OHIO HISTORIC INVENTORY

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OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496

OHIO HISTORICAL SOCIETY
SINCE 1885

FRA-8847-1

FRANKLIN

1.No. FRA-8847-1

2.County FRANKLIN

3.Location of Negatives CITY OF DUBLIN

Roll No. 1 Picture No.(s) 30

4.Present Name(s)

☐ CODED ☐ CODED

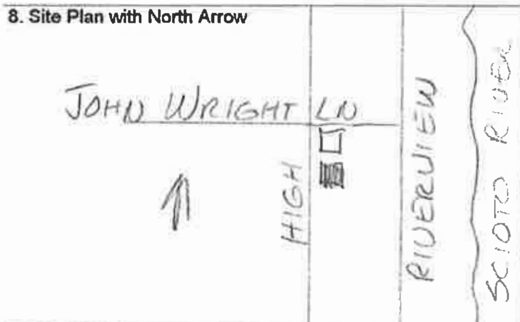
5.Historic or Other Name(s)

6.Specific Address or Location 156-158 S. HIGH

6a. Lot, Section or VMD Number

7.City or Village If Rural, Township & Vicinity DUBLIN

8. Site Plan with North Arrow



9. U.T.M. Reference

Quadrangle Name NW Columbus

17 319900 4440300

Zone Easting Northing

10. ☐ Site ☒ Building ☐ Structure ☐ Object

11. On National Register? No

12. N.R. Potential?

13. Part of Estab. Hist. Dist? No

14. District Potential?

15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)

16. Thematic Association(s)

17. Date(s) or Period C. 1880-1900

17b. Alteration Date(s)

18. Style or Design ☐ High Style ☐ Elements

18a. Style of Addition or Elements(s)

19. Architect or Engineer

19a. Design Sources

20. Contractor or Builder

21. Building Type or Plan

22. Original Use, if apparent RESIDENCE

23. Present Use RESIDENCE

24. Ownership ☐ Public ☒ Private

25. Owner's Name & Address, if known

26. Property Acreage

27. Other Surveys in Which Included

28. No. of Stories 1.5

29. Basement? ☒ Yes ☐ No

30. Foundation Material STONE RUBBLE

31. Wall Construction WOOD FRAME

32. Roof Type & Material GAB/ASPH SHINGLE

33. No. of Bays Front 6 Side 3

34. Exterior Wall Material(s) ALUM./STUCCO/BRICK

35. Plan Shape RECT

36. Changes ☐ Addition ☒ Altered ☐ Moved (Explain In #42)

37. Window Types ☐ 6 over 6 ☐ 4 over 4 ☐ 2 over 2 ☒ Other

38. Building Dimensions

39. Endangered? No By What?

40. Chimney Placement 1 O/C ROOF,1 CTR RG

41. Distance from and Frontage on Road

42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary)

Late 19th century frame cottage with gabled roofline, one-over-one windows and later porch and exterior materials. This is a double house that shares a wall and foundation.

PHOTO

156-158 S. HIGH

43. History and Significance (Continue on reverse if necessary)

This vernacular building contributes to the character and scale of Dublin's historic district. The property was owned by Calvin Eger at one time.

44. Description of Environment and Outbuildings (See #52)

Located close to the street with a brick sidewalk across the front.

45. Sources of Information

observation; Dublin Historical Society

46. Prepared by NANCY RECCHIE

47. Organization BDR&C

48. Date Recorded in Field 3/03

49. Revised by

50. Date Revised

50b. Reviewed by

Parcel	273-000067/ 273-000078	Address	156-158 S High St	OHI	FRA-8847-1

Year Built:	Ca.1880	Map No:	128	Photo No:	2033-2037 (7/11/16)
Theme:	Domestic	Historic Use:	Multi-family dwelling	Present Use:	Multi-family dwelling
Style:	Vernacular	Foundation:	Parged	Wall Type:	Frame
Roof Type:	Side gable/asphalt shingle	Exterior Wall:	Aluminum/brick/stucco	Symmetry:	No
Stories:	1.5	Front Bays:	7	Side Bays:	3
Porch:	Wrap-around porch on south half of the façade	Chimney:	1, Interior, on ridge near north side of house	Windows:	1-over-1 Replacements

Description: The one-and-one-half-story duplex has an L-plan footprint, resting on a parged foundation. The side-gable roof is sheathed in asphalt shingles. The exterior walls are clad in aluminum, with brick utilized on the façade, and stucco on the south elevation. A half-hipped porch wraps the south half of the façade and south elevation. Entrances to both units are accessed from the porch. Windows are double-hung replacement sashes. They are flanked by fixed shutters on the north unit. A detached garage is southeast of the building.

Setting: The property is located on the east side of S High St in the old village core of Dublin. The front lawn is landscaped with manicured shrubs.

Condition: Good

Integrity:								
	Location:	Y	Design:	N	Setting:	Y	Materials:	N
	Workmanship:	N	Feeling:	N	Association:	Y		

Integrity Notes: The building has poor integrity resulting from additions and replacement materials.

Historical Significance: The building is recommended non-contributing the City of Dublin's local Historic Dublin district and the recommended Dublin High Street Historic District, boundary increase.

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

156-158 S High St, looking northeast

156-158 S High St, looking southeast

BOARD ORDER
Architectural Review Board
Wednesday, June 26, 2019 | 6:30 pm

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

6. 156 & 158 S. High Street
19-044ARB **Demolition**

Proposal:	Demolition of an existing two-family structure and detached garage on a site zoned Bridge Street District Historic Residential.
Location:	East of South High Street, approximately 350 feet south of the intersection with Pinneyhill Lane.
Request:	Review and approval of a Demolition under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.
Applicant:	Heidi Bolyard, Simplified Living Architecture and Design representing Bob Dyas, property owner.
Planning Contact:	Jennifer M. Rauch, AICP, Planning Manager
Contact Information:	614.410.4690, jrauch@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/19-044

MOTION: Ms. Bryan moved, Mr. Bailey seconded, to approve this Demolition with the following condition:

1) That the order shall not be issued by the City until a replacement use or building(s) has been approved by the ARB and an associated application for building permits has been submitted to the City for a replacement building(s).

VOTE: 5 – 0

RESULT: The Demolition was approved.

RECORDED VOTES:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Yes
Robert Bailey	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planning Manager

City of Dublin OHIO, USA

BOARD ORDER

Architectural Review Board

Wednesday, June 26, 2019 | 6:30 pm

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

7. 156 & 158 S. High Street
19-041INF **Informal Review**

Proposal:	Construction of two new single-family homes on a site zoned Bridge Street District Historic Residential.
Location:	East of South High Street, approximately 350 feet south of the intersection with Pinneyhill Lane.
Request:	Informal review and non-binding feedback for a proposal to construct two new single-family homes on two parcels under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines.*
Applicant:	Heidi Bolyard, Simplified Living Architecture and Design representing Bob Dyas, property owner.
Planning Contact:	Jennifer M. Rauch, AICP, Planning Manager
Contact Information:	614.410.4690, jrauch@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/19-041

RESULT: The Board informally reviewed the proposal to construct two single-family homes on the two parcels. The Board members expressed support for the proposed site layout, building scale, and massing. The Board recommended the applicant explore a detached garage option to address concerns about the grade change and the proposed driveway design. The Board recommended the applicant simplify the architectural details, such as reducing the number of dormers and simplifying the rooflines.

MEMBERS PRESENT:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Yes
Robert Bailey	Yes

STAFF CERTIFICATION

Jennifer M. Rauch

Jennifer M. Rauch, AICP
Planning Manager

Mr. Mayer responded that the small letters will be very difficult to route in HDU, but the House of Beauty design would not be difficult.

Mr. Alexander moved, Mr. Keeler seconded to approve with the following six conditions:

1) That the applicant select materials for signs, logos, copy, brackets, and ground sign posts that are identified on the approved materials list that are of high-quality, subject to staff approval;
2) That the copy and logos of all signs be dimensionally routed;
3) That the applicant reduce the height of the ground sign to six (6) feet;
4) That the location of the ground sign meet all required setbacks;
5) That the black and white colors identified on all signs match the exact colors that were most recently approved for the repainting of the building located at 113 S. High Street; and
6) That the applicant select a bracket for Sign 3 complementary to the building architecture, subject to staff approval.

Vote: Mr. Bailey, yes; Ms. Bryan, yes; Mr. Keeler, yes; Mr. Alexander, yes; Ms. Stenberg, yes. (Approved 5 – 0)

6. 156 & 158 S. High Street,19-044ARB , Demolition

Ms. Stenberg stated that this application is a proposal for the demolition of an existing two-family structure and detached garage on a 0.72-acre parcel zoned Bridge Street District Historic Residential.

Case Presentation

Ms. Rauch stated that there are two requests for this property. The first is for demolition, and the second is for an informal review of the proposed development on the site. The site is on the east side of S. High Street, between Pinneyhill Lane and Short Street. Today, the site contains a two-family, 1.5-story structure with an L-shaped footprint, combined from two log cabins built circa 1850. The property owners modified the structure in late 1960s-early 1970s, and the remaining cabin structure is minimal. In 2017, the City of Dublin published the Historical and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, this property was found to be listed on the Ohio Historical Inventory (OHI) but determined to be recommended non-contributing based on the additions and alterations that have occurred over time. A driveway provides access to the site at the northernmost point of the property. A detached garage is located in the southern portion of the property.

The Architectural Review Board conducted a previous informal review on February 27, 2019 for a different proposal to demolish a portion of the existing, two-family home and detached garage and construct three, new residential units. A majority of the members expressed concern about the intensity of development given the limited acreage. They were concerned the proposed layout does not fit with the development pattern in the area with regard to the number of units per lot, as well as the orientation of the units to the street. They were supportive of smaller building footprints, but were unsure how the height and scale of the proposed units would relate to the character of the District. Several members expressed that the desired character should align with the historic single-family homes within the vicinity and indicated that a building height of 1.5 stories would be most appropriate. A majority of the members also expressed concern about the proposed lot coverage, and the limited open space remaining with the proposed development.

Ms. Rauch stated that two of the following four criteria must be met:

1. **Structure contains no architectural and historic features significant to the character of the area.**

Staff finds this criterion for demolition is met. The Historic and Cultural Assessment designates the existing two-family structure and detached garage as non-contributing structures, citing the buildings' lack of historic integrity due to earlier alterations and replacement materials.

2. **No reasonable economic use for the structure as it exists or as it might be restored, and no feasible and prudent alternative to demolition exists.**

Staff finds this criterion for demolition is not met. The home is currently occupied, so there is ability to continue its use as a residential structure. The condition of the home and garage has not reached a level of deterioration where no use of the structure is viable.

3. **Deterioration has progressed where it is not economically feasible to restore the structure and such neglect has not been willful.**

Staff finds this criterion for demolition is not met. The condition of the two-family structure and the garage has not reached a level of deterioration where no alternative option is viable. However, staff does recognize that it is not viable to restore the two-family structure to the original log cabins.

4. **The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.**

Staff finds the criteria for demolition is met. The existing two-family structure and the garage has no historic architectural significance and in its current condition detracts from the historic value of the neighborhood. The proposed demolition would not remove a significant historic or contributing structure and would not diminish the unique historic character of the surrounding area. Two new single-family structures with the appropriate scale and design could improve the quality and character of the Historic District.

Staff has reviewed the proposed demolition with respect to the Zoning Code as well as the Historic Dublin Design Guidelines and recommends approval of the proposed demolition of the two-family structure and detached garage with one condition:

> That the order to allow a demolition shall not be issued by the City until a replacement use or building(s) has been approved by the ARB and an associated application for building permits has been submitted to the City for replacement buildings.

[The next case is related to this property, as well.]

7. 156 & 158 S. High Street, 19-041INF, Informal Review

Ms. Stenberg stated that this application is a proposal for the construction of two new single-family homes on a site zoned Bridge Street District Historic Residential.

Case Presentation

Ms. Rauch stated this is a request for an informal review of two new homes to be constructed on the previously described site. The applicant is proposing to construct one home on each parcel. The proposal for 156 S. High Street includes a new one-story residence, while the proposal for 158 S. High Street includes a new, one and one-half-story residence. Both site layouts include a linear layout of the residence with driveway access leading to the garages in the rear. The proposed site layout for each parcel meets the minimum lot dimensions and setback requirements. Further review of these details will occur should the proposal move forward. The applicant is proposing to modify the property lines. On the previous proposal, there was insufficient frontage. These lots will be made compliant with Code. This plan will retain a large amount of the rear yard space, which is consistent with other properties within the district. The Historic Preservation consultant reviewed these plans, but her comments on 158 S. High Street were based on a previous set of elevations. She has not seen the elevation shown tonight. The proposed elevations are in keeping with the scale and character of development along High Street.

The following discussion questions are proposed:

1) Is the Board supportive of construction of two single-family homes in place of the existing two-family unit within the Historic Residential neighborhood in relation to the surrounding development pattern?
2) Is the Board supportive of the site layout and design in relation to the surrounding development pattern?
3) Is the Board is supportive of the proposed building scale, architectural design, and associated design details?
4) Other considerations by the Board.

Board Questions

Mr. Alexander stated that he is confused about the process. ARB is asked to approve the demolition based on a conceptual review of a plan, but the plan that may come back to us could be much different. Why not discuss the demolition as conceptual the same as the design? A final decision could be made on the demolition when there is a final design.

Ms. Rauch stated that the ARB's determination on the demolition would be based on its merit and on the applicant's submitted materials. If what has been provided is insufficient to support the demolition, ARB can request more information. Staff has recommended the condition be added that the applicant cannot obtain a building permit to demolish the structures until ARB has approved the final architecture and layout.

Mr. Keeler stated that it is conceptual, which leaves open the possibility for changes in the application for structure that might be presented later. He believes the site meets the requirements for demolition. Therefore, provided the applicant submits a plan to which ARB conceptually agrees, that would be fine.

Applicant Presentation

Heidi Bolyard, Simplified Living Architecture and Design, 6065 Frantz Road – Suite 205, Dublin, stated that they are present to obtain the ARB's feedback on their conceptual plan and approval for the demolition. They cannot move forward on the design of the two houses if demolition of the existing structures is not approved.

Public Comment

Michael Steele, 138 South High Street, Dublin, Ohio, stated that he owns the commercial building to the north of this site, on the opposite side of the driveway. He has obtained approval for a lot split and will be building a residential unit between his commercial office building and the Eger property. As he understands the plan, the driveway that is contiguous to his property on the north side will be relocated to the south side, which would move the house closer to the property line. On his side of that property are some very large trees with branches that hang over the current driveway. However, a house cannot be built under or next to those branches; the limbs would have to be removed. Whose responsibility and expense would it be to remove the limbs, and is it part of the demolition and construction?

Mr. Alexander responded that in his professional experience, the owner of the neighboring property is permitted to modify the portion of the trees that are overhanging their property with the intent to do as little harm as possible.

Mr. Steele stated that it would seem the responsibility and expense would be the builder's. He has rural property some distance away, and the rules are different there. Only the owner of the property on which the tree grows can determine which overhanging limbs will be removed. He would like to have a legal opinion on that issue.

Ms. Rauch responded that this has occurred with another property within that area. From the City's perspective, that is a civil matter between two private property owners.

Bob Dyas, 180 S. Riverview, Dublin, applicant, stated that he lives near the river but has a view up the hill to the Eger property. He has known the Egers all his life. He has spoken with Mike Eger. Part of his reason for taking on this project is to help control what happens in their neighborhood. He would like to have two attractive houses on that site that will blend with what Dublin and the residents of the Historic District want. They attempted to preserve the historic nature of the property, but after having the property assessed, they have determined that they will be able only to repurpose a significant amount in the new structures. Two Dublin residents/clients will be assisting in that process. Regarding Mr. Steele's inquiry about the overhanging tree branches, he will take care of trimming the branches.

There was no further public comment.

Board Discussion

Ms. Stenberg indicated that both Case 6 and Case 7 are related to the property. They will be discussed and action taken individually.

