



MEETING MINUTES

Architectural Review Board

Wednesday, May 22, 2019

CALL TO ORDER

Ms. Stenberg called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Ms. Stenberg led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Ms. Stenberg, Mr. Keeler, Ms. Bryan and Mr. Bailey.
Staff present: Ms. Rauch, Ms. Martin, Mr. Ridge.

ACCEPTANCE OF DOCUMENTS

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

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

(Motion passed 5 – 0)

APPROVAL OF MINUTES

Mr. Keeler moved, Ms. Stenberg seconded, to approve the April 24, 2019 meeting minutes.

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

(Approved 5 – 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.

CASES:

1. Hampton Inn, 17-53 N. Riverview Street & 40 N. Blacksmith Lane, 19-035INF, Informal Review

Mr. Alexander recused himself due to a conflict of interest with the case.

Ms. Stenberg stated that this potential future application is a proposal for demolition of six existing, single-family homes, the elimination of a portion of Wing Hill (between N. Blacksmith Lane and N. Riverview Street), and the realignment of N. Riverview Street for the construction of a three-story, 125-room hotel and associated site improvements on a 1.09-acre site zoned Bridge Street District Historic Core.

Case Presentation

Proposal:

Ms. Martin stated this is a request for an Informal Review at the formative stages of this application. The site is approximately one acre located on the west side of North Riverview Street. Currently, it is comprised of six separate, single-family parcels and is adjacent to the future Riverside Crossing Park.

Background:

In 2012, the Architectural Review Board (ARB) reviewed and approved a demolition request for the six individual family lots. A condominium project proposed at that time did not move through the approval process in a timely manner, nor were building permits obtained. That approval expired in 2013, so the Board would need to reauthorize the demolition of these structures based on their current condition today.

Description of Current Condition:

These homes were built between 1890 and the early 1930s. The structures are indicative of the residential character of Historic Dublin that developed along the Scioto River. Between homes 3 and 4 on the aerial depiction is the extension of Wing Hill. This application proposes the removal of Wing Hill, which is a dedicated street on the Street Network Map. Should this project become a formal application, the removal of that street will come before this Board for consideration. There also would be a realignment of North Riverview Street with this application.

Site Plan:

The proposed building is situated at the intersection of Blacksmith Lane and Bridge Street. The primary lobby and pedestrian exit would be located on the southwest side of the building on the southwest side of that intersection. The primary vehicular access is provided at the rear through the realigned North Riverview Street. An extensive amount of coordination will need to occur between the City Engineering Division and the Department of Parks and Recreation in regard to the alignment of the future North Riverview Street, which will likely encroach into the public park. Additionally, the applicant is proposing a small public plaza at the intersection of North Street, N. Riverview Street and N. Blacksmith Lane.

Elevations:

There is a significant change in grade from Blacksmith Lane down to N. Riverview Street, proceeding toward the Scioto River. The west elevation is the primary pedestrian elevation. The structure is three stories on that elevation. On the east side of the structure, there are four stories with a layer of podium parking supporting the building. A total of 82 spaces is proposed in the parking structure, although 100+ spaces are required. The structure exceeds the maximum height currently permitted by the zoning code by 1.5 stories. The current Historic Design Guidelines are more restrictive, recommending a height of only two stories in this area.

The architecture can be typified as historic in character with modern elements. There is a variety of both gabled and flat rooflines, as well as a variety of materials and transitions to break down the massing of the structure. [North and south elevations and character images displayed.]

Staff has suggested the following discussion questions:

1) ***Does the Board support the demolition of the six single-family homes?***

Requests for demolition of structures within the Historic District are not considered lightly. Code requires the applicant to bear the burden of demonstrating an economic hardship or unusual and compelling circumstance, or two of the four criteria for demolition are met. Staff encourages the Board to provide initial feedback on a future demolition request, and to identify what information the Board will require to make an informed decision.

2) ***If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the hotel?***

The property is located within Historic Dublin and is zoned BSD-HC, Historic Core. The zoning district permits two commercial building types within this district. The Historic Mixed Use Building would be the most applicable building type for the proposed building given its use, layout, and form. The Board should reference this building type and its requirements, along with the Historic District Design Guidelines when considering the appropriateness of the proposed building.

3) ***If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details including parking and open space?***

The Bridge Street Code and the Historic Dublin Design Guidelines provide guidance about the architectural character, materials and details for new construction. If the Board is supportive of the demolition, the applicant requests feedback with regard to the general architectural design and the associated site details.

Ms. Stenberg invited the applicant to speak.

Applicant Presentation

Rick Gerber, Gerber & Mitchell, 209 S. High Street, Dublin, Ohio, representative for the applicant, BET Investments I LLC and Coffman Company LTD, stated that over the last several months, they have held stakeholder meetings and met with City staff on approximately nine occasions. They have also met with Historic District businesses and property owners, and representatives from the Convention and Visitors Bureau and Bridge Park. The meeting feedback was supportive of the proposed project. He believes that this project would help complete the Riverside Crossing Park. They have two properties that, as part of their economic development agreement, they will be giving to the City to help complete the park and North Riverview. This is an opportunity to improve upon what has become a depressed area. Approximately 35,000 – 45,000 visitors would be staying here annually, which will be an economic boost to the Historic District

businesses. They met with the homeowner association representatives of the neighborhood east of S. High Street, whose responses reflected varying levels of support.

Present with him this evening is David Kozar, Indus Hotels, and Gary Sebach, OHM Advisors.

David Kozar, Vice President, Indus Hotels, 1555 Lennox Town Lane, Columbus, OH 43212, stated that Indus Hotels has been located in Columbus for 22 years. Their first hotel was the Hampton Inn Suites in the Short North. This project will be very similar in that they are both located in historic districts. They are owner-operators, not developers. At the end of this year, they will have 14 hotels, only one of which is outside Columbus. They have considered many Dublin properties and projects over the years, and believe this is a very good location. This is a small hotel for them, consisting of only 125 rooms. Typically, they prefer to have 150-160 rooms, but it is not possible for this site.

Gary Sebach, Director of Architectural Design, OHM Advisors, 580 North Fifth Street, Columbus, OH 43215, reviewed the preliminary site plans. On Bridge Street, they have attempted to pull the façade back and create an attractive streetscape and landing place from which to access the parks. Pulling the front façade back from the street will better facilitate pedestrian traffic on the sidewalk and down Blacksmith Lane. There will be loading zones on the front of the building and opportunity to service the kitchen on the upper level and keep them from the back lane, which is intended for guest use. The building will have a Riverview Street address. The primary drop-off area will be located there and have ample room for arriving and queuing vehicles. The lobby is on the upper level. Fire access will be created on the lower level; however, creating a turning circle for the firetruck will necessitate some intrusion into the public park. Blacksmith Lane is sloped, and due to all its contours, will be widened on the hotel side to provide street parking, street trees, sidewalk and soft landscaping. The existing grade will be maintained due to the need to tie into the other side. A public observation deck is proposed at the bottom on the north end, which will help soften the appearance of the height on that end. On the east side of North Riverview, a sidewalk and landscape feature is proposed. This will be the public side with a proposed connection to the park.

From the lower entry on Bridge Street, guests would take an elevator to the main level where all the activities will occur – the dining and lounge areas. The main façade along Bridge Street will be two stories with a pitched roof and dormers to reduce its scale. There will be a long elevation on Blacksmith Lane, and efforts have been made to break up that length, including use of some infill facades. Where Wing Hill descends and terminates, a faux carriage door arch is proposed with glass below. The illusion of transparency creates perception of an infill where once there was a bridge. That tower feature on the corner was added in response to staff's suggestion for a visual terminus. On the back side of the building, facing the river, there is an additional story due to the grade change. This is where the parking will be located. [renderings of the site shown].

The applicant has compared the height and scale of the BriHi elevations and the Town Center Building across from BriHi to their proposed hotel elevation on Bridge Street. Because less floor-to-floor height will be used than at BriHi, the visual impact of a third floor will be minimized for the hotel. Louvers have been architecturally integrated into the windows. The townhome facades will have juliet balconies, or decorative grills.

Public Comment

John Wells, 324 Stonewall Court, stated that he has been a Dublin resident for 40+ years. He has loved the easy-going, historic area of Dublin, which is now changing dramatically. With the development across the river, Council has brought in Long Island, New York to Dublin, Ohio. It is not his favorite place. He, his friends and neighborhood are concerned that the City is building something in every possible square inch. He doesn't have an issue with the appearance of the proposed buildings, which will look more historic than the new library. One building section will be three stories or more; he would prefer that the building not exceed two stories, as most of Historic Dublin consists of two-story buildings. A 125-room hotel will create even more traffic on that corner. Currently, the volume of rush hour traffic on Bridge Street is an issue. Trying to turn left from Monterey Drive is impossible for at least half of the day. With the continuous building occurring, old Historic Dublin will disappear. Having been here for so many years, it is difficult to see it disappear so quickly and become a large, over-built area. In his opinion, this hotel should be built on the other side of the river. It appears that the current building surge will be continuing north on Bridge Street and south of Bridge Street into the core of the District. He is disturbed that the historic, downtown area is going away. While he likes some of the changes that have occurred, the rest is creating an overbuilt situation.

Allan Szuter, 80 Franklin Street, stated that his home is located on the south side of Bridge Street. The biggest concern of the residents there is the traffic. Parking, cut-through traffic and congestion are becoming a really big problem. The City just built a \$5 million parking garage. Adding more buildings with insufficient parking will result in the need for yet another parking structure. The massing of this building is significant. They have lived in Dublin for 30+ years and have seen the growth. They experienced the Architectural Review Board process prior to these recent changes. Previously, the Board really focused on the residential character of downtown Dublin. Apparently, that is not the current intention of ARB and the zoning that has been put in place there. This is a large structure with a very long, continuous façade, regardless of the efforts to break it up. Dublin has a Historic Business District. They do not want to live in the Short North, which experiences a constant turnover of businesses and retail. If the City's intent is to turn this area into the Short North, this project would move it in that direction. Residents of downtown Dublin on this side of the river do not want that. Regarding the park access, the residents use the current walkway several times a week. Maintaining access to that park during and after any potential construction is very important to them.

Stephanie Osmond, Waterford Village, stated that although her husband has lived in Dublin all his life, she has lived here only eight years, and she has noticed many changes in the time she has lived here. Some of the changes have been good, and while they may have caused some level of sacrifice, there are some changes that cause too great a sacrifice. It is important to weigh the impact. Traffic has become a serious problem, particularly in the four-corner area of downtown Dublin. Trying to exit her neighborhood onto Dublin Road to pick up her children from school is nearly impossible. A 125-room hotel will increase that problem. Regardless of the additional money for downtown Dublin businesses, the impact on the residents is too great. The Short North is enticing to young people without families, but not to busy families.

Board Member Discussion:

Ms. Stenberg directed the Board's discussion to the questions as proposed by staff.

- 1. Does the Board support the demolition of the six single-family homes?***

Mr. Keeler inquired if the applicant has demonstrated that they would meet two of the four criteria for approval of demolition.

Ms. Martin responded that the applicant did not provide an analysis as part of their submittal. With an Informal Review, that is an option, but the analysis would be required should they file an application.

Mr. Keeler stated that the houses must be demolished before the hotel could be built. He has difficulty seeing that two of the four criteria for demolition could be met, which is the first step. Approval to demolish six properties constructed from 1880 and 1920 located in the historic core of Dublin is requested. Not looking at each case individually is irresponsible. He would want to review each site on an individual basis. He understands that from the developer's standpoint, it may be an all or none proposition. However, ARB needs to review each property to determine if they are eligible for demolition.

Ms. Bryan expressed agreement. It is irresponsible to blanket approve demolition of these houses. Having said that, there is a practice of demolition by neglect occurring that is also irresponsible. The issue should be handled in another venue, and she will be making a call about that, as well. If the City continues down this path, we can no longer call this area historic. There will be only seven or eight houses left that have any historic value. The City needs to look at that fact in an honest manner.

Ms. Stenberg stated that in regard to the four criteria for demolition, when analysis was last provided (2012) for these collective six properties, they were being rented. Are these homes currently owner occupied or rental properties?

Mr. Gerber responded that his understanding is that some of the homes are rented on a month-to-month basis. He can provide updated information.

Ms. Stenberg stated that she is concerned about the issue of demolition by neglect, and whether, in this case, that has been willful. One of the criteria requires that it is not willful. She would question if, after 2012, the homes purposely have not been improved and rented out by the owner because they are trying to sell them to a developer. The ARB needs to be careful in its analysis regarding whether the properties are being cared for and if their condition is the result of normal wear and tear of rentals.

Ms. Bryan stated that when looking at the properties, it appears to be more than normal wear and tear.

Mr. Keeler stated that his understanding is that all six properties are owned by the same LLC, so one owner is responsible for the upkeep of all six properties.

Mr. Gerber stated that the applicant is not the present owner or landlord, but they are in contract to purchase the properties from that property owner.

Additional Public Comment:

Anne Wells, Waterford Village resident, stated that with all the existing Dublin hotels, it does not seem that an additional hotel is needed, and particularly not in downtown Dublin.

Ms. Stenberg stated that public comments were expressed regarding the traffic issue and the fact that 84 parking spaces would be provided versus the required 112 spaces. She inquired if a normal occupancy of 50% is anticipated or if they anticipate there will be times that the 84 spaces may not be sufficient.

Mr. Kozar responded that from a yearly perspective, they anticipate an occupancy of 77-79%. They are finding that with most of their hotels, there are less cars per occupied room. The Uber has changed that significantly. The parking will probably suffice for approximately 70% of the time. There will be a greater need on the weekends due to soccer tournaments, and there may be some times when valet parking to the parking garage will be needed.

Mike Maloof, 6308 Wyler Court, Dublin, inquired if the parking would be used by staff employees and if there would be weddings and other events.

Mr. Kozar responded that the hotel will not have large meeting facilities. The space will permit small meetings of 20-30 people only. Local businesses may use those facilities. The majority of hotel employees come in when the guests are leaving, so the parking spaces would be used at different times. They have not experienced any parking issues with employee usage overlapping guest usage. The peak hotel hours and the peak traffic in the area will be opposite.

Ms. Stenberg inquired if the hotel employees would use the hotel parking spaces. With some Dublin businesses, staff members are bused to other parking areas.

Ms. Kozar responded that they have not evaluated the need here at this time, but typically, their onsite parking is sufficient for both employees and guests. If needed, the employees will park in other parking areas.

Ms. Stenberg inquired if the applicant selected this location over other locations in Dublin because this site was the most economically feasible.

Mr. Kozar responded that this is a challenging development, but many of their projects are. They are typically on very tight sites, where they believe they can harmonize with the area businesses. They want their guests to explore the area in which they are staying. This is an attractive area that will draw overnight stays. Putting their brand in this location will benefit both them and the area. It is a win-win for both.

Ms. Stenberg inquired if other sites were considered.

Mr. Kozar responded that they looked at many locations over the years. They like to be long-term operator holders, and they believe this is an area that will be solid for many years.

Ms. Bryan stated that with the previous case, Co-Hatch, the City will have two large, dense businesses covering blocks of downtown Dublin. It is important not to look at this case in isolation; Co-Hatch is where conferences will be held.

Mr. Keeler stated that the first question is whether these six homes are eligible for demolition. If they are permitted to fall apart, they could meet part of the criteria. However, even if they were to be demolished, that does not necessarily mean that a hotel should go in their place. Personally, he is not in favor of that. He enjoys visiting colonial Williamsburg, and he has no objection to taking a shuttle from a hotel on the other side of the river into colonial Williamsburg. There are homes on this particular site today. People move to Dublin based on what Dublin is now and like what they see. It is unfair for the City to change the environment of the home they have purchased. We are potentially taking a cluster of six small homes and turning them into a Hampton Inn. In general, he does not support that.

Mr. Bailey stated that these six homes, even if they were built in 1890, are unattractive and do not represent Dublin well. He inquired what development options exist other than the hotel.

Mr. Keeler responded that, assuming that the houses cannot be rehabilitated, or the current or future owners are unwilling to rehabilitate them and want them to be demolished, they would need to be replaced with single-family homes that do meet the standards of ARB.

2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the hotel?

Ms. Stenberg stated that in response to the question about scale and massing, instead of looking at the prospect of demolishing the six homes as a whole, it might be appropriate to look at them as individual properties. The homes are not attractive at this time, but perhaps they are restorable. There are not that many homes in the City's historic core. Several homes have been demolished over the last year or two and none have been added. She has the following questions:

- Does it make sense to be taking out six homes, which comprise a large portion of the district?
- Once they are demolished, what would the fabric of the Historic District look like?
- How many homes must be there for the City to have a historic district?
- At what point would Dublin no longer qualify to have a district on the National Register of Historic Places?
- What would the demolitions do to the property values of the homes on South Riverview and south of this area?

Those are considerations that she would need answers to in order to evaluate if this area would work with the proposed massing. There is great potential in Dublin for another hotel, even within the general downtown area, to take advantage of visitors for the soccer tournaments and new festivals and restaurants. It may not make sense to place it in the Historic Core District.

Mr. Keeler concurred. He questions whether building a hotel would generate more traffic and if we need to introduce more traffic here at this time.

Ms. Bryan noted that it can sometimes take 15 minutes to exit her neighborhood. This proposal would add more traffic to this area. She is very concerned about the flow of traffic here.

Mr. Keeler stated that it is a little misleading to draw an imaginary line from the top of this hotel to the BriHi building and state that the building heights are the same. If they were placed on the same plane, the hotel would be significantly taller. The proposed building is too large. He understands that a hotel must be large enough to be feasible, but he believes two stories would be more appropriate. On the east elevation, he would like to see the roofline broken up a little more. The elevator shaft in the middle has an attractive roof; perhaps add another one in order to break up the long, horizontal line.

Ms. Bryan expressed agreement with Mr. Keeler's view. Three-four stories are too high and will overwhelm the district to such an extent that Dublin will lose the character that Historic Dublin has had. We do not want to be the Short North. The residents with whom she has spoken do not want that level of density. The project would need to be scaled back.

Ms. Stenberg noted that Tom Holton was unable to be present tonight, but shared a letter with his comments, which was provided in the meeting materials. He expressed concerns regarding the demolition of the stone wall and several mature trees that would occur with this project, and with the scale, massing and length of the structure.

She noted that the Historic District Guidelines and the Code state that a building cannot be more than 2 or 2.5 stories tall. That existing requirement will be a challenge if an application is submitted, even with the significant grade change. The building is one acre in length. Similar building lengths are not seen in buildings to the south, although there is a small amount of precedent to the north. She has concerns about adding a building of this scale and massing to the district.

Ms. Stenberg inquired if the ARB members had further comments to give the applicant direction. [None offered.]

3) If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details including parking and open space?

Ms. Stenberg stated that the above question has been addressed in conjunction with responses to the previous questions. Do members have any additional comments in regard to this question? [There were no additional comments.]

Ms. Stenberg inquired if there was anything additional upon which the applicant would like the Board to comment.

Mr. Gerber stated that the Board has answered their questions, and he understands the Board's position. He owns a building in that area that was built in 1842, which they were financially able to restore and preserve. He also lives near the area. The challenge here, regardless of the Board's view on this project, will be the economics for the area. Although a significant amount of new development is occurring, many of the existing businesses in this area are looking for additional assistance and other businesses that would help support theirs. He would urge the ARB to consider that, whether it is their project or another one. He has participated in Historic District

workshops and understands that the primary focus is on preserving the integrity of the residential area south of the bridge. That also was their focus. He thanked the Board for their time.

ARB member, Mr. Alexander, returned to the meeting.

2. Extravagifts Sign, 24 N. High Street, 19-033ARB-MPR, Minor Project Review

Ms. Stenberg stated that this application is for the installation of an approximately 4.89-square-foot projecting sign for an existing tenant space zoned Bridge Street District Historic Core.

Case Presentation

Proposal:

Mr. Ridge stated this is a proposal for a Minor Project Review for a sign at the Extravagifts retail location in the Historic District. At their meeting on May 16, the ART recommended approval of the application. The ARB is the final reviewing body and will make that determination this evening.

Site Location:

The site is located at 24 N. High Street, which is east of N. High Street, approximately 175 feet north of the intersection with Bridge Street. On the site is a one-story, block building with a brick façade with white trim details and a front gabled roof. Currently, there is an empty sign bracket with space for a projecting sign. The proposed sign size is 32 inches x 22 inches, a total of approximately five square feet. The sign is constructed of a two-inch thick high density urethane (HUV) material with raised copy and border and double-sided. It will be just over eight feet from grade, meeting the Code requirement. The proposed sign is consistent with all the review criteria, and approval with no conditions is recommended.

Ms. Stenberg invited the applicant to speak.

Applicant Presentation

Michelle Alvarez, Extravagifts owner, 24 North High Street, Dublin, stated that the majority of the businesses next to her shop and further down the street are not meeting the same Code requirements that she is required to meet. Many of those existing signs do not have the raised border or engraved lettering, and are essentially flat surfaces. She is inquiring about the apparent inconsistency.

Mr. Alexander requested that staff respond.

Mr. Ridge stated that he is unable to respond regarding all the other signs; however, he and the applicant have spoken about The Toy Emporium sign, which was recently reviewed by ARB. That sign was installed prior to going through the formal application and approval process. After installation, it went through the ARB review process. Because the project does not meet Code, a condition was added that the sign would be brought into Code compliance within a certain amount of time.

Ms. Alvarez stated that she has spoken with many of the other business owners, and the cost of their signs was considerably less than the several thousand dollars that her sign will cost. She requested clarification of the inconsistency with what has been required of the other businesses.

Ms. Stenberg stated that her question is fair. However, it is necessary to comply with Code in order to have a consistent look in the District. On occasion, requests are made for a variance or waiver of Code requirements, which are reviewed on an individual basis.

Mr. Alexander stated that, as the record will reflect, if the other business referred to continues to be in business within a certain number of months, it will be required to have a conforming sign. At that point, their sign will be consistent with the same requirements as Extravagifts.

Ms. Alvarez stated that her concern was only with the apparent inconsistency in the requirements made of the businesses, as there are several businesses on this street that do not have signs consistent with the requirements that hers must meet. However, her desire is to be compliant, so she is satisfied with the explanation.

Public Comment

Dustin Snow, 110 W. Dunedin Rd., Clintonville, inquired what the timeframe was for holding the other businesses accountable for signage compliance.

Ms. Stenberg stated that information is documented in the meeting records, which can be provided to him.

Mr. Keeler noted that for the particular business referred to, it was one year.

Mr. Alexander clarified that the timeframe was one year from the date of ARB's approval.

Mr. Keeler moved, Ms. Bryan seconded, to approve the Minor Project Review.

Vote: Mr. Bailey, yes; Ms. Bryan, yes; Mr. Alexander, yes; Mr. Keeler, yes; Ms. Stenberg, yes.
(Motion approved 5-0)

3. Galbreath Realty, 75 S. High Street, 19-034ARB-MPR, Minor Project Review

Ms. Stenberg stated that this application is a proposal for construction of two patios and associated site improvements for an existing tenant space zoned Bridge Street District Historic South.

Case Presentation

Proposal:

Mr. Ridge stated this is a request for review and approval of a Minor Project for site improvements at the property located at 75 S. High Street. On May 16, the ART reviewed the case and recommended approval to the Architectural Review Board.

Site Location:

The approximately .25-acre site is located on the south side of Eberly Hill Lane, between South High Street and Mill Lane. The site includes what was originally a single-family home built in 1830 that is more recently being used as commercial space, with an 11-space parking lot.

Proposal:

The proposal is for the construction of two new raised brick patios on the west and north sides of the building, parking lot improvements, and updated landscaping. The three existing stoops and walkway would be replaced. In the 320-square foot, north-facing patio, the asphalt landing would be removed; the patio will line up with and be level with the front porch. The proposed 555-square foot, west-facing patio and walkway would be separated from the parking by landscaping and narrow brick carriage walk to match the brick walkway. The patios are to be built up to the right-of-way, which Code permits for this building type in the Historic District. Both patios will be lined with a two feet, six-inch tall wrought iron railing and be raised approximately one foot above grade. Both will be clad in a limestone veneer along the bottom to match the existing north façade. Staff is adding an additional condition that the limestone veneer match the existing façade. There was some concern because the construction drawings differed slightly from the renderings, which was not the designer's intent. In addition, the parking lot will be repaved, and the drive aisle will be narrowed to approximately 24-square feet in width. Code requires a minimum of 22 feet. The same number of parking stalls will remain. The application was reviewed against applicable criteria, and the recommendation is for the ARB to approve with two conditions.

1. That the width of the west-facing landscape beds be increased to a minimum of 3 feet;
2. That the stone veneer used for the patios match the veneer on the north façade of the building.

Mr. Alexander inquired if the ART group includes a member of the Building Standards Department.

Mr. Ridge responded affirmatively.

Applicant Presentation:

David Galbreath, Galbreath Real Estate, 423 Hertford Lane, Dublin, stated that they had requested one change to the detail of the wrought iron fence, which staff asked that he share tonight. [Drawings shared with Board members]

Ms. Rauch stated that the drawings being shown were not reviewed by staff.

Mr. Galbreath stated that this material would be the same height and with the same detail as the original material they intended to use.

Mr. Keeler inquired if ART had seen the proposed change in the wrought iron.

Mr. Ridge responded that they have not, nor was it provided in the Board members' packets.

Mr. Keeler noted that the new drawings show pointed-top finials and inquired if staff had any objection to that change.

Mr. Ridge responded that only curved finials are permitted, not pointed finials.

Mr. Galbreath requested that the new drawings be disregarded and that the Board members consider the fence originally proposed.

Mr. Keeler stated that one of the conditions is to increase the width of the landscape bed to three feet and asked if that is a standard, minimum requirement.

Mr. Ridge responded that an ART member who had concerns about the inability of plants to grow in anything less than three feet brought up the question.

Mr. Alexander inquired what is the current width of the bed.

Mr. Ridge responded that it is two feet, one inch.

Mr. Alexander stated that in the spirit of full disclosure, he met Mr. Galbreath in the lobby earlier, and he knows his parents.

Ms. Stenberg requested the applicant to continue his presentation.

Mr. Galbreath stated that the north patio will tie into the front porch. Their lease with the new tenant is contingent upon their adding a patio. If the ARB were to deny his request, the tenant will move elsewhere. Should the ARB prefer to add any conditions for approval, they are flexible in regard to making modifications in order to gain approval. In the rear, a west-facing patio will be added due to the severe negative grade from the parking lot to the building, approximately 12-18 inches grade difference. For the last 2.5 years, they have been experiencing flooding every time it rains.

Public Comment

[no public comment]

Board Discussion

Mr. Alexander stated that having a wall here is fine, and in general, he is in favor of the proposal. However, he hesitates to approve something that is detailed in such a way that in two years, it will significantly deteriorate. There is the possibility that in the permitting process, a reviewer will determine that the footing is not sufficiently deep and the coping is not correct. A competent contractor would say the same thing. If the ARB approves the wall as proposed, either we will be approving something that competent people will not allow to be permitted as is, or if it is built, will fail. This wall is rigid; any mortared structure is rigid and cannot move. If it moves, it will crack, water will penetrate, and through a freeze/thaw cycle, will continue to push the mortar out. Typically, any rigid structure will have a footing behind the frost line, the line where the earth is not subject to a freeze/thaw cycle. If the wall is built as proposed, the footing should be three feet deep. Dry-laid walls are frequently built on gravel just below grade, but there is no mortar in those joints as the walls are meant to move as the earth moves. In addition to the mortared walls, the coping has no overhang. When there is no overhang, some water will sit on and stain the coping, and some will run directly over the mortared walls below, migrate into the cracks and further lead to deterioration of the wall. Matching the stone of the building exactly would also result in wide blocks and a wider wall than depicted, and likely, greater costs. In summary, he likes the project but is concerned about approving a wall that, as designed, will result in some issues.

Mr. Keeler inquired if the footer needs to be three feet deeper.

Mr. Alexander responded that even with that, the wall height will be greater. The excavation will be more difficult, as excavating next to a right-of-way requires more clearance for the work to be performed. The applicant may want to take a second look at the design. Perhaps a dry-laid wall would be better in this application, as a deeper footer would not be needed, or perhaps a thin-cut veneer stone could be used instead. Because it is only 1.5 inches, there would be a more narrow profile than depicted here. There are some detail changes that could improve the design and maintenance. A good design professional is needed. He believes that ARB could approve this project with the condition that the applicant bring the wall back to ARB for approval.

Mr. Boggs stated that either the application could be tabled or the ARB could vote to approve the application with the condition that the wall detail come back to ARB for approval. That would permit him to move forward with the patio and landscaping bed.

Ms. Bryan inquired if the road would be one-way traffic. The road is currently two-way, but the width is insufficient. The only way that it can function as such is if one car pulls over in the area that is proposed for this patio.

Ms. Rauch stated that the road is intended to be a yield street.

Mr. Keeler stated that it appears that the concern is about constricting the traffic flow in that alley – Eberly Hill Lane, but it does not appear that any of Eberly Hill would be taken.

Mr. Ridge responded that none would be taken. The patio would be built up to the right-of-way, as permitted.

Mr. Keeler noted that it is the applicant's property to do with as desired.

Mr. Alexander inquired if the ART had any concerns about drivers hitting the wall.

Mr. Ridge responded that it was discussed, but, as was just noted, it is the applicant's property.

Mr. Alexander noted that a fence is less costly to fix. If a masonry structure is hit by a vehicle, the repairs can be quite costly.

Mr. Galbreath stated that the intent was to make the patio the same height as the front porch, providing a simple walkway with no need for stairs. He inquired if Mr. Alexander's suggestion would be to lower it.

Mr. Alexander responded that the detail provided depicted stone on both sides, which suggests that the patio elevation would be lower than the top of wall in order to have stone on both sides. If there will not be stone on the inside face because the patio would be that way, he would still have some concerns. If there is a retaining wall, it will quickly fail. It is not possible to build a retaining wall that is rigid without a footing that extends down and turns at 90 degrees. Therefore, if that is a retaining wall, there is a need for some engineering in the design of that wall. The detail that has been shown depicts stone on both sides, and he was concerned about the total thickness of the wall. Eliminating some of the stone would enable a narrower wall, but then there will be a need for reinforcement, perhaps reinforced concrete, in that wall. He would advise Mr.

Galbreath to secure the services of an individual knowledgeable with these particular issues to design it for him. There are different cost and maintenance implications that have not yet been addressed. The ARB should not attempt to design it for him.

Mr. Galbreath responded that adding the patio already is very expensive, but if there is a better way to engineer it that will cost \$5,000, they can absorb that cost.

Mr. Alexander stated that if a step down was added, there may be some accessibility issues, but it would simplify how the foundation could be treated. This kind of wall can be complex, particularly if it is a retaining wall.

Mr. Galbreath inquired if his suggestion would be to add weep holes, so the water could drain through it.

Mr. Alexander responded that would address a different problem.

Mr. Galbreath stated that they would be satisfied with the Board's approval of their application with the condition that they subsequently return with a revised wall design. Their goal is to confirm a signed lease with the tenant by having an approved project that in its form is agreeable. They would be willing to hire an engineer and perhaps re-do the drawings.

Ms. Bryan moved, Mr. Keeler seconded, to approve the Minor Review with the following conditions:

- 1) That the applicant revise the design of the west patio to increase the width of the west-facing landscape beds to a minimum of three feet, and;
- 2) That the stone wall detail return to the Architectural Review Board for final approval prior to the approval of a building permit.

Vote: Mr. Alexander, yes; Ms. Stenberg, yes; Mr. Keeler, yes; Ms. Bryan, yes; Mr. Bailey, yes.
(Motion approved 5-0)

EDUCATION SESSION

Mr. Boggs provided a brief training session regarding public records, open meetings, conflict of interest, and the administrative/quasi-judicial role of the Architectural Review Board.

Board Discussion:

Ms. Bryan inquired if it would be a meeting violation if a few of the Board members were to meet for a "happy hour" at some location.

Mr. Boggs responded that it would not be a violation, as they would not be meeting for discussion of the business of the public body.

Mr. Keeler stated that no members of the public are present at this time. Would this meeting be considered a public meeting?

Mr. Boggs responded that it would. The meeting has been noticed, an item of the public's interest is being discussed, and minutes are being taken.

Mr. Keeler inquired if nominations are intended to occur in a public meeting.

Mr. Boggs responded that they are.

Mr. Keeler responded that, typically, the members of a body are able to confer and confirm beforehand which members would be interested in serving before the nomination and vote occur.

Ms. Stenberger inquired about the appropriateness of circulating questionnaires to the members to determine their level of interest.

Mr. Boggs responded that it would be acceptable, as the form, if not discussed, would not be a deliberation of the public's business. It would be a public record, however. At the meeting, if the form should be discussed, it would be considered discussion of the public business.

Ms. Rauch stated that in the past, the meeting has been called to order, then adjourned to executive session for discussion of the matter, after which the Board returned to the public meeting for public nomination and vote.

