



MEETING MINUTES

Architectural Review Board

Wednesday, May 25, 2022

CALL TO ORDER

Mr. Alexander, Chair, called the May 25, 2022, meeting of the City of Dublin Architectural Review Board (ARB) to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Chair led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Mr. Cotter, Mr. Jewell, and Ms. Cooper; Ms. Damaser was absent.

Staff present: Ms. Holt, Ms. Mullinax, and Ms. Richard

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Jewell moved, Ms. Cooper seconded, to accept the documents into the record and to approve the April 27, 2022, meeting minutes.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Mr. Jewell, yes.
[Motion carried 4-0]

CASE PROCEDURES

The Chair stated the Architectural Review Board is responsible for review of construction, modifications or alterations to any site in the area subject to Architectural Board Review under the provision of Zoning Code §153.170. This Board has the final decision-making responsibility on cases under their purview. Anyone who intends to address the Board on any of the cases this evening will be sworn in.

There were two cases eligible for the Consent Agenda and were voted on as such:

CASE 1 – King Residence at 170 S. Riverview Street
22-048MPR, Minor Project Review

CASE 4 – Missing Jimmy's at 55 S. High Street
22-059MPR, Minor Project Review

The agenda order is typically determined at the beginning of the meeting by the Chair, who also stated the procedures of the meeting. The cases in the minutes follow the order of the published agenda. Anyone who addresses the Board will need to provide their full name and address for the record.

The Chair swore in anyone planning to address the Board on any of the cases to be reviewed.

NEW CASES

1. King Residence at 170 S. Riverview Street, 22-048MPR, Minor Project Review

The Chair stated this application was a request for the installation of a new paver front walk, landscaping, and associated site improvements at an existing home on a 0.70-acre site zoned Historic District, Historic Residential. The site is located southeast of the intersection of S. Riverview Street with Pinneyhill Lane.

Ms. Cooper moved and Mr. Jewell seconded, to approve the Minor Project with one (1) condition:

- 1) That the applicant apply for and obtain a Certificate of Zoning Plan Approval (CZPA), prior to construction.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Mr. Jewell, yes; and Ms. Cooper, yes.
[Approved 4-0]

2. Jacob Stout Gallery at 25 N. Blacksmith Lane, 22-049MPR, Minor Project Review

The Chair stated this application was a request for exterior modifications to a building on a 0.25-acre site zoned Historic District, Historic Core. The site is located southwest of the intersection of N. Blacksmith Lane with Wing Hill Lane.

Staff Presentation

Ms. Holt - The Minor Project Review will include Waivers, a Parking Plan, and the Minor Project. An aerial view of the site was presented with the east side of the property being the focus of the two buildings in the back. The site is on N. Blacksmith Lane between Co-Hatch and Bridge Street. The subject buildings are accessory structures built in 1963 and 1974 and have been vacant for some time. They were not evaluated as part of the Historic Cultural Assessment but were mentioned as part of the properties on N. High Street with a status of legal and existing although they are not conforming to modern criteria of our current Code. She pointed out how the pavement meets the building facades in many locations.

The proposed building plan is to house an interactive, glass-blowing studio in both buildings where the public can watch and visit. The elevation as viewed from N. Blacksmith Lane is currently painted white and will remain much as it is, except for the addition of: New louvers for a side vent; a new garage door, where one previously existed; and a new light fixture. The east elevation/rear involves a small existing canopy over the door. An emergency/battery operated light will be added underneath (per Building Code). New screening is proposed for the HVAC unit and a new bike rack, for two bikes will be added just outside the doorway. The proposed materials selected were shown.

The Parking Plan is the result of the inability to provide 16 parking spaces on-site as it is entirely developed. Off-site parking will fulfill the requirement for the 3,992-square-foot building. There are three locations within a 600-foot radius of the site with 344 parking spaces available. The off-site parking options are in the Library Garage, the Darby Lot, and the Bri-Hi Lot. Two bike parking spaces are required for a Commercial Use – Artisan Production in this case, proposed to be located behind the buildings.

Waiver 1 is related to the roof-top unit (RTU) screening. The specified vent is +/-30 inches tall above the roof level and +/-29 inches across. Staff supported the Waiver because of the location, the setback from the road, the topography/angle of view, and the lack of views from adjacent properties. The matte black RTU is required to be screened per Code but Staff believed added screening would make the unit more visible, rather than blending into the background/shadows/roof color. All the criteria for this Waiver have been met or not applicable.

Waiver 2 addresses foundation plantings, normally required. Pavement is adjacent to the building on two sides at least and the other sides are not visible from public rights-of-way. The south side is hidden by plants on the adjacent property and behind another garage that sits on N. Blacksmith Lane. For those conditions and the vibrancy this use will bring outweighs the need for foundation plantings. Staff supported the Waiver.

Waiver 3 is for an alternate window material for the aluminum garage door where wood and clad wood windows/doors are permitted by the Code. The applicant proposed the door frame color to be white to match the building and the glass would be plain (not frosted or tinted) - Low E. Staff supported the proposed materials as they will allow visibility of gallery activities from the street and the workshop as well as the ADA access to the building. The type of door proposed was original to the building; a swinging door would infringe on the right-of-way. Again, the criteria for meeting this Waiver request has either been met or not applicable.

The Minor Project Review Criteria have been met with the Waivers, met on their own merit, or not applicable.

Therefore, Staff recommended approval of the Parking Plan, Waivers 1 – 3, and the Minor Project, all without conditions.

The Chair invited the applicant to speak as there were no questions for Staff.

Applicant Presentation

Jacob Stout, 25 Blacksmith Lane – Looking forward to opening a glass-blowing studio in Dublin.

Mr. Jewell – This will be a great addition to the potential plans for North Street. He was concerned about the gutter and downspout but prior to the meeting Ms. Holt reported the applicant agreed to address that with like-for-like materials.

Mr. Stout – He was a fabricator of all metals and would be happy to rebuild the gutter/downspout the same size and shape out of stainless steel. He did not want to take it down, because it is providing the water a path in the interim.

Mr. Jewell – That should work, if matched up the best way possible.

Mr. Cotter – This Artisan Use is a great idea.

Public Comment

There were no public comments received.

Board Discussion

No discussion was needed. The Chair called for the first motion to approve the three Waivers.

Mr. Jewell moved and Ms. Cooper seconded, to approve three (3) Waivers:

1. §153.173(I)(5)(a) **RTU Screening** - Required: All roof-mounted mechanical equipment (including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guardrails or safety equipment) shall be fully screened from view at ground level on all sides of the structure and, to the extent practicable, from surrounding buildings of similar height.
Requested: To allow the hood exhaust to be unscreened.
2. §153.173(H)(6) **Foundation Plantings** - Required: Building foundation landscaping is required along all sides of a building facing a public or private street, but is not required for portions of the front or corner side building facades located within 10 feet of the front property line and where a streetscape or patio treatment is provided.
Requested: To permit no foundation plantings on all four sides of the existing buildings, where no streetscape or patio treatment is provided.
3. §153.174(D)(1) **Windows** - Required: Windows shall be wood, metal-clad wood, or vinyl-clad wood.
Requested: To permit the use of an aluminum garage door entry/window system.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Mr. Jewell, yes.
[Approved 4-0]

Ms. Cooper moved and Mr. Cotter seconded, to approve the Parking Plan as follows:

A total of 16 spaces are required on-site based on a 3,992 square foot building. This site is entirely developed; only off-site parking will fulfill this requirement. There are 344 parking spaces available within a 600-foot radius of the site at three locations: Library Garage, Darby Lot, and Bri-Hi Lot.

Bike parking is required for Commercial Uses. A two-place bike rack is proposed behind the buildings.

Vote: Mr. Jewell, yes; Mr. Alexander, yes; Mr. Cotter, yes; and Ms. Cooper, yes.
[Approved 4-0]

Mr. Cotter moved and Ms. Cooper seconded, to approve the Minor Project without conditions.

Vote: Mr. Alexander, yes; Mr. Jewell, yes; Ms. Cooper, yes; and Mr. Cotter, yes.
[Approved 4-0]

3. 181 S. High Street, 22-052MPR, Minor Project Review

The Chair stated this application was a request for exterior material selections for a recently approved, single-family home on a 0.47-acre site zoned Historic District, Historic Residential. The site is located northwest of the intersection of S. High Street with Waterford Drive.

Staff Presentation

Ms. Mullinax presented an aerial view of the site, which is surrounded by single-family homes to the north, east, and west, and public land, which features the Karrer Barn to the south. The 2017 Historic and Cultural Assessment found the previously existing home and shed to be non-contributing structures. Several cases for the site have been brought before the ARB recently. In January of this year, the ARB approved exterior material selections and paint colors. A Condition of Approval from that request required the applicant to

submit a future application to the ARB for "approval of all light fixtures and the porch overlay material" to finalize all exterior material selections. Tonight, the applicant is requesting review and approval of the remaining modifications of the garage and shed doors and the exterior lighting and porch overlay material. Existing conditions of the home under current construction were shown from the view at Waterford Drive and the corner of Waterford Drive and S. High Street [photographs].

The approved site plan from May 2021 reflected the ±3,500-square-foot home currently under construction in relation to the existing shed. The site plan was modified to include the move of the north wall 38 inches; the adjustment of the driveway design; and the shed modifications. The applicant proposed various copper light fixtures for the front porch, mudroom entry door, garage door, barn door, and service door with the locations noted on the site plan. Staff is supportive of the proposed light fixtures, as shown. The applicant proposed an Oakville Slate Gray sandstone tile for the front and rear porches. The proposed pattern of the stone tile is found elsewhere in the Historic District, specifically at 200 S. High Street. Staff is supportive of the proposed stone material and color. Clopay overhead carriage style doors previously approved for the garage are proposed to be changed to sliding-track barn doors for the garage on the south elevation. The manufacturer, style, and color will remain the same for the doors, but the previously approved windows will be removed. Doors will be painted SW7019 - Gauntlet Gray to match the home, shed, garage siding and trim color. The previously approved overhead carriage style door for the shed are being changed to HAAS anodized aluminum garage door in a bronze color with clear glazing for the north elevation, which is internal to the property and not seen from adjacent properties. A Waiver is required for the aluminum garage door material. Staff supports the Waiver because it is appropriate for the non-historic shed and is not visible from the public right-of-way. The aluminium garage door material has been met with the Waiver. The Minor Project was reviewed against the criteria, which was met with a Waiver or not applicable. Therefore, approval was recommended of the Waiver to permit the use of an aluminium garage door entry/window system.

This application was reviewed against the Minor Project Review Criteria and approval was recommended with the following condition:

- 1) That the applicant applies for building permits through Building Standards, prior to installing any lighting.

Board Questions for Staff

Mr. Cotter asked if the Board had approved aluminium doors on recent builds.

Ms. Holt – Yes, the aluminium doors have been approved for recent projects.

Mr. Alexander – The Waiver is needed because there is no wood behind the aluminium in this case.

Ms. Mullinax – Straight aluminum windows were approved for the Ghidotti residence on S. Riverview Street.

Mr. Alexander asked for clarification.

Mr. Taylor, architect stated from the audience that the aluminum door was the same color as for the windows.

Mr. Alexander – The building permit needs to be amended; the wording for the condition needs to be modified. The barn door, was not allowed for a very different project. For this project, the barn door is very appropriate to the style of the house.

Public Comment

No public comments were received.

Board Discussion

The Chair - Further discussion was not needed as all members were in agreement.

Mr. Jewell moved and Ms. Cooper seconded, to approve one (1) Waiver:

§153.174(D)(1) Windows – Required: Windows shall be wood, metal-clad wood, or vinyl-clad wood. ARB may approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates.

Requested: To permit the use of an aluminum garage door entry/window system

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Mr. Jewell, yes.
[Approved 4-0]

Mr. Cotter moved and Mr. Jewell seconded, to approve the Minor Project with one (1) condition:

- 1) That the applicant amends the building permit through Building Standards, prior to installing any lighting.

Vote: Ms. Cooper, yes; Mr. Alexander, yes; Mr. Jewell, yes; and Mr. Cotter, yes.
[Approved 4-0]

4. Missing Jimmy's at 55 S. High Street, 22-059MPR, Minor Project Review

The Chair stated this application was a request for the installation of a ±6-square-foot wall sign and window signage at an existing tenant space. The 0.50-acre site is zoned Historic District, Historic South and is located southwest of the intersection of S. High Street with Spring Hill Lane.

Mr. Cotter moved and Ms. Cooper seconded, to approve the Minor Project with two conditions:

- 1) That the applicant change the bulbs in the lighting fixture to not exceed 900 lumens; and
- 2) That the applicant apply for and successfully obtain approval of Permanent Sign Permits through Building Standards, prior to installation.

Vote: Mr. Jewell, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Mr. Cotter, yes.
[Approved 4-0]

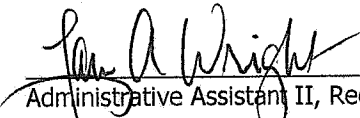
Communications – None from Staff.

The Chair recognized the format change in the Planning Reports and stated the report was a lot easier to read criteria, criteria met, etc. and Mr. Jewell agreed.

The Chair adjourned the meeting at 7:05 p.m.



Chair, Architectural Review Board



Administrative Assistant II, Recorder