



## MEETING MINUTES

### Architectural Review Board

Wednesday, June 22, 2022

#### CALL TO ORDER

Mr. Alexander, Chair, called the June 22, 2022, meeting of the City of Dublin Architectural Review Board (ARB) to order at 6:32 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. Damaser  
Board Member absent: Ms. Cooper was absent.  
Staff present: Ms. Holt and Ms. Mullinax

#### ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Jewell moved, Mr. Cotter seconded, to accept the documents into the record and to approve the May 25, 2022, meeting minutes.

Vote: Mr. Alexander, yes; Ms. Damaser, abstain; Mr. Cotter, 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. 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 CASE

##### 1. Development at 72-84 N. High Street, 22-063INF, Informal Review

The Chair stated this application was a request for the construction of a boutique hotel on a 0.70-acre site zoned Historic District, Historic Core. The site is located northeast of the intersection of N. High Street with North Street.

## Staff Presentation

Ms. Holt – The applicant is seeking non-binding feedback for the proposal. This site includes the restaurant known as Oscar's Restaurant and adjacent businesses. [Aerial view of the site.] The informal request is for a 127-room hotel, restaurant, and event center on 0.9 acres. The site has two zoning districts - Historic Dublin, Historic Core covers the majority and the other is zoned Bridge Street District, Historic Transition Neighborhood. The ownership is also split on the project site, following zoning district boundaries. The Bridge Street District portion is under separate ownership. The applicant has shared a letter from the owners of the site - Matthew Starr, Crawford Hoying Development Partners that stated they were working together on this application. Any future requests should include written permission from all ownership of adjacent landowners.

There are various documents that govern land use and the relationships to each other. The Community Plan is a broad, over-arching vision for the entire City; the ideas and goals within are non-binding. The Historic District Area Plan is a specifically structured vision for a particular neighborhood that is also non-binding. The Community Entertainment Districts are non-binding visionary plans from City Council that determine the locations appropriate for entertainment uses in the City. The Historic District Zoning Code consists of legally-binding requirements to implement the City's vision in the Historic District from the resources above.

The following are a list of current, permitted, principle uses in the Historic District Zoning Code, specifically permitted in the Historic Core:

- Animal Care, Vet Office
- Artisan Production
- Bank
- Bed and Breakfast (private home for short term stays, without the number of rooms specified)
- Conference Center
- Day Care
- Eating/Drinking Establishment
- Educational Facility
- Library, Museum, Gallery
- Office: general and medical
- Personal Repair
- Rental Services
- Research and Development
- Retail
- Single-family residence/duplex, live-work dwellings

Please note the hotel/motel uses are not currently permitted within the Historic District and would require a rezoning. Previous hotel uses have been requested to the south and east of this site but were not pursued after an Informal Review was conducted in 2019 by the Architectural Review Board (ARB). Staff currently has concerns about this proposed use and highly encouraged the applicant to conduct community meetings to gauge feedback. The hotel/motel use was eliminated from the new Historic Zoning Code for sound compatibility reasons. Rezoning would require approvals by both the Planning and Zoning Commission and City Council. Rezoning could potentially set a negative precedent for the district, as the Zoning Code for the Historic District is brand new.

Tonight, the Informal Review includes the massing and design for a boutique hotel. There are not a lot of details at this stage; the proposal should be reviewed conceptually. In June 2021, massing studies were

reviewed informally and no uses were presented at that time. The ARB participated in a Site Tour, just prior (May 2021). An Informal Review was conducted in February 2021 for Mixed Uses that included: residential units, restaurants, retail spaces, an event center, parking spaces, and open space.

This prominent site is adjacent to Dublin Link Bridge, across from the library, adjacent to western Bridge Street District properties, and adjacent to N. Riverview Street properties and CoHatch. [Aerial views to and from the Scioto River of existing conditions.] Existing conditions of frontages along N. High Street and North Street were shown at street level. During the Historic Cultural Assessment in 2017, all of these buildings were found to be non-contributing.

The proposed site plan graphic was shown even though the layout no longer matches the newly proposed elevations exactly as they have been recently changed based on comments received from Staff but the concepts are still the same. Attention was brought to the public plaza at the library on the west side and the through courtyard that can be accessed from both the west and east sides.

Specific proposed uses include: 127-room boutique hotel with a fitness center; parking garage to accommodate 128 spaces; a 3,700-square-foot bar/coffee/restaurant that will serve the hotel guests as well as the public; and a 2,995-square-foot public event center.

The first floor site plan highlighted the open space network, which was a robust topic during the February 2021 meeting. This overhead perspective highlighted: the public plaza planned for the corner of North Street and N. High Street with potential outdoor dining to the left of the plaza; entrance to the courtyard through the plaza at the opposite corner; and the main entry on N. High Street to the left. The promenade on the N. Riverview elevation was highlighted. The Pearl at 88 N. High Street and North High Brewing are directly adjacent to the N. High Street elevation on either side. Viewing this proposal from the southwest corner, CoHatch would be off the page to the left, the Dublin Link Bridge would be seen to the upper right, and the N. Riverview Properties would be directly behind you if standing on the southeast street corner facing this site. The east façade viewed from the Dublin Link Bridge would be very prominent serving as a pedestrian gateway/entry feature. The promenade runs along the majority of this façade and will provide activation. The punch through to the central courtyard, the roof-top deck feature (shown in white), and the mechanical penthouse (as shown in gray) were also noted. The dumpster and HVAC were previously located outside on N. Riverview Street but have been moved to the inside of the parking garage. The view from N. Riverview/underneath the Bridge shows massing along this edge and the proposed welcome mural along the north façade. The south and east elevations have addressed many of Staff's comments.

A few outstanding issues remain. The height and massing on the southeast corner adjacent to N. Riverview Properties ought to step down with the topography more and meet the scale of the surrounding buildings. The punch-through feature to the courtyard open space needs to be larger for better visibility and physically obvious to the public. Staff encouraged the applicant to consider a two-story high and wider entry to help break up the massing. Massing of the mechanical penthouse created an additional floor/height impact on mass/scale and works against the concept of stepping down along with topography. Staff was generally comfortable with the N. High Street elevation but suggested the roof massing could be broken up and encouraged the applicant to emphasize the entry. Staff was still concerned about the Dublin Link/north elevation due to the flat roof and general lack of detail. Staff encouraged the applicant to take into consideration the Bridge Street District (BSD) that it is adjacent to this and create a character closer to the Historic District rather than reflecting the BSD character. Staff supported the mural idea, which was framed in the brick portion of building. During previous meetings, height was a substantial topic of discussion. Staff compared the proposed building heights to those in the surrounding areas for context by stories and height as measured by the Code, which is the mid-point of the gable. [chart]

**Discussion Questions:**

1. Does the Board support the concept of a boutique hotel at this location, realizing the necessity then for rezoning?
2. If so, would the Board be receptive to a Parking Plan for some of the required parking to be provided off-site for the hotel, restaurant, and event center?
3. Does the Board support the height and massing of the elevations?
4. Does the Board support the layout, location, and preliminary design of the proposed open spaces?
5. Are there any other questions/comments from the Board?

**Board Questions for Staff**

Mr. Jewell – He inquired about the height of the existing building's backside at 20 North Street as it appeared to be three stories.

Ms. Holt – Deferred to the applicant.

Mr. Alexander – The earlier proposals had different uses and he recalled discussing the size of the conference center proposed at that time that also included multi-family housing. He asked if that use would require a rezoning.

Ms. Holt – The multi-family component would have also required a rezoning.

**Applicant Presentation**

Dwight McCabe, 7361 Currier Road, Plain City, OH, was representation for the current landowner of this very interesting property within the Historic District. The largest challenge has been determining the right uses for this site. There are multiple uses on the site currently that supported the economy in previous years. The new Bridge Street District has affected the business perspective from everything on both sides of the Scioto River. The addition of different venues on the west side have put pressures on this site for it to continue to be viable. The current ownership does not believe this is a viable property with most of the office space cleared out and no on-going demand for users. Oscar's Restaurant will not continue as an eating establishment in the very near future as the owners are aging and want to change directions.