Mr. Boggs stated that the appointment, dismissal and compensation of a public employee or official is an appropriate executive session topic. At an open, public meeting, a motion would be made to adjourn into executive session to discuss the appointment of a public official to a public body. The motion would be seconded, and a roll call vote taken. The body would adjourn into executive session to discuss the interest of members in serving. However, no decisions or actions can be taken in executive session. When the members return to the public meeting, the nomination and vote would occur.

Mr. Keeler inquired what prevents the members from using the executive session to do more than talk about elections, such as specific cases.

Mr. Boggs responded that what prevents that is the integrity of the Board members. If a lawsuit over the violation of the open meeting law were to occur and succeed, any action taken as a result of that executive session would be nullified and a reconsideration and vote would be required. In addition to this topic, there is probably only one other topic that ARB members might need to discuss in executive session, and that is pending litigation.

COMMUNICATIONS

- **Historic District Code Update and Design Guidelines**

Ms. Rauch reported that the Community Development Committee reviewed the draft Zoning Code Update and Historic Dublin Design Guidelines on May 8 and directed that the draft proceed to the ARB for review. The draft will be provided and staff presentation occur at the ARB meeting on June 26, 2019. The ARB discussion would be scheduled for a tentative special meeting in early July (date to be determined) and the regular meeting on July 24.

Mr. Alexander inquired if elimination of the ART role would be included in this update.

Ms. Rauch responded that is part of this update. ART will be eliminated from the review process completely. The review process will return to what it was before the Bridge Street District. Staff review and feedback on applications would continue to occur first, after which, cases would come

directly to the ARB for consideration. The Informal Review for early review of larger projects will continue to be part of the review process.

Mr. Keeler inquired if the ART would no longer make a formal recommendation to the ARB.

Ms. Rauch confirmed that is correct. Staff would review and make recommendations on the cases to the ARB.

Mr. Keeler inquired if the reason for removal of the ART was due to the perception that the cases were coming to the ARB with the decisions essentially made.

Ms. Rauch responded that the reason it is being eliminated is that Council has determined that the inclusion of ART in the review process has proven to complicate the process for the applicants, rather than otherwise.

Ms. Rauch stated that as part of the revisions, staff suggested that the name of the ARB be changed to the Historic Preservation Commission to more accurately reflect their role. The purpose of the Board is the preservation of the District. What are the ARB members' thoughts on that suggestion?

Mr. Alexander stated that the public is familiar with and understands the purpose of an Architectural Review Board. In Dublin, the ARB's role is a little different in that we are looking for redaptive reuse. He does not object to the suggested title; however, words have meaning. The suggested title indicates the purpose of freezing things in time, which is not, necessarily, the ARB's goal. The ARB desires to not only preserve, but also to give things new life.

Mr. Keeler stated that he does not object, as some citizens think that any architecture issue has to come before the ARB. "Historic" is the Board's focus, and if the term "Preservation," is used, he would hope that is what ARB would actually do going forward. He believes ARB is too small to be called a "Commission."

Ms. Rauch stated that perhaps another term would be more appropriate. Staff would continue to look into the matter.

- **Central Ohio Planning and Zoning Workshop**

Ms. Martin thanked Board members who were able to attend the May 17th Central Ohio Planning and Zoning Workshop.

- **ARB Historic District Walking Tour**

Ms. Martin updated members on plans for the Historic District Walking Tour, scheduled for 5:30 p.m., Wednesday, May 29. Board members can park in the parking garage and meet at the Indian Run Cemetery at the intersection of Franklin Street and Rock Cress Road at 5:30 p.m.

- **ARB Chair and Vice Chair Training**

Ms. Martin noted that training for the Board Commission Chairs and Vice Chairs is scheduled for June 4.

- **Board and Commission Recognition**

Ms. Rauch reported that City Council's recognition of outgoing Board and Commission members is scheduled for the June 10 Council meeting.

Mr. Keeler inquired if it would be appropriate for ARB members to share some token of appreciation with the outgoing ARB member and chair, David Rinaldi.

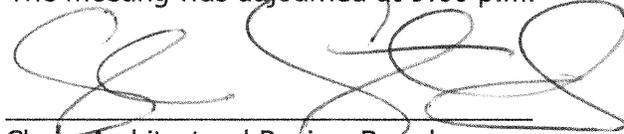
Mr. Boggs stated that a token of the Board members' esteem for a former member that is not funded by the City is not considered a matter of public business, and it would be appropriate for members to discuss that among themselves.

Ms. Stenberg expressed appreciation to Nicole Martin for her amazing work with the Central Ohio Planning Conference. Ms. Martin organized the event for the entire Central Ohio chapter, and it was a very good conference.

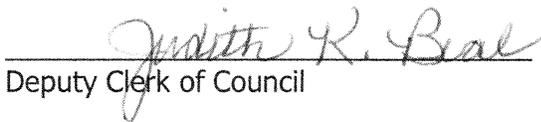
There were no additional questions or comments.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.



Chair, Architectural Review Board



Deputy Clerk of Council