



ARCHITECTS. ENGINEERS. PLANNERS.

November 3, 2014

In Care of: Nelson Yoder
Principal
Crawford Hoying Development
555 Metro Place North
Dublin, Ohio 430107

RE: Project Description of Property:
94 N. High Street
Dublin, Ohio 43017
273-000004

Dear Mr. Yoder:

This project consists of demolition of the existing property that consists of a four story building of approximately 37,500 square feet to allow for the construction of a new multi-use building at approximately 400,000 square feet. The existing property has been moderately maintained but is impeding the progress of new development in the area but does not contain any architectural features.

Sincerely,
OHM Advisors

A handwritten signature in blue ink that reads "Michael Burmeister". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Burmeister, A.I.A., LEED AP BD&C

Encl: Existing Photographs of building
cc: Jenny Rauch
Nelson Yoder

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14-105 ARB
CITY OF DUBLIN
PLANNING

OHM Advisors

101 MILL STREET, STE. 200
GAHANNA, OHIO 43230

T 614.418.0600
F 614.418.0614

OHM-Advisors.com

580 NORTH FOURTH STREET, SUITE 630
COLUMBUS, OH 43215

T 614.418.9921
F 614.418.0614



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November 3, 2014

In Care of: Nelson Yoder
Principal
Crawford Hoying Development
555 Metro Place North
Dublin, Ohio 430107

RE: Description of Conformance
94 N. High Street
Dublin, Ohio 43017
273-000004

Dear Mr. Yoder:

Per Dublin Bridge Street District Code 153.176 (Demolition):

The Bridge Street code state that any property requesting a demolition meet at least at two of the requirements in the code under section A. The property of 94 N. High Street meets the following two requirements for the allowance of Demolition. Refer to attached Civil Drawing, Sheet C2 which indicates site location of the property in question as it relates to the site development for the future project.

1. Architectural /Historical Significance:
 - a. "The structure contains no features of architectural and historical significance to the character of the area in which it is located"
 - i. The property was constructed around 1985 and is not located on the National Historic Register. Due to its size and location, has no characteristics or architectural features that relate to the buildings located within Historic Dublin Core. The building does contain materials on its multiple facades that are in character to the area, such as stone veneer at the base level of the building and shiplap wood siding on the upper floors and loft space above. The materials are similar to other buildings located in the area, but are not applied in any unique fashion to warrant it's retainage for the area. The new development will contain architectural features that relate to the existing buildings within Historic Dublin.
2. Orderly Development/Purpose of the District:
 - a. "The location of the structure impedes the orderly development, substantially interferes with the Purpