



MEETING MINUTES

Architectural Review Board

Wednesday, July 24, 2019

CALL TO ORDER

Ms. Stenberg, Chair, 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. Husak, Ms. Martin and Mr. Ridge

Consultant: Greg Dale, McBride Dale Clarion

ACCEPTANCE OF DOCUMENTS

Mr. Keeler moved, Mr. Bailey 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.

(Approved 5 – 0)

APPROVAL OF MINUTES

Mr. Keeler moved, Ms. Bryan seconded, to approve the June 26, 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 who planned to address the Board during the meeting.

CASES:

1. **86 Franklin Street – Exterior Modifications, 18-075ARB-MPR, Minor Project Review**

Ms. Stenberg stated that this application is a proposal for exterior modifications and associated site improvements to an existing home located on a 0.36-acre site zoned Bridge Street District Historic Residential.

Case Presentation

Ms. Martin stated that this is a request for a Minor Project Review for exterior modifications as well as minor site improvements for an existing structure located on Franklin Street, a residential street with a variety of home types. This home is a 1961 mid-century, single-story ranch structure, with a stone veneer on the front façade. The front door is centrally located and flanked by two rectangular windows. The home is predominantly brick on the south, north and east facades. There is a basement garage, as well as a walkout door. With the proposed site plan, the building footprint remains rectangular. An approximately 100-sq. ft. addition for an external stairwell and a 300-sq. ft. deck is proposed. A number of cosmetic improvements are also proposed. The existing stone façade will be retained, all windows on the structure will be replaced, and the front door will be replaced with a mid-century, modern style door in a gray-blue color. The chimney on the front façade will be painted. The proposal is that all of the brick on the structure would be painted. The Historic Dublin Design Guidelines recommend that in all cases, unpainted brick remain preserved. A stair tower will be added to provide a more open interior layout. It will be finished with a hardiplank siding painted the same color as the brick. On the stair tower, there is substantial trim that is not indicative of the character of the window trim, or trim elsewhere on the house. Staff recommends that trim be removed and the windows be finished in a like manner, as well as the door. Two new garage doors are proposed. The new garage door design will be more horizontal in keeping with the ranch home character. The proposed deck is a Trex Deck system. The applicant does need to clarify the finishing materials for the railings to rectify colors. The applicant will need to clarify how the remnant of the existing stairwell from the grass area to the driveway is treated. Beige is the proposed color for the remainder of the home with the exception of the front façade. The three new doors on the structure will be painted a blue gray color. The structure will receive a new roof and the fascia will be repaired as needed. The driveway will be repaired, and the applicant will clarify at the Building Permit stage if that is a like for like improvement. This application was reviewed against the Minor Project Review criteria, as well as the ARB standards, and staff recommends approval of the Minor Project Review with the following seven conditions:

- 1) That the plans be updated to preserve the unpainted brick;
- 2) That the proposed siding on the stair tower be modified to brick or stone to complement the existing materials of the primary structure;
- 3) That the substantial door and window trim on the proposed stair tower be simplified and the trim color be finished to match the color/finish of the primary stair tower material;
- 4) That the applicant update the plans to address how the existing stair, from the lawn to the driveway, will be modified, subject to staff approval;
- 5) That the applicant update Sheets A.3.0 and A.4.0 to accurately reflect the material cut-sheet selections specifically finishes and colors;
- 6) That the plan be updated to reflect the deck railing will be Kona in color; and
- 7) That the applicant clarify if the driveway replacement is proposed as "like-for-like" asphalt.

Board Questions

Mr. Alexander stated that the consultant's report commented on the lack of architectural drawings. Was that comment made after the submission of these materials?

Ms. Martin stated that the historic preservation consultant's report was from the applicant's first submittal. It was included in the packet because the floorplan and the general character remains largely the same, although the materials have shifted. The applicant has worked since November 2018 to update the plan to an acceptable quality. Updated architectural floorplans have been provided, but no updated elevations have been received, other than the renderings.