Mr. McCabe – He has considered many different types of uses for this property. The other challenge has been addressing the unique conditions for constructing buildings on this property while making good use of the property. Feedback received has been considered for what the street presence should become. First, they started with N. High Street and the massing of the building, gabled roof, keeping the height below the Pearl Restaurant building. Second, they ensured there would be a vibrant public plaza on the north and east corner of North Street and N. High Street. Within that context, they believe they have proposed what has been requested. The site has been reviewed both horizontally and vertically in terms of responding well to the current activity in Historic Dublin. The Dublin Link Bridge has been inspiring and created a tremendous amount of traffic and parking exists now on both sides of the Scioto River. A request was for the appearance of a multiplicity of buildings so the site appears to have been developed over time. A shift was made from a gable vernacular to (on the corner behind the plaza) a flatter roof. Inspiration was found not only from Historic Dublin but for what would be found for a small community along an active river for that era. That would include a small amount of industry and mills. Massing and uses are still in flux. The diversity of a building façade between what happens at this site and the new library has been recognized.

The façade of the library appears harsh and vertical in character that does not include a gabled roof. Moving along North Street towards the Scioto River, dormers, gables, and different types of roofs would be appropriate. Due to the significant changes in topography, elevators had to be considered. Parking was moved underground to avoid the visibility of surface parking by using two levels and an internal ramp that is the street with two portals of entry. At the platform of parking, there is the promenade and a courtyard. Providing a view across the river was important. There will be public balconies provided for guests staying in rooms without balconies. With the evolution of design, screening for mechanics is no longer necessary as they will be scattered across the top level, above the eye line. They are ready to enhance the entry as suggested and break up the facades on N. High Street. The north elevation in the presentation did not include the Pearl building as only one third of that façade is visible. He clarified the facades on the west side are only 2.5 stories, not four. The height of the current North Street building inquired about earlier in this meeting is three stories with 9 to 10-foot ceilings.

From the administrative point of view, this proposal was supported. The intention was to bring to this site a project and uses that in the long term of what is trying to be accomplished in the Historic District and works for everyone involved. Whether it is a residential use or a hotel use, in the end when reviewing the types of uses that can be brought to a location like this, by using some story height to the site, the applicant cannot get to a place where those upper floors would be productive in any other kind of use. Office is not going to function well on that site. Retail does not function well from a parking-accessibility point of view with very narrow frontage. Additionally, the down slope on North Street would not make a good retail location. The same is true on the east side - a complete non-starter. From a market point of view, this is the best use for this site. The applicant is a long way away from defining the architecture so none of what was being presented was cast in stone. In terms of scope and scale, this is the project the applicant would like the opportunity to move forward.

Mr. Cotter – City Council has indicated the area should be walkable and include retail and as the transition comes through, they envisioned a use other than a boutique hotel. The applicant has provided why that direction may not work but asked the applicant to explain in his own words how this proposal would fit into the Community Plan, which has been City Council's vision for the last 10 years. All the components are being updated but he asked the applicant to share his vision of how it would draw the people from Dublin to this site, people from outside the area, how the proposal would work functionally, and how the proposal would fulfil what has been written in the Community Plan, etc. as these serve as guides for the Board to consider and abide by. Additionally, how would this proposal enhance the restaurants around there, allow people to enjoy the view of the Scioto River, and also venture onto the waterway. A year ago, it had been determined that hotels would not work well on this site and asked why the applicant believed this boutique hotel proposal would fit well.

Mr. McCabe – From a historical perspective, Dublin used to have an inn on SR 161 at the stop on the stage coach line located somewhat where Starbuck's is located today, contextually, an inn would make sense. This panel conceptually posed the idea of blocking all streets from traffic with visitors parking externally, allowing them to come here as they would to Williamsburg or someplace like that. That is saying, the desire of Dublin is to be that place that is very people-minded and very active as a pedestrian-friendly space to handle bussing people in to this destination, intending to accommodate lots of people. This proposal would allow people to spend time here at all hours and not just between 6 pm and 10 pm by frequenting the restaurants. Bringing people in for more immersive experiences would include the use of the parks. If guests had dinner at the Pearl, they would not walk down to the park after but if there was a place to stay in the middle of the activity, guests may plan to spend a couple of days or so and they would be more apt to explore everything Dublin had to offer. The applicant would like to see his investment being put to work by offering off-hour engagements and places for people to celebrate events. The last proposal included event space because there appeared to be a demand for it. In this case, including a right-size event space

with a hospitality offering makes all the sense in the world because now people can stay overnight and do small weddings and events in the heart of Historic Dublin; a dimension that does not exist now but should. Other layers of hospitality can be brought into the current plan. A Bed & Breakfast would be a better fit than a regular sized hotel due to the limited space in Historic Dublin and modest offerings in context would fit. To bring folks in to the Historic District, providing a place to spend the night is a great option. That opens the door for outside folks to see what has been created in the larger area depending on the length of stay. This hotel consideration is in the front of this site on the first floor; breakfast and lunch would be provided to cover the early morning and throughout the day. A place to have breakfast in the Historic District does not currently exist. Other restaurants on High Street do not bring the activity there early in the day. In the evening, there would be something to do there with good pub fare being offered rather than a full-sized sit-down dinner, which is already offered in the Historic District. All these elements add to this proposal. Regardless of the uses inside the buildings, more concentration is on the compatibility with the street views. Finding a use to go in that corner that is not tied to the whole does not make any sense; there should be a use that can be integrated into the whole community.

Mr. Cotter – Thanked the applicant for explaining his vision and contrasting that with building condominiums.

Mr. Alexander – He inquired about the parking.

Mr. McCabe – From function and a pragmatic point of view, going down physically into Dublin's rock is not an option. The right plan is to have two levels, after dialogue administratively. If a higher level is added, getting up to it wipes out all kinds of usable space and revenue because the height is capped. From a Parking Plan view, which will come next, not unlike all the other restaurants in the Historic District, the parking is remote. The expectation is that accommodation would be available for this application as well. Doing analytics for other hotels, they have found Columbus is changing zoning to 50% per room for hotels in more urban settings. Due to taxi and Uber availability, one space per room is no longer necessary but the applicant wants to ensure parking for the locals, too.

Mr. Alexander – His impression for the residential part of the proposal before was some sort of housing: condominiums or apartments and asked why that had changed. Condominiums and apartments provide a different kind of user group to this latest proposal.

Mr. McCabe – One big driver the applicant heard loud and clear before was the absence of strong support for providing residential on the west side of the Scioto River.

Mr. Alexander – It is too bad the applicant focused on that because the opinion was from just one person.

Mr. McCabe – At this point, the applicant is not locked in to any particular use. If we find the proposal this evening is a struggle, the applicant can revisit the other again.

Mr. Cotter – He asked if condominiums were in a proposal, if there would be a need for rezoning.

Ms. Holt – The current zoning allows single-family or duplexes for residential housing. Condominiums would fall under multi-family residential, which is not currently permitted.

Mr. Cotter – There was a density conversation at the last meeting. From a business perspective he asked if there was a different financial dynamic or an economic impact when local residents are the majority in an area or if more transient folks were to be in this area.

Mr. McCabe – Yes, the two groups impact an area very differently. For a for-sale product like condominiums, there is an owner looking for a long-term investment; nobody is looking for a merchant-build turnover and to just sell out and that has never been the intent here. People do not want to own condominiums as they lose value for resale. Dublin is short on short-term rentals. As for the activation and impact on the rest of the businesses in Historic Dublin, not everybody goes out to eat every night when residing in the area, adversely, everyone eats out when staying in a hotel. Actual dollar delivery, bed tax, along with the economics of it from the community's point of view, is significantly different. The other major difference is the parking needs. There is an elevated parking need from 6 pm – 10 pm during the week and an up-flow of traffic everyone is used to and expected and then it is gone. With apartments, there are more moves

in/out, not one in/out a day like a hotel can generate. It is multiple in/outs so traffic load for apartments would be significantly more - no question.

Mr. Alexander – He verified there were two members on the Board that were fine with some sort of rental product and only one voice that had a contrary opinion. There was not a majority of opinion for rental options on that property.

Mr. Jewell – He was not a member of the Board at the time the original concept was presented. There was significant community feedback that had been sought then. He asked if the applicant had reached out to the community again since then and if there was a reason that did not get started for this proposal.

Mr. McCabe – Those discussions were for the apartment proposal, which resulted in a 50/50 split. If we could not fit that within the envelope, we cannot do this use, either. The applicant wanted a course they could follow before having further discussions with the community.

Mr. Jewell – He asked Staff if any public feedback had been received regarding this latest proposal.

Ms. Holt – She had spoken to the applicant, Mr. McCabe about the one public comment received before the meeting. Jennifer Rauch, Planning Director, had reported to Ms. Holt that she had talked to Brent Crawford earlier in the day who was not in favor of this proposal but no other details of the conversation were divulged.

Ms. Damaser – A mechanical level was mentioned that was a story high but could be reduced. She requested clarification.

Mr. McCabe – That may just be a passing design element. The floor with the rooftop deck overlooking the Scioto River is part of a level of rooms, just on that wing of the building. It is a way to get from the elevator to the right hand side. The white-sided area are physical rooms and there is a corridor that leads out to the elevator. That feature is just an extension of that floor and if its scale needs to be moved down to be more consistent with the height goals, it can be moved back a little bit. There is not an actual mechanical enclosure; it is actually a hotel room inside of that. A lot of the rest of the mechanicals will end up being behind the gabled portions of the roofs that go up above the lower level so there is plenty of room for mechanicals to be hidden.

Ms. Damaser – Asked if the gray part they were speaking of was a functional part of the hotel, to which Mr. McCabe answered affirmatively.

Mr. McCabe – There is a room on the other side of that wall. The height of that could come down a bit or be adjusted.

Mr. Jewell – In the last presentation, we determined a 3,000-square-foot event space would probably not work and yet it is in this concept and wanted to know the applicant's thought pattern to bring it back around.

Mr. McCabe – The event space is now being proposed within a hotel and as a hotel, there will be all kinds of reasons to make that space work. People may be coming in for a wedding, rehearsal dinner, or reception even with the wedding elsewhere; a 50<sup>th</sup> wedding anniversary bringing people from afar also makes it a convenient space; not to mention many other kinds of uses for celebrations that would be appropriate. Operationally, a hotel having that kind of space at an appropriate size is a revenue generator for them. If the proposal was still only a stand-alone event center, there would need to be a lot more revenue sources for much bigger events for it to be successful.

### **Public Comment**

No other public comments were received.

### **Board Discussion**

1. Does the Board support the concept of a boutique hotel at this location, which would require rezoning?

Mr. Cotter – There will be a discussion either way when all that has been proposed would require rezoning.  
Ms. Holt – It would depend on the specific use. Tonight, the hotel would require rezoning with a review from both the PZC and City Council with final approval coming from City Council.

Mr. Jewell – He could not support this proposal because of zoning concerns, the lack of public feedback on this concept, and wanted more information to support there is a need for this use. He asked what the occupancy was on the hotels across the Scioto River.

Ms. Holt – She did not have that information.

Mr. Jewell – If those hotels are overwhelmed, this proposal would make sense but if it was the other way around, it would still be good information to have.

Mr. Cotter – He was not fully against this proposal but would like to hear more public comment and how this hotel use fits inside the Community Plan. From a zoning perspective, a specific step was taken to not allow a hotel to be a permitted use. From an economic and dynamic standpoint, that block is challenging and this is where we came to the same conclusion last year: determining what could be done on this site while being compliant with the existing zoning. The goal would be for a use that is economically viable. The applicant's points were quite valid, well-reasoned, and he understood the applicant's explanation of the various traffic patterns depending on the use. This concept could be better than some other options but he was not yet compelled to say this is the best use. He wanted the applicant to convince him this proposal was the most reasonable solution so he could make the best decision for the City; it is an important place in the Historic District. At some point, it is the economics of why one option is better than the other. This proposal does not fit in with what has been written in the past 10 years and what the new Zoning Code states.

Ms. Damaser – She had the same feeling as Mr. Jewell and Mr. Cotter. She shared the concern of how successful the two hotels were on the east side of the Scioto River. She had not yet been convinced a hotel use on this side of the river with 127 more rooms in close proximity is necessary. The comparisons for the original thought for that area being a Bed and Breakfast was remarkable to her. A B&B compared with a 127-room facility is a huge jump and requires more information. Why a hotel is the optimal use for this area is the question and she wanted to be convinced.

Mr. Alexander – He was not fully comfortable with this particular use. Looking at all the other uses, they are primarily elements where the owner would occupy the structure. When the multi-family option was proposed, which would be primarily tenants, they would be living in these buildings long-term and would have more of a vested interest in the community. They may not go to restaurants as frequently as maybe a guest would. Not knowing the current occupancy rates, a one-to-one direct correlation cannot be made. However, tenants will use the stores, the library, the park and public spaces outside, and will care about the community. There are a lot of other uses to consider and he understood the need for more density on this property as a unique location but more than some of our design standards allow. There are other uses that can give the community back more. He was slightly uncomfortable with rezoning for this use.

2. If so, would the Board be receptive to a Parking Plan for some of the required parking to be provided off-site for the hotel, restaurant, and event center?

The Chair – none of the Board Member's initial reaction to parking have been commented on; Staff believes it is a major issue.

Mr. Jewell – He was receptive to a Parking Plan.

Ms. Damaser – She confirmed a Parking Plan would be for a hotel use needing more space that would not meet the current requirements, which are for all parking to be on-site. She was receptive to considering a Parking Plan but would need information about the availability or stress put upon parking locations farther away, such as the library.

Mr. Cotter – We have made allowances for other applications but this proposal seems to be potentially larger. They heard from the public that the parking garage is full on the weekends.



Mr. Jewell – He thought public comments on parking were submitted when the last concept was presented.  
The Chair – The Board is receptive to some flexibility on the parking.

3. Does the Board support the height and massing of the elevations?

The Chair guided the Board to the N. High Street/west elevation.

Mr. Jewell – He liked the presentation for this elevation compared to what was presented the last time.

Mr. Cotter – From a massing standpoint, there are some elements that could help break this up. The appearance is a lot of glass. The height is fine. The front door needs to be better defined as such.

Ms. Damaser – The elevations appear massive compared to the neighboring buildings and needs to be broken up a little bit more.

Mr. Alexander – This was his favorite of the four elevations and the gable breaks this up. The ratio of glass to walls is what was being referred to above from the members and the Staff Report, which are a little out of character. He liked the scale; the scale of the adjacent building (The Pearl Restaurant) is substantial, too. And even though the library was not well received, one cannot escape the scale of that building. If too many Waivers are requested to deviate from the Zoning Code, that will be an issue.

The Chair called for the Pearl and the Dublin Link Bridge/north elevation to be discussed next.

Mr. Cotter – A lot of this will be seen from the Dublin Link Bridge and much from the alleyway. It is hard to visualize because the other view is from the Pearl Restaurant's patio.

Ms. Holt – All of this elevation will be seen from the Dublin Link Bridge. While walking past the Link and coming on to that plaza, one will be walking past the length of this elevation. The mural on the wall will be visible.

Mr. McCabe – *He made comments off mic and they were not heard/recorded.*

Mr. Alexander – He liked the change in materials to break the massing but would have liked to see the change in materials to include more variety like the parapet between the white and the gray. The gray coming out from the white is positive. When creating different volumes, make them read more like different buildings so that it does not appear as though different materials were just applied to a facade. He affirmed these are just conceptual graphics but the Board wanted to provide some direction to the applicant.

Mr. Jewell – This reads as another office building and does not exude the flavor the applicant is trying to reflect on the north side from the west view.

Mr. Alexander – From Section 5 of the Guidelines, the form and mass should be in scale to other surrounding buildings. The brick portion to the left appears as a parapet and as a traditional, 19<sup>th</sup> Century building. The earlier proposal from Tucci's was trying for the same aesthetic. The Code also states details should not be just pasted on. He asked if there was an opportunity to give the gray and the white sections more character.

Mr. Jewell – When coming off the bridge and looking to the left, he would just continue on as it appears as a plain, commercial office building. It needs something to draw him in to the left for him to go down there, past the Pearl, if just coming off the Link.

Ms. Damaser – Agreed with all of those comments. The building is bland with nothing of character, there. Just from these graphics now, the brick area to the left speaks to the area's past history but the flat white and gray facades appear very modern-industrial, not 19<sup>th</sup> Century industrial, which is not what she envisioned the area as being.

The last two elevations were discussed next - the N. Riverview/east elevation and the North Street/south elevation.

Mr. Cotter – The applicant has taken a lot of what the Board has said from the last meeting about breaking up the masses and making it appear quite interesting. The height is significant compared to others. He

liked the brick and the addition of something different towards the river. Perhaps elements could be added to detract from the height. It is important not to overshadow what is going to be behind it to the south.

Mr. Jewell – He asked how the height was measured.

Ms. Holt – When the submission comes back with more detail, the height can be reviewed further.

