



City of Dublin

Land Use and Long  
Range Planning  
5800 Shier Rings Road  
Dublin, Ohio 43016-1236

Phone 614.410.4600  
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[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

MAY 21, 2014

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

**MOTION:** Neil Mathias moved, Robert Dyas seconded, to re-appoint Robert Schisler as Chair and Robert Dyas as Vice-Chair for the 2014-2015 Architectural Review Board.

**VOTE:** 5 – 0.

**RESULT:** Robert Schisler was appointed Chair and Robert Dyas was appointed Vice-Chair for 2014 – 2015.

**RECORDED VOTES:**

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP, Senior Planner



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

**MAY 21, 2014**

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

**MOTION:** Neil Mathias moved, Robert Dyas seconded, to accept the documents into the record.

**VOTE:** 5 – 0.

**RESULT:** The documents were accepted into the record.

#### RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

#### STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

**MAY 21, 2014**

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

**MOTION:** David Rinaldi moved, Thomas Munhall seconded, to accept the April 23, 2014 meeting minutes as presented.

**VOTE:** 5 - 0.

**RESULT:** The April 23, 2014 meeting minutes were accepted.

#### RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

#### STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

MAY 21, 2014

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

**1. BSC Historic Core District – Architectural and Sign Modifications**

**14-043ARB-MPR**

**113 South High Street  
Minor Project Review**

<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>Modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane.</p> <p>Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the <i>Historic Dublin Design Guidelines</i>.</p> <p>Kelly Burke, U Crew Holdings, LLC; represented by Larra Thomas</p> <p>Jennifer M. Rauch, AICP, Senior Planner</p> <p>(614) 410-4690; jrauch@dublin.oh.us</p>
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**RESULT:** This request for a Minor Project Review was postponed prior to the meeting.

#### STAFF CERTIFICATION

  
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 Jennifer M. Rauch, AICP, Senior Planner



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

**MAY 21, 2014**

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

#### **2. Bridge Park West – Crawford Hoying – 94 & 100 North High Street**

**Proposal:** A request for informal review and feedback for a mixed-use redevelopment project in the Historic District in preparation for upcoming application submissions.

**Request:** Informal review and feedback

**Applicant:** Nelson Yoder, Crawford Hoying Development Partners

**Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner

**Contact Information:** (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**RESULT:** The Board was provided a brief presentation by Crawford Hoying and OHM Advisors and conducted an informal discussion regarding the future Bridge Park West project. The Board viewed the limited number of images they received at the meeting and no formal review or comments were provided by Planning prior to the meeting, given no formal application has been submitted for the project.

The applicant provided images showing the proposed design concept for the Bridge Park West portion, including the proposed site layout and architectural drawings shown previously at the City Council worksession on May 12, 2014. The Board was generally supportive of the redevelopment of the area, but expressed significant concerns about the character, mass and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

The Board expressed concerns about the reduced building setback with the scale and height of the proposed 7-story buildings along the Scioto River and the future park area. There was significant discussion regarding the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition. Additional site section studies were requested showing the height of the proposed buildings in relation to the buildings and elevations along North High Street to the Bridge Street intersection, as they exist today or could be approved in the future.

The Board requested additional information regarding the view from the future pedestrian bridge, the existing 161 vehicular bridge, and adjacent development. They also asked for additional information regarding the proximity to the floodplain along the eastern portion of the proposal. The Board was supportive of the proposed architectural design along the North High Street elevation, but had concerns about the smaller, more modern elements connecting the buildings, proposed architectural design concept and use of materials along the Scioto River elevation and the lack of historic design cues incorporated to ensure it fits within the District. The Board was supportive of the parking garage concept understanding the continue parking concerns within the District and wanted to ensure adequate parking is provided for users of this building and others within the District.

Overall, the Board wanted to ensure the project, as it moves forward fits within the context of the Historic District and with the desired character of the area.

#### STAFF CERTIFICATION

  
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