Applicant Presentation

Jody Wunderlich, 5056 Shadow Woods Court, Powell, OH 43065, stated that in regard to Condition 1 concerning preservation of the unpainted brick, several other homes on Franklin Street have painted brick. She has spoken with Dublin Historical President Tom Holton, who indicated that precedent has been set on Franklin Street. He shared that on September 26, 2018, ARB had approved a project that included painting the brick for the home at 56 Franklin Street. The stone veneer on the front façade of this home does not match the current brick color on the other three sides of the building. The brick is an orange color, while the stone façade has a more natural stone color. Other than the door, window replacement and gutters/downspouts, no changes to the front of the home are proposed. The soffit and fascia will be repaired/replaced only as needed. In regard to Condition 2, their intent was to use hardiplank, which is weather resistant, for the stair tower. It will be painted the same color as the brick, which will make the stair tower blend with the façade. The old cedar accentuated the external stair tower. They could use brick or stone on the stair tower, although they are trying to keep the project costs down. In regard to Condition 3, staff was concerned that the proposed windows have trim, while the existing windows do not have trim. They could consider other options, if that is ARB's direction, but aesthetically, the trim is a nice design. While several of the homes on Franklin Street have features that are not historically accurate with the 1960s, they have attempted to remain historically consistent to the extent possible while renovating the structure to achieve a more cohesive appearance. She has also spoken with Eric Pickering, the HOA president for the Franklin Street area. Neither Mr. Pickering or Mr. Holton expressed any objections to this renovation plan.

Ms. Wunderlich introduced Collin Ferguson, Director of Construction, The Windsor Companies. In regard to Condition 4, Mr. Ferguson has indicated that the existing stair from the garage to the back of the home will be deleted and replaced with the stair tower and the deck. There will be two exits from the deck, one to the back of the yard and another exit from the door near the kitchen. Concerning Conditions 5-7, updated material sheets and an updated plan will be provided to reflect that the deck railing will be Kona in color and have round, black railing between. The deteriorated asphalt driveway will be completely replaced with a concrete or asphalt driveway.

There were no public comments.

Board Discussion

Mr. Alexander stated that he has some concerns with the proposal. Due to its location in the Historic District, the home must be treated as an historic structure. With a home addition such as this, there are two possible approaches, either to differentiate the addition or to tie it into the

existing structure; currently, it does neither. Staff has suggested that brick or stone be used on the addition to tie it into the existing house. The applicant is attempting to accomplish a tie-in via the paint. If the applicant preferred to differentiate the addition, the Historic Dublin Guidelines and a design professional could provide guidance. There are other ways to integrate this addition into house, if a flat roof is not used. A hip roof could be used. Even though the drawing seems to indicate the size of the current window is being matched, it does not align. In houses of brick and stone, the windows have a brick mold, which is a tiny, tight trim. The proposed window does not have the same trim, so it does not match the existing windows. If something more similar to a brick mold were to be used, it would make a connection to the existing house, particularly if the fascia aligns and the overhangs match. He does not support the proposal as it is currently designed. The Board will consider an addition to a historic structure, but this proposal is not sympathetic to the structure. With the previous approval of a request to paint the brick, the circumstances were very different. The brick was very different and there were multiple finishes on the house. Painting the brick on historic homes reflects a current trend, and misses the opportunity to celebrate the historical nature of the house.

Mr. Keeler expressed agreement with Mr. Alexander's observations. Whether the brick is painted or not, he would prefer stone on the stair tower. The siding and window trim are out of place and the window size does not match.

Mr. Bailey stated that it is his understanding that using hardiplank would be adding a third element to the home.

Ms. Martin responded that materials are not regulated the same way for historic residential structures as they are for commercial buildings, but typically, adding more materials increases the complexity of the project and adds potential challenges from a design perspective.

Mr. Bailey inquired if the neighboring house was painted, as well.

Ms. Wunderlich indicated that it was painted.

Ms. Bryan stated that she concurs with her colleagues' comments. She would prefer the brick not be painted, although she understands the intent to achieve a tie-in. Because the hardiplank material cheapens the look, she also concurs on the use of brick or stone on the stair tower.

Ms. Stenberg expressed agreement with her colleagues' comments. In addition, the flat roof appears out of place with the existing roof, which has gables. She inquired if staff was satisfied with the applicant's responses regarding the conditions.

Ms. Martin responded affirmatively. There are a few details to be worked out administratively.

Ms. Wunderlich stated that the subject of the discussion is a house built in 1961, which is not particularly historic. Her company is working on a \$50 million adaptive reuse project in Dayton for buildings from the early 1900s. That project will reimburse their company \$1.8 million in tax credits. With 86 Franklin Street, however, it is unlikely that tax credits will be available. The fact that past Dublin School Board member Mary Bailey, after whom a school was named, lived in the home, does not make it historic. The intent is to sell the home. Two offers have been received, one of which is contingent upon the ability to paint the brick, as the current orange brick color does not go well with the remaining color of the home. Other than the condition regarding preservation of unpainted brick, they are able to work with the recommended conditions and to

also address the flat roof.

Ms. Martin stated that the State of Ohio provides historic tax credits for income-producing properties only. The U.S. Department of the Interior defines a historic structure as any structure over 50 years old in a reasonably well preserved state. Preservation of the materials would be a contributing factor.

Ms. Wunderlich inquired if whitewashing would be acceptable to the Board.

Ms. Stenberg responded that the Historic Dublin Guidelines indicate that if the structure has been painted, it can remain painted, but if it has not been painted, it should remain unpainted.

Ms. Wunderlich inquired what other conditions existed with the home at 56 Franklin Street, for which the ARB approved painting of the brick on September 26, 2018.

Mr. Alexander responded that the minutes of that meeting, which are available to the public, would document the conditions and the Board's discussion. That house was very different in terms of the modifications that had been made to it; they had not occurred in a thoughtful manner. In comparison, the exterior of the house at 86 Franklin Street is pristine. However, even if the applicant agrees with these conditions, he would not be supportive of this project as proposed. In his opinion, the proposed roof is incorrect. A corrected roof design should be submitted.

Mr. Keeler moved, Ms. Stenberg moved, to table the request for a Minor Project Review.

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

(Approved 5-0)

2. Bridge Park, Building Z2 – Dumpster Enclosure, 88 N. High Street, 19-045ARB-MPR, Minor Project Review

Ms. Stenberg stated that this is a request for the construction of an approximately 130-square-foot enclosure for trash receptacles located on the south side of Building Z2 on a site zoned Bridge Street District Historic Transition Neighborhood.

Case Presentation

Mr. Ridge stated that this is a request for review and approval of a Minor Project Review (MPR). The proposal is for construction of an approximately 130-square-foot enclosure for trash receptacles located on the south side of building Z2, an existing tenant space, in the Historic District. ARB is the final reviewing body. Following receipt of approval from the ARB, the applicant may apply for building permits. The site is located east of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway. The newly constructed Z2 building includes four residential units, 1,300 sq. ft. of commercial space and a parking garage. The proposed enclosure would be located within an existing concrete landing that houses utilities and would serve as a delivery point for back-of-house operations for the first floor tenant. The proposal includes a 5-ft. high aluminum gate to screen the trash receptacles from the west, facing North High Street. The gate will consist of two hold-open doors that will be finished in a dark bronze color to match the existing balcony railings. The existing brick wall is a height of 3 feet, 7 inches. Code requires the screening wall or fence be at least one foot taller than the height of the waste

or storage container. The 5-foot high gate will be more than one (1) foot higher than the trash receptacles. The proposal includes the installation of four steel bollards between the trash receptacles and the utility meters to protect the meters and limit contact with the trash receptacles. The proposal was reviewed against all the applicable criteria, and staff recommends approval of the request with no conditions.

Applicant Presentation

Karen Danko, Architect, Moody Nolan, 300 Spruce Street, Columbus, OH 43215, stated that this building has a significant number of front elevations. During the original approval process for the building, they attempted to determine the priority of those elevations. The south side of the building has always been intended as the service side of the building. This enclosure will be located in that back of house area. Per discussions with staff, the new gate will be located as far back from High Street as possible. As a side note, the dark bronze finish color will also coordinate with the existing storefront on the building.

There were no public comments.

There was no Board discussion.

Ms. Bryan moved, Mr. Bailey seconded, to approve the Minor Project Review with no conditions.
Vote: Mr. Keeler, yes; Mr. Alexander, yes; Ms. Bryan, yes; Ms. Stenberg, yes; Mr. Bailey, yes.
(Motion approved 5-0)

3. St. John's Lutheran Church, 6135 Rings Road, 19-052ARB, Architectural Review Board Application

Ms. Stenberg stated that this is a proposal for an entrance canopy addition and parking lot expansion to an existing church on a 13.14-acre site zoned Limited Suburban Residential District.