Mr. Alexander – When the roof plan for the north elevation comes in, he hopes the brick will wrap all around to the courtyard. This elevation suffers from facadism – a flat roof building with gables applied and that is why he believes the front elevation is so successful. One roof form with the shed on the back. There is a precedent for flat-roof buildings that was discussed at the last meeting, which the Board reiterated here. The Pearl has a sloped roof over the entire mass where part of it was carved out for mechanicals. Bridge Park West, there may be some issues with the scale but Bridge Park West separates the façade once again with a gable. The building that includes Starbuck's is a regular gable form as seen in traditional architecture. And the same thing across the street from Starbuck's. The applicant's challenge is height because the Board keeps stating a building can only be so high. With a gable and a sloped roof all the way to the back would create too much height. He asked if there were other ways to handle that perhaps like the French Urban buildings. The possibility of a Brownstone was discussed in the past. It is frowned upon for Historic Districts to apply elements to a different building type. These are slab buildings with elements being applied to them. He liked what the applicant did at the base by taking the stone around so the mass is not so great. He suggested that could be done on the back with multiple layers while bringing that layer out and encouraged the applicant to consider. If relief is needed from the height, making design gestures to reduce the apparent bulk is all positive.

Mr. Jewell – He asked what was in the center building with the brown brick on the North Street elevation and suggested flipping it with the other which may eliminate some of the massing issues.

#### 4. Does the Board support the layout, location, and preliminary design of the proposed open spaces?

Mr. Cotter – This was discussed before about how the spaces will be used. The one on the High Street corner was discussed, but in a hotel setting, he asked what the purpose of the space would be. Now the courtyard will be more of a public pass-thru. Courtyards are more about community and communicating with others sitting in the courtyard. He suggested it be broken up because getting from High Street to the Scioto River or to the back is important. He asked the applicant to provide more detail to accentuate what the area should be used for as he proceeds further. He was appreciative of the back balcony and access on that side. He requested the applicant's vision for that area as it feels forced at this point.

Mr. Jewell – He agreed that should be discussed given that in the winter, that space would not be utilized November through May.

Ms. Damaser – She asked if the public in general would be invited to this space or if it was just for the hotel patrons. If it is for the general public to use and walk through, she asked for the applicant's idea, especially the courtyard area as it was appearing as a cold, dark passageway that is not inviting.

Mr. Alexander – He asked the applicant if he will have any control over what is at the end of the pass, at the end of the promenade down and the passage over and what that would connect to over there. If there is something at the end of the bridge that is exciting, it will make it successful. If there is a way to get across that street, if there is a landing with stairs leading down, it would invite people through it if it is a lot clearer. It is important for that building to have that space. Anything is better than surface parking there. We know what is on High Street, it would interest him to know what is on the other end.

Mr. McCabe – This has been a very productive session. He felt like they were all working together and that is the reason they came. There is a lot to think about. The use question is an important topic for us. They plan to find an answer from their perspective as to where that needs to land. The Board's comments on various elevations and elements were also part of the internal discussions they have had. Now the applicant knows where to go from here. He appreciated the Board's feedback and will continue to work.

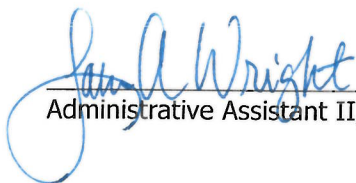
The Chair – The Board was interested in what the applicant was doing. He asked if anyone needed a summary of points or more concrete information. For the first question, there is some ambivalence for the hotel use, and he could not state everyone is definitively against it but there are reservations. There could be some flexibility in parking. The discussion on height and massing was very detailed so that could not be briefly summarized.

### **Communications**

- The Administrative Approvals for the second quarter and the final approved window configuration for Fox in the Snow were included in the Board's packets. In the end, the final configuration was a good compromise between parties.
- The Alternative Materials document for the Historic District was last considered in 2020 with the Pre-Approved Paint Color project. The Board determined this document could be resurrected, and serve as a supplement on the website - a good source for applicants and residents, especially those not in the architectural field. Board Members suggested a chart to record materials that have already been approved in addition to the Code with the location included for context. A material could be approved for a specific area or use, but could be denied for others with specified reasons. A list of pre-approved materials for the Historic District would not be a part of this supplement but over time, different materials could be added as the materials become more popular. Staff would update the current version as time permits and could tentatively return for the Board's consideration in August 2022.

The Chair adjourned the meeting at 8:15 p.m.

  
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Chair, Architectural Review Board

  
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Administrative Assistant II, Recorder