he sent to Staff related to Towne Center II. He indicated he had visited the property and noticed the board and batten siding is of a different width than previously approved. He inquired what, if anything, could be done to remedy the discrepancy.

Ms. Rauch responded that she and Ms. Martin visited the site today to determine the difference between what was existing and what was approved versus what was constructed. There is a variation in the thickness of the vertical batten and the spacing between. Although it appears to match what is on the adjacent building, it differs from what was approved. Staff will talk to the Applicant to understand how that change occurred. Where the vertical batten rail is attached to the building, all the nailheads are visible. In addition, the window trim and windows do not match. This construction was completed in January, so perhaps the finishing details have not yet been completed.

Mr. Keeler inquired if the City requires that a bond be posted when applying for a building permit. In that case, it would have been necessary for a review of the work to be conducted to confirm the work was completed as originally approved before the bond could be released.

Ms. Rauch responded that in this instance, they weren't required to obtain a permit because they were not making structural changes. The work was considered building maintenance. In most cases, a permit would have been required and an inspection would have been conducted to

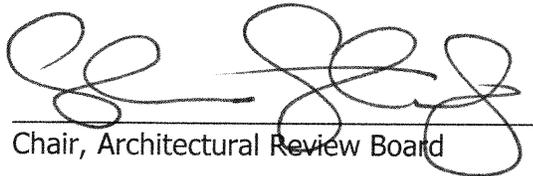
ensure that the work was completed correctly and was consistent with what was approved. Permits are issued for landscaping and infrastructure improvements, but not for architectural changes. The Board's expectation and the Applicant's assurance was that the additional construction would appear identical to that of the existing.

Mr. Alexander stated that the out-of-town management company and the owner of the building may be interested in receiving this information. Perhaps they engaged a local contractor to do the work and were not monitoring the situation. The product for this work is a stock product opposed to what was there previously.

Board members had no additional questions or comments.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.



Chair, Architectural Review Board



Deputy Clerk of Council