Case Presentation

Mr. Ridge stated that this is a request for review and approval of an Architectural Review Board application for an entrance canopy addition, parking lot modifications, and associated site improvements to a property that includes a historic structure and is located outside of the Historic District. ARB is the final reviewing body for this application.

Site

The site is located on the south side of Rings Road, approximately 475 feet east of the intersection with Avery Road. The application includes alterations and modifications to two parcels; however, only the western-most parcel is under the purview of the ARB. The approximately 3.5-acre site that is under the purview of ARB includes a historic Romanesque revival church with a two-story tower built in the 1860s. There is a significantly larger set of modern additions to the south and east of the original structure, a parking lot, and a stream and tree row to the south of the structure.

Proposal

An addition is proposed for the south entrance to the modern addition. Concrete walkways lead to an existing overhang at the south entry. The parking lot on the right side of the structure will be

redesigned to allow for several new ADA parking spaces. The existing entry overhang will be partially enclosed to allow for a new vestibule and coatroom. The newly enclosed portion will have an aluminum storefront to match the existing window system and will accommodate a double door entry. The eastern portion will remain untouched. A new, approximately 13 feet-wide covered walkway is proposed. The proposal calls for a new, 13-foot wide covered walkway extending from the existing south entrance to a new 940-square-foot porte-cochere, allowing patrons to be dropped off closer to the building and under roof. The new porte-cochere widens to 23 feet at the point of contact with the covered walkway, which allows sufficient room for vehicles and pedestrian movement. The 20-foot wide drive aisle leading to the porte-cochere is a designated one-way, and meets the required Fire Code width of 17 feet. Fire Code also requires an unobstructed vertical clearance under the porte-cochere of not less than 13 ft., 6 in. The plans show an unobstructed vertical clearance of 14 ft., 2 in., which meets Code. The surrounding sidewalks and walkways will be replaced with this application. The parking lot will be redesigned to allow for several new ADA parking spaces, which will be located directly adjacent to the new porte-cochere. The largest of the new parking islands will include a sidewalk that leads directly to the porte-cochere and to the entryway. New landscaping improvements include a retaining wall, new trees and various plantings throughout the site. The proposed entrance canopy addition will allow patrons to be dropped off under cover from the elements. The proposed colonnades are clad in a brick veneer on the majority of the surface with cast concrete masonry at the base of the colonnade supports. The brick is not an exact match to the brick used on the existing façade due to product discontinuation; however, the applicant is proposing a Glen-Gery manufactured Jefferson Blend brick, which is intended to match the existing brick façade as closely as possible. The proposal calls for a gypsum board soffit and ceiling material under the walkway and porte-cochere that will be detailed and painted to match the existing portico at the south entrance of the building. Aluminum gutters and downspouts are proposed with profiles and colors to match the existing building conditions, as well. This ARB application has been reviewed against all the applicable criteria, and staff recommends approval with one condition.

Board Questions

Mr. Alexander stated that the proposal indicates that the existing, aluminum storefront is being matched. Is that a reference to the color match, or does the existing building have storefront?

Rich Pontius, AIA, Thomas & Marker Construction, 2011 Riverside Drive, Columbus, OH 43211, stated that the existing building has a bronze storefront. They are matching the color and profile. They are enclosing part of the porch with two rooms. They have attempted to design an addition that looks like the original but does not overpower the large sanctuary. They used cues from the existing building for the archways and colonnades to look original. They were unable to match the brick, because it has been discontinued. The brick they have selected closely matches.

Mr. Keeler moved, Mr. Alexander seconded, to approve the ARB Application with one condition:

- 1) That the perimeter trees around the new parking lot located in the easternmost parcel be added to the plans at Building Permitting.

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

Mr. Keeler was recused from the next case, due to being the property owner.

4. Keeler Residence, 5281 Brand Road, 19-057ARB, Architectural Review Board Application

Ms. Stenberg stated that this is a proposal for modifications to a previously approved garage and a new request for an alternate driveway material on a 3.9-acre property zoned Restricted Suburban Residential District.

Case Presentation

Ms. Martin stated that this is a request for review and approval of an ARB Review application for property located on a four-acre site located at the Coffman Road and Brand Road roundabout. A historically intact farmstead is located on the eastern-most parcel. The Italianate farmhouse is predominantly brick. The majority of the surrounding properties are of a large lot, either township or city rural character. The proposal is for a detached carriage house structure located to the rear of the home and a new request for an alternate driveway material. Access is provided from Coffman Road to the side and rear of the site. There is a significant change in grade from the north to the south of the site. The North Fork of Indian Run Creek is located to the rear of the property. This application was reviewed and approved by ARB in 2018. At that time, the proposal was for a carriage house structure attached to the primary home. The plans have been revised to a detached structure located in a different location. The applicant is also requesting an alternate driveway material for the existing driveway and for a driveway extension. Last month, BZA reviewed the variances that would be necessary due to the additional height of the accessory structure as well as the non-permitted driveway material. The BZA approved the variance for additional height but deferred the driveway material discussion to the ARB.

With the previous proposal, the attached carriage house was located further north on the site; with the new proposal, the carriage house is located further south. All of the design elements of the previous proposal have been retained, although the structure has been rotated 180 degrees so that the garage doors are now located on the north side. The applicant has coordinated with the Engineering Department to ensure that the structure is located outside of the floodplain and floodway. The driveway extension is realigned but maintains the existing access point.

Ms. Martin provided two visual examples of the proposed driveway material on preexisting, legally non-conforming driveways located within Dublin. City Code does not permit gravel as a driveway material, but permits a variety of hard surfaces. Because there is a potential maintenance cost associated with permitting gravel adjacent to public infrastructure, such as roadways and shared-use paths, use of that driveway material is not permitted in Dublin. This application has been reviewed against the ARB standards regarding site alterations. Staff recommends approval with the condition that the design be revised to provide for the use of a permitted driveway material. There are a number of hard surface driveway materials, including brick, flagstone and limestone, that would be appropriate and in character with the historic property.

Board Questions

Mr. Alexander stated that in the letter Mr. Keeler submitted, he indicated a chip and seal driveway option would be used. That process involves a layer of asphalt covered with a binder of tar to which a layer of chips is applied. It has the appearance of a gravel driveway but is more stable. What is Engineering staff's response to that option?

Ms. Martin responded that although the driveway is constructed of a base of stone, followed by tar and a layer of fine-grain gravel, it is considered gravel due to the finishing material.

Applicant Presentation

Janine Keeler, 5281 Brand Road, Dublin, OH 43017, stated an example of a chip and seal driveway exists at 5876 Dublin Road. Because that is a more stable material than gravel, it addresses the previous concern about stability. The process involves a concrete base followed by a layer of asphalt, then two layers of gravel. The asphalt would not be visible; the driveway would appear to be gravel. A gravel-appearing driveway is more appropriate for a historic farmstead property. The existing stamped concrete driveway has been damaged by road salt and is chipping, so it must be replaced.

There was no public comment.

Board Discussion

Ms. Bryan stated that she understands and agrees with the reason gravel is not a permitted driveway material; it would end up on City streets. However, this is a farmstead, and a gravel driveway is more appropriate than asphalt or concrete. The solution the applicant has identified is a nice compromise.

Mr. Bailey concurred with Ms. Bryan's comments.

Mr. Alexander stated that Dublin's position on the use of gravel is consistent with most communities. He would have anticipated there to be a concern about appearance, as well. Although the applicant maintains their property beautifully, often, gravel driveways are not maintained well. Nor can gravel driveways be plowed. For those reasons, he understands the moratorium on gravel. In the chip and seal process, there are different variations for material applied to the top. Because a chip and seal driveway is much more stable than a gravel driveway, he has no objection to that alternative. In regard to the detached carriage house structure, ARB approved the previous proposal, which is identical to this, other than being attached. It is a beautiful design.

Ms. Stenberg stated that she concurs with her colleagues, with one concern. There are many bikers on that street. Will the chip and seal driveway permit gravel to loosen and migrate to the main road?

Mr. Alexander responded that he believes it would depend on how much gravel is in the top coat. A fine, thin gravel will adhere, but a volume of gravel will result in more movement. However, ARB cannot determine the correct specifications.

Ms. Martin stated that staff could modify the condition to reflect the Board's support of the asphalt/gravel hybrid subject to Engineering's review of the layers.