[**Case 6 - 156 & 158 S. High Street, 19-044ARB, Demolition**]

Ms. Bryan moved, Mr. Bailey seconded to approve the proposal for demolition of an existing two-family structure and detached garage on a site zoned Bridge Street District Historic Residential, with one condition:

1) That the order shall not be issued by the City until a replacement use or building(s) has been approved by the ARB and an associated application for building permits has been submitted to the City for a replacement building(s).

Vote: Mr. Keeler, yes; Mr. Alexander, yes; Ms. Stenberg, yes; Ms. Bryan, yes; Mr. Bailey, yes. (Approved 5 – 0)

[Case 7 -156 & 158 S. High Street, 19-041INF, Informal Review]

Ms. Stenberg requested that the Board respond to each of the review questions.

1. **Is the Board supportive of construction of two single-family homes in place of the existing two-family unit within the Historic Residential neighborhood in relation to the surrounding development pattern?**

Board members indicated support for the construction of two single-family homes on the site.

Ms. Stenberg inquired if the lot line adjustment would occur before or with the next review.
Ms. Rauch responded that lot line adjustments are handled by the County, and that should be completed prior to or at the time of the next review.

2. **Is the Board supportive of the site layout and design in relation to the surrounding development pattern?**

Ms. Bryan stated that she would like to see a rear view of the site, as several neighbors have voiced concerns about that view [slide view shown].

Mr. Alexander referred to the proposed house at 156 S. High Street. [Proposal for a one-car garage, mudroom/laundry, family room, dining room, kitchen, ½ bath, sunroom, and master suite on the main floor; lower level to include a two-car garage, recreation room, full bath, and two bedrooms.] He is concerned about the side elevation facing the driveway, where the grade change will be quite steep. The pavement level is established by the front garage location, which is appropriately located back a distance of 24-25 feet. However, the distance between that garage door and the next garage door is relatively short for that slope and will be difficult to negotiate. In view of the way older homes were developed, perhaps it would be appropriate to design the house with a two-car detached garage a greater distance away at the rear. He understands that attached garages are preferred; however, creating a greater distance between the upper pad and a detached garage outbuilding at the rear would allow for a more gradual grade. Addressing the grading issue in this manner would also be more consistent with the typical pattern in a historical community.

Mr. Steele shared that an earlier survey of his property indicated an eight-foot drop from the street to the back of his lot. With the setbacks filling in some of the area, the grade is not as steep as the proposed plan seems to indicate.
Mr. Alexander responded that what is determining the slope is the location of the front garage and that parking pad – the design, not the site conditions.

Mr. Steele noted that the garages would be located to the rear of the structure.
Mr. Alexander responded that is correct, but essentially, level pavement is needed all the way back. From the back of the front parking pad to the lower-level garage door is where all the slope occurs.

Mr. Keeler stated that a previous applicant presented a proposal that generated significant discussion concerning the height. With this proposal, the South High Street elevation appears too short. It would look better if it were higher.

Mr. Alexander noted that the earlier proposal was for a 2.5 story structure.
Mr. Keeler stated that the existing duplex on the site is one-story and is out-of-place, which is one of the reasons there is community support for demolishing the structure. If the applicant wanted to consider a design with a little more height, he would be supportive of that.

Mr. Bailey stated that because the house to the south is much larger, he would agree with that suggestion.
Mr. Keeler stated that house, while larger, appears to be 1.5 stories, so perhaps a 1.5 story structure on this site would be fine.

Mr. Alexander stated that he likes the scale of the proposed houses. Significant square footage occurs at the ground floor of the homes because of the desire to live on one floor. He is supportive of the scale of the homes, and the front porch is a nice gesture to the street. There are many positive features of the design.

Ms. Stenberg expressed concurrence. Having the garages at the rear is not unattractive. The consultant's comments in regard to 156 S. High were very positive and indicated that the size and scale were appropriate. The consultant did not have an opportunity to see elevations for 158 S. High Street. She believes the homes will fit well within the surrounding development. The Board also has responded partially to the next review question:

3. Is the Board supportive of the proposed building scale, architectural design, and associated design details?

Ms. Bolyard requested permission to show a revised design for 158 S. High Street.
Board members had no objection to viewing the revised drawings.

Mr. Alexander inquired if the Board is commenting on architectural details.
Ms. Stenberg responded that it would be appropriate to do so for an Informal Review.

Mr. Alexander shared that the existing Code is written around Vernacular, American buildings, which do not have much complexity. Architecturally, it is a challenge to design an appropriate, yet simple building. He has concerns about the six dormers on the front elevation of156 S. High Street, which are not simple. He would recommend simplifying the roof and, overall, having a more simple, less dressy design. He prefers the original design of the porte cochere for 158 S. High Street, which focuses on the void, rather than the porte cochere in the revised design, which puts attention on an element to the left. Other than a few such details, the design is on track.

Ms. Bolyard noted that the consultant also indicated there were too many dormers and suggested that the dormers on the side be eliminated. They will revise the plan accordingly.

Ms. Stenberg noted that she is not certain if oval windows are appropriate in the District. She is supportive of the original views for 158 S. High Street or the design with the front fireplace. She is less supportive of the design with the oval windows. She concurs that six dormers is too much for the 156 S. High Street house.

Mr. Alexander suggested that the applicant meet with the neighbor and view their proposed plans. This would enable both property owners to identify any items that would be mutually beneficial and plan accordingly.

There were no further Board comments.

Ms. Bolyard stated that she has not yet discussed possible changes with Mr. Dyas. However, would the Board be supportive of a driveway that extends down the grade and loops around to the back elevation, or would that driveway be too long?

Mr. Alexander indicated that would address the grading issue. He recommends checking the lot coverage.
Ms. Stenberg stated that if it meets the lot coverage requirements, she would have no objection.

4. Other considerations by the Board.

There were no other considerations, and the Informal Review was concluded.

City of Dublin OHIO, USA

BOARD ORDER

Architectural Review Board

Wednesday, February 27, 2019 | 6:30 pm

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

3. Eger Residence **156-158 S. High Street**
19-013INF **Informal Review**

Proposal:	Demolish a portion of an existing, two-family home with a detached garage and construct three, new residential units on the parcel zoned Bridge Street District Historic Residential.
Location:	East side of S. High Street, 350 feet south of the intersection with Pinneyhill Lane.
Request:	Informal review and non-binding feedback for an intended future application under the provisions of Zoning Code §§153.066, 154.170, and the *Historic Dublin Design Guidelines.*
Applicant:	Pat Grabill, Grabill & Co., representative for Joanna Eger
Planning Contact:	Jennifer M. Rauch, AICP, Planning Manager
Contact Information:	614.410.4690, jrauch@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/19-013

RESULT: The Board reviewed the informal proposal and a majority of the ARB members expressed concern about the intensity of development given the limited acreage. They were concerned the proposed layout does not fit with development pattern in the area with regard to the number of units per lot, as well as the orientation of the units to the street. They were supportive of smaller building footprints, but were unsure how the height and scale of the proposed units would relate to the character of the District. Several members expressed the desired character should align with the historic single-family homes within the vicinity and indicated that a building height of 1.5 stories would be most appropriate. A majority of the members also expressed concern about the proposed lot coverage, and the limited open space remaining with the proposed development.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager

3. Eger Residence **156-158 S. High Street**
19-013INF **Informal Review**

Mr. Rinaldi stated that this proposal is for informal review and non-binding feedback to demolish a portion of an existing, two-family home with a detached garage and construct three, new residential units on the parcel zoned Bridge Street District Historic Residential.

Case Presentation
Ms. Rauch stated that with an Informal Review, staff and the Applicant present information to obtain the Board's feedback. No decision is made at this point. The Board provides guidance for a future application, should the project be something the Board might support.

Site
Ms. Rauch indicated that the site is located on 156 and 158 South High Street, on the east side of the street south of Pinney Hill. The two parcels comprise a total of .7 acres in area. On the northern portion of the site is the existing residential building, which has two units. The northernmost part of that structure is the historic portion, which was built in the 1880s. The southern portion was added in the 1960-70s although the exact date is unknown. The Applicant will provide more specifics. Access to that portion of the site is located on the north side of the structure. The southern lot contains a detached brick garage building, which has its own driveway access from South High. The lots are fairly deep and have some grade change from South High to the rear of the properties, with some existing mature trees within the area. [showed photos of several nearby residential structures to provide context of the surrounding development character.]

Proposal
The proposed site plan includes the retention of the historic portion of the structure – the northern-most unit with an attached garage. The Applicant is requesting feedback about the potential demolition of the attached portion, identified as Unit #2, with a connection to Unit #3 and Unit #4 – all located in the southern portion of the site. The access is provided at both at the north and south ends of the property, providing access to garages located to the rear and below due to the grade change, as well as additional garage space located behind them. With Historic Residential, it is not necessary to meet the building type requirements, only the neighborhood standards, which regulate the uses, lot area, lot width, setbacks, building height and lot coverage. Given the current proposed lot area and lot width requirements, as well as the setback, there are potential challenges. Given the number of units, they would not meet those requirements without waivers. It will need to be part of the ARB's consideration, as to whether they would be amenable to granting those waivers, should an application be submitted. Additionally, a single family detached is the only permitted residential use, so it would be necessary to determine how to handle Unit #2, which would potentially be re-attached. The Code would not permit that use, so it would be necessary to determine if it would need to be in a separate unit, or an alternative zoning may be required.

Discussion Questions for ARB
1. Would ARB be supportive of the demolition of the southern portion of the residential structure and the detached garage?

2. Is ARB supportive of the construction of three units within this neighborhood in relation to the surrounding development pattern?
3. If the Board is supportive of that, would they support the waivers needed to within the standards of the Code?
4. If supportive, what type of building scale, architectural design would the Board want to see?

Applicant Presentation

Pat Grabill, Grabill & Company, 100 S. High Street, Dublin, clarified that between Units #2 and #3, they have attempted to identify a way to connect to the rear of the property, enabling the owners to have a shared elevator within a sun porch or similar space. The units themselves will not be attached. He has made inquiries of the Eger family about these units. In regard to the existing two-unit building, the south addition is likely older than the 1960s and 70s, but the Eger family doesn't have that date. There has been an Eger family member living in that house for approximately 86 years. They bought it from Mr. Gallagher's father, who bought it from the Weber family, who still owns land behind this site. This property has been in the family's possession since early in the village's history. In 2012, a fire destroyed all the historic structure of the second unit, so nothing remains to preserve on the south side. He has renovated a number of historic buildings in the Historic District and has not found a building this old that has not been riddled with powderpost beetles and termites, which impacts the load factor on the floor joists. They will not be able to evaluate Unit 1 until Ms. Eger has vacated the property. Their intent is to restore that unit as a historic property, depending upon the condition of the posts and timber frame.

Mr. Grabill indicated that the intent of this Informal Review is to confirm that his view is consistent with ARB's. With the redevelopment of South High Street, it is important to pay attention to the scale and size of these buildings. The challenge is to try to develop something appropriate for the street, economically feasible and also at scale. He believes the units need to be small. They are hoping to renovate the existing units as four lots with a homeowners' association to maintain the paver driveways. The driveway could also provide access to the adjacent lot to the south, should they want to connect, eliminating the need for another curb cut on South High Street. The driveway width needs to be sufficient to navigate the turns. The units are narrow, which means there is only room in the lower level for a one-car garage. The three garages at the back of the property will look like a carriage house that has been there for some time. Permeable pavers will be used. He is attempting to achieve an architectural character that appears to have always existed here and is compatible with the street. Buyers who are interested and can afford to live in the Historic District also prefer a first-floor master, so there will be a great room and master bedroom with a guest room on the next level. Because these lots sit on a small hill, they are some of the few lots in the District with the ability to put a garage on a lower level. Last week, they met and discussed the proposed project and plans with the neighbors. He doesn't believe it is possible to renovate these units in any other way that wouldn't result in larger structures.

He indicated that it is important to save the Eger property on the north side, although its condition is yet unknown. When they completed 109 South High Street, they were pleasantly surprised by the fact that part of the structure was a log cabin. However, the 182 South High structure was so compromised that it was necessary to rebuild the structure. There is no reason that the southern unit shouldn't be demolished and replaced with new, architecturally strong units that are compatible with the northern unit that will, hopefully, be preserved. Before committing further financial commitments to the project, it is important to ensure that his plan is compatible with the City's direction.

Mr. Alexander stated that he has indicated that he wants to address the scale, but what is not being appropriately addressed is the pattern of development. What he is proposing would be unusual for existing South High Street. There is no precedent in the community for the proposed lot width. In fact, the two lots that are outlined are the same width as the lots behind. A number of the structures in that part of the District are more horizontal across the front; they are not primarily vertical, which is what is proposed. He believes that are many other ways in which to develop this parcel that would be more in character with the community. Although economic return may be a reason to do it this way, there are other ways to construct a second building on the properties and have two single-family residences that would appear more consistent with the existing development.

Mr. Grabill responded that it is the Eger family's opinion that if not renovated in the proposed manner, it would be more beneficial to them to demolish the entire structure and sell it as two lots. If that occurs, the result will be two larger houses. In his opinion, that would be a mistake for this street. There are smaller properties on the street, and it is not necessary to have a uniform look; some inconsistencies give the appearance of being built in different periods. This would be very compatible with how the Historic District was developed and what is there; it would be a mistake to allow this site to have two larger structures.
Mr. Alexander stated that it would be helpful to see a rendering.
Mr. Grabill stated that he did not want to spend $20,000 for a rendering unless he was confident the project could move forward.

Mr. Keeler stated that this resembles a townhome with two or three separate units.
Mr. Grabill stated that it would be three units. The one that will reattach to the Egers' unit will appear to be a horizontal unit, and two additional units of small scale and massing are proposed with a shared driveway. Parking will be provided off the street, hidden behind the structures.

Mr. Keeler stated that it is difficult to envision how that footprint would fit within the neighborhood.

<u>Public Comment</u>
<u>Michael Steele, 138 South High Street, Dublin, Ohio</u>, stated that he owns the commercial building to the north of this site, on the opposite side of the driveway. He has plans to split his lot and build a residential unit between his commercial office building and the Eger property. That building will also need to be linear because of the width of the lot. There will be a transition from his commercial property to the residential he will build, then to the Eger property, which is also residential. His understanding of Mr. Grabill's project is that the street-facing facades of these units will be different, not three look-alike units. His structure is 2,000 sq. feet; in comparison, the size of the proposed units is 2,200 sq. ft. In his view, this is an excellent transition from commercial to residential in this area.

Steve Rudy, 129 South Riverview, stated that he lives behind this property. He concurs with both arguments. He wants the streetscape to look good, but the view he enjoys from his home is that of the most open, shared greenspace in the Historic District. He has spoken of this outstanding resource for years. The residences on this block have a different characteristic than the homes north of Pinney Hill. What he appreciates with this project is that the size of the buildings are a real contrast to the size of the buildings that have been approved previously in the District. There are some fairly large houses further to the south. The proposed footprints are consistent with the other homes within this area. He would prefer that it be 1.5 – 2.0 stories instead of 2.5 stories, since he will have a constant view of the back of this property. He is concerned that this project not hinder the protection of the shared greenspace. They have a daily view of that greenspace from their home, and it is very valuable to them. In summary, he likes the proposed building footprints because they show a restraint that has not been consistently required by this Board. He hopes the Board recognizes that this project shows a rare expression of restraint.

Board Member Discussion
Mr. Rinaldi stated that the Board would respond to the five staff questions.

1. Would ARB be supportive of the demolition of the southern portion of the residential structure and the detached garage?

Ms. Bryan stated that she supports the demolition.

Mr. Alexander stated that the Franklin County Auditor's website indicates that the building to the north was built in 1850 and the building to the south was built in 1853. If there is no longer anything existing within the shell of the southern building, he would support the demolition. If any portion of the earlier structure remains, he would prefer that it be evaluated first.

Mr. Rinaldi stated he would not object to the demolition of the detached garage. It seems the proposal is remove an existing duplex and replace it with a new duplex. Approval of the new structure would require waivers or conditions. Is it possible to renovate the existing duplex instead?

Mr. Grabill stated that in his opinion, it is not structurally sound; he does not like the look of it. The southern end is comprised of new framing. It will help the north structure to have this south end shored up. Putting a masonry firewall between the two sides would be appropriate, if it is possible. He does not disagree with attempting to retain any of the original remaining structure. However, there is a dispute about earlier renovations, and the Egers do not recall any information.

Mr. Rinaldi summarized that the Board appears to be supportive of the proposed demotion with the caution as noted.

2. Is ARB supportive of the construction of three residential units within this neighborhood in relation to the surrounding development pattern?

Mr. Rinaldi stated that the overall lot width of the proposed footprints is 93-94 feet. The free-standing structures cannot be more than 20-24 feet wide, which is fairly narrow.
Mr. Grabill responded that they are 22-24 feet wide.
Mr. Rinaldi stated that without any visuals to consider, he is envisioning a very vertical appearance. Is it appropriate to have that many structures on this lot?

Ms. Bryan requested clarification – is a duplex and two individual units proposed?
Mr. Grabill responded affirmatively. The prospective buyers would be empty nesters. He would like to find a way to include an enclosed shared elevator between the two units, perhaps in a sun porch. However, that will not be designed until he is certain that there can be four units.

Mr. Alexander stated that his issue is that the footprint is not appropriate "in relation to the surrounding development pattern." The proposed project is very different from the surrounding development pattern. It also sets a dangerous precedent because properties will be valued not for what they are but for what they can become. Based on the ARB Guidelines, he could not support the proposed project. In addition, the lot coverage is immense in terms of pavement and building footprint, so different from the other residences in that neighborhood.

Mr. Rinaldi stated that he agrees that the lot coverage is well over 50 percent, but permeable pavers were listed.

Mr. Grabill requested that they look at this portion of the Historic District as more like German Village than Muirfield Village. With the adjacent 182 South High Street renovation, there were more than 80 variances due to how Dublin's Code is written. This area is not similar to the big lots that exist in a subdivision, a suburban setting. He recalls the Village of Dublin that existed when he grew up here as quite different – it was a small town. Dublin today is a unified whole with different income strata and different size units. Looking at this in any other way will result in large houses on this street. Because that would not be appropriate for this street, he won't build them, nor would he build multiple units. He is interested in creating smaller units that will provide more variety, and a scale and look appropriate for the street. He has completed eleven such units in the District. While that is much more urban than the Code currently dictates, the current Code requirements do not result in the look that is appropriate for this street.

Mr. Rinaldi stated that it is difficult for the Board to discuss scale when they have not been provided any views of the proposed scale. While he is supportive of smaller residences, it is difficult to envision how that would be achieved without a rendering.

Mr. Grabill showed a proposed layout of the site, noting that there are many such units in German Village.
Mr. Alexander stated that this area is different. American small towns that developed on a Main Street have a very different development pattern than German Village. The City of Worthington's Historic District may be a closer example, when comparing this to similar districts, but it is not German Village.

Mr. Alexander inquired if it would be possible to eliminate one of the two drives.

Mr. Grabill responded that two drives are important, as the lot to the south can be provided a connection, eliminating the need for another curbcut. If the current property owners decide to build another house on that southern lot, they would be able to access this cut. These are the difficult choices involved with urban infill. This is the last such project on the street, which he passed up last year because he anticipated this type of difficulty. However, the Egers asked him to reconsider it. He has done so, but doing less than four units would be a mistake.

Mr. Rinaldi stated that he supports smaller residences – Dublin already has many large ones -- but he is very concerned with the scale of the vertical development. The fact that there will be individual units with breaks between is good. It is a different development pattern from what has occurred in this part of the Historic District. Having two-story structures that are this close on this street makes it difficult to defend.
Mr. Grabill stated that if, philosophically, they have opposing views, it makes it difficult for him to proceed with the project. That is unfortunate, however, as what will result here is two large lots with larger homes and garages – all with a visual impact. That won't accomplish the look that is desired for this District.

3. If the Board is supportive of that, would they support the waivers needed to within the standards of the Code?

Mr. Rinaldi stated that it is not known at this point, what waivers would be proposed, although they would address lot coverage, width and depth, potentially setbacks, and a duplex, which is not permitted. Those may not be insurmountable hurdles if the overall architecture is appropriate, but at this point, he is unable to answer the question.

Ms. Bryan inquired if the units would be two stories, not 1.5 stories.
Mr. Grabill stated that his goal is to make them look like 1.5 stories from High Street, but because of the garage underneath, it would be 2.5 stories at the back of the units. In the interest of variety, however, perhaps one of the units should be a full two stories. At this point, it is too early to know; but if, philosophically, ARB prefers two large lots, that ends this effort.

Ms. Bryan stated that she does not want to see large lots here.
Mr. Grabill responded that is the issue that he is trying to resolve. There are some technical challenges for architects to design these units in a manner that people want to live in and yet with a look appropriate for the street. He previously mentioned a first-floor master, keeping the end user in mind and the need for a compatible living area.

Ms. Bryan stated that she does not want the neighborhood she lives in to have any more very large homes next to the little houses that will then look as though they should be eliminated.
Mr. Grabill stated that they have done a number of renovations north of here, and there is already a variety and change. He was hopeful that ARB would view this project as appropriate for the street.

Tim Greenhalgh, 224 South High Street, stated his home is located at the corner of Short and High Streets. His house is not a true 2.0 story, but more a 1.5 story, and is 1,800 square feet. Built immediately next to his home is a home that is over 5,000 square feet -- nearly triple the size of their home. The Carroll house next to the Tackett home is also quite large. The houses

Mr. Grabill is proposing are approximately 2,200 square feet; he does not see the difference between what Mr. Grabill is proposing and his home, and it would lend a little variety. He would suggest that the Board use his home as an example of size. He does not believe the units should be any bigger.

Mr. Rinaldi stated that the issue is not the square footage but the fact that it is achieved vertically.
Mr. Greenhalgh stated that if this project is not built, the alternative will be two big houses that sit deep in the lots.
Mr. Alexander clarified his concern. Mr. Greenhalgh's house graphically looks the same size as the large lot in the proposed project, yet there is only one house. That is the development pattern. On the biggest of the two lots in this project, four units are proposed on a lot that is 1.5 times the size of Mr. Greenhalgh's lot. That is his concern – that the development pattern is so unusual. He has an issue with the amount of structures and the amount of greenspace around them. He has no issue with smaller structures; his issue is with the development pattern. The City has guidelines that are supposed to be followed.

Mr. Steele (continuing his public comments) inquired how many of the ARB members have been to Dublin, Ireland. As with any older city in the world, it reflects an evolution of construction; it is not all one pattern. A Historic District evolves with different structures, sizes and visual perspectives. The City of Dublin, Ireland reflects the transitions that have occurred over 400-500 years. We also have a wide variety of architectural structures here in our Historic Dublin District. His office building was built in 1877. Although it does not look similar, the structure next to his was built in the same time period (the structure that Mr. Grabill proposes to renovate), but that building has been changed/modified over the years. There is an existing driveway on the left side of the property. The driveway to the right is just an extension of the driveway back to the garage; there really are no additional driveways. He does not understand why ARB would not be supportive of a transition from that structure to what Mr. Grabill has proposed. He would suggest that they be flexible and support Mr. Grabill moving to the next step to see how the project would turn out.

Mr. Rinaldi stated that Mr. Grabill has indicated that he wants the Board's support of the project before proceeding further.

Doru Stefanescu, 182 South High Street, stated that he and his wife, Pamela, live in the house south of this particular site, and they own the adjacent lot between. They would like to build a new home on that lot. It would be to their advantage if they could share the driveway Mr. Grabill has proposed. The house in which they now live was built by Mr. Grabill many years ago. It is a beautiful house. Frequently, people stop and ask who built their home. Mr. Grabill was able to take an old house and renovate it internally into a modern home while at the same time preserving the architectural appearance of Old Dublin. They trust him implicitly to provide quality and ability to match the other structures in Dublin. He was born in Europe, and he agrees with the previous comment that diversity in houses is typical and appealing in Europe. Although they must be consistent with certain, common styles, they are different sizes.

Mr. Rinaldi reiterated that his concern is not with smaller homes. It is that the proposed development is very different from the existing development in that area. That is a concern to him, particularly because they aren't able to judge the projected scale.

Mr. Alexander stated that because this is an Informal Review, he will speak frankly. A number of people who live in the area would like something different than what is there today. They tend to agree that demolition would fine, but because something will be built in its place, they don't want to make a hasty decision without seeing drawings of what is proposed. The Board does not want to tell Mr. Grabill to proceed and run the risk of saying later, when drawings are available, that the project cannot proceed. That would be a waste of his money. Mr. Steele spoke about building a second structure on his lot, which would be a total of two single-family homes. Mr. Grabill's project would be four units on one lot, with 4-8 vehicles coming and going. This is Dublin Ohio, not Dublin, Ireland, nor is it German Village. We agree with the desire for some variety, but there is a limited way to achieve that.

Ms. Bryan stated that she lives in this area, and she likes what she sees. She has seen Mr. Grabill's other properties and is confident that he incorporates feedback during the development process very well. She understands the concerns that have been shared; however, her concern was with the impact on neighboring properties whose view would be that of the garages at the rear of these units. Perhaps that can be addressed with landscaping. If a vote were requested, her vote would be that Mr. Grabill take the next step, but she may be in the minority.

Mr. Rinaldi stated that she may not be in the minority. He is supportive of smaller residences, but he is unable to envision the proposed dimensions and assess its ability to fit in with the area. Perhaps that can be accomplished.

There were no other comments offered on the Informal Review.

- **~~Architectural Review Board Annual Report~~**

~~Ms. Rauch stated that a draft 2018 Annual Report was provided to ARB for their comments.~~
~~Mr. Keeler requested a correction/addition:~~

- ~~On page 5, under Cases and Decisions, it reads "in complexity from minor façade improvements to major residential additions and new, mixed-use development." He suggested that "demolition" be added to that list.~~

~~Mr. Alexander requested one correction/clarification:~~

- ~~On page 6, Item #10 – Was this a reference to "formal recognition and protection of historic stone walls," or historic stone?~~

~~Ms. Rauch stated that it should be clarified as stone walls. Staff will make those corrections, accordingly.~~

~~Ms. Bryan moved to accept the 2018 ARB Annual Report with the corrections as noted.~~
~~Mr. Keeler seconded the motion.~~
~~Vote: Mr. Keeler, yes; Ms. Bryan, yes; Mr. Alexander, yes; Mr. Rinaldi, yes.~~