Mr. Alexander inquired what would be the recourse if Engineering does not give their approval. Is there an appeal process?

Ms. Martin responded affirmatively. An Administrative Appeal could be made to the Board of Zoning Appeals. She does not foresee that being necessary. The City's Engineering Department will work with the property owner.

Mr. Bailey moved, Ms. Bryan seconded approval of the Architectural Review Board application with one condition:

- 1) That the design be revised to use an asphalt/gravel hybrid to be reviewed by Engineering at the Building Permit stage.

Vote: Mr. Alexander, yes; Ms. Stenberg, yes; Ms. Bryan, yes; Mr. Bailey, yes.
(Approved 4-0 with one abstention)

Mr. Keeler returned to the meeting.

Ms. Stenberg stated that the following two agenda cases would be discussed together.

5. Historic Dublin – ARB Code Amendments, 19-007ADMN, Administrative Code

Ms. Stenberg stated that this is an introduction of amendments to Zoning Code Sections 153.170 through 153.180, and Appendices F and G that include the creation of Historic Zoning Districts, associated requirements, and revisions to the procedures of the Architectural Review Board.

6. Historic Design Guidelines, 18-037ADMN, Administrative Code

Ms. Stenberg stated that this is an introduction of modifications to the *Historic Dublin Design Guidelines* that apply to Historic Dublin properties and properties identified on Appendix G.

Ms. Martin stated that at a July 10 Special Meeting, ARB reviewed the proposed amendments to the ARB Code and Historic Design Guidelines. That discussion continues tonight. Throughout August, staff will be engaging the residents, commercial property owners and business owners in the District. Postcards will be mailed to residents in the District inviting them to sign up to provide a 30-minute public input on the proposed amendments. Every Wednesday, either she or Ms. Rauch will hold office hours at the Dublin Chamber of Commerce to meet with the residents. The Board's recommendations will be incorporated into the proposed amendments, and on August 15, 6:00-8:00 p.m., there will be a public open house at the Dublin Community Church for discussion of this topic.

Ms. Bryan inquired if the Board would receive a copy of that update to review.

Ms. Martin responded affirmatively. The next steps are Board and Commission reviews. After ARB completes its reviews, PZC will also review the documents and make a recommendation to City Council.

Greg Dale, Consultant, McBride Dale Clarion led the continuing review of the proposed amendments. The previous review on July 10 identified some needs for editorial corrections, which staff has made. It also identified needed refinements to some metrics within the Code development standards. Those include the height requirements in the Historic Residential District; the 50% minimum lot coverage; and varied setbacks (reflected in Table 153.17) in different locations. The team is working on proposed amendments to those requirements. Members of the public expressed concerns at the previous meeting regarding the Historic South District. It is his understanding that within the last couple of years, the City completed an extensive process to

engage the public and calibrate the standards for the Historic South area. Although that area can be revisited, it is their view the focus should be on the Historic Residential District. He requested the Board's preference on re-studying the Historic South District.

Ms. Stenberg responded that an extensive review of the Historic South District occurred in 2017, involving public meetings. There are records of those meeting discussions, which reflect the positions considered and how the decisions were made that reflected the best options. The Vine and Tap building mentioned at the June 10 Special Meeting was a topic of the Historic South District discussion in 2017. She is satisfied with the decisions made at that time.

Mr. Alexander inquired if in the Historic South District, a differentiation in lot coverage is made for commercial uses versus residential uses.

Ms. Martin responded that, currently, in the Historic South District, there is no differentiation in lot coverage standards for commercial versus residential uses. Most of the properties in that district are commercial properties adjacent to South High Street.

Ms. Bryan stated that issue was discussed because there will be several potential new builds in that District. She would like to see a distinction between lot coverage for commercial and residential properties.

Mr. Dale inquired if she is referring to the Historic South District in particular. Ms. Bryan responded affirmatively.

Ms. Bryan stated another concern is that in Table 153.17-2a, page 5, it is stated that hotels are permitted. If hotels are permitted, there need to be standards; currently, there are none.

Ms. Martin inquired if the Board would prefer that permission for hotels in the Historic South District be eliminated, but the bed and breakfast option be retained.

Board members concurred with the suggestion.

Mr. Dale offered a proposal related to the relationship between the Code and the Guidelines. At the previous meeting, language was suggested that where there was a conflict between the two, that the Zoning Standards would control. He would suggest language be added in the Code that would provide ARB the ability to place conditions on approvals that might deviate from the zoning standards. The ARB already has a mechanism for exceeding the Code, which is a waiver. Likewise, ARB should have the ability through conditions to reduce or trim the approval to make it comply with Guidelines. That would provide ARB the flexibility to make the Guidelines and the Code conform.

Board members expressed agreement with that suggestion.

Mr. Dale stated that they are working on recommendations that will be responsive to the other concerns raised at the July 10 meeting.

Mr. Alexander stated that there were public comments about renovations of homes in the Historic Residential District evolving into long homes. Will a recommended solution be offered that would limit the lengths of the structures?

Mr. Dale inquired if the concern is with length or with the width, as well.

Ms. Alexander stated that there are some homes that now extend a great length from the front property line to the rear of the lot.

Ms. Martin stated that in other residential zoning districts in the City, there is the option of addressing the issue through the maximum lot coverage percentage and the maximum structure percentage.

Mr. Dale responded that there are other options for addressing it, as well, such as the Guideline that additions not dominate the original building. However, there is also the accumulative effect of additions, either the width or the depth.

Ms. Bryan stated that there is also a concern that on some lots, demolished structures have been replaced with new, long homes. She noted that the residents on S. Riverview Street are conducting a house-by-house assessment, documenting the lot coverages and heights so that the City can have a profile of the homes in the neighborhood. Context is critical, in view of the new building requests that will be submitted.

Mr. Dale agreed that it is largely about context, so documenting that information is valuable.

Public Comment

Steve Rudy, 129 S. Riverview Street, Dublin, OH stated that he has begun to conduct a survey of the homes on S. Riverview Street, and has provided a preliminary draft to Ms. Rauch. The information indicates definite build lanes, which is common in subdivisions. He lives in a backyard neighborhood. He would be willing to let the Board view that vista from his backyard. He is hopeful that the revised Code language will preserve the existing backyard vista. He has seen recommendations about preserving characteristics, but those characteristics have not been defined. He believes a section in the Code should provide for consideration of shared open space and directly inquire what a proposed development would do to the surrounding properties. Unquestionably, a couple of the recent projects have had a negative impact on the neighboring properties. A number of \$1 million homes in the District have been negatively impacted by recent approvals that have not reigned in the development footprint. New homes have been permitted to be wedged onto the small lots, overpowering the surrounding homes. When he purchased his home 25 years ago, the ARB requirements were provided in his closing documents for signature. Evidently, some people were not required to make a similar commitment when purchasing historic inventory. As a side note, he was late in understanding that Pat Grabill's architectural ideas were on the architectural arc of a small, rural German town. He was trying to build small town America. He is concerned that the recent long homes being built have lower level, rear entry garages. The backyard greenspace is being replaced with views of long, tall buildings with parked cars at the rear. He would prefer side-entry garages. When he added an addition to his home, he resisted the City's recommendation for a garage in his backyard and added a side garage, thereby preserving the shared greenspace.

Ms. Stenberg stated that she appreciates Mr. Rudy's suggestion of providing the Board access to his backyard to view that greenspace. In her visits to the District, she has had street access only. She inquired if there would be a way to provide opportunity to the residents to submit photos of their greenspace, which would make the Board aware of that greenspace character.

Ms. Martin responded that perhaps Mr. Rudy could facilitate that with his neighborhood.

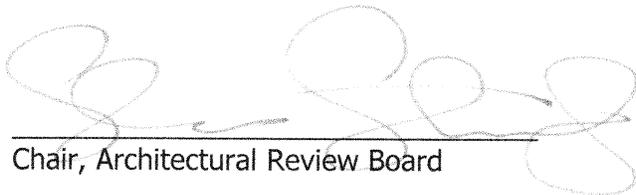
Ms. Bryan stated that the ARB walking tour of the Historic District is due to be rescheduled. This might be the right time for that.

Ms. Martin responded that the intent was to wait until fall, when it is a little cooler, but if it is ARB's preference, it can be scheduled earlier.
Board consensus was that the tour be scheduled in the fall.

There were no additional questions or comments.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.



Chair, Architectural Review Board



Deputy Clerk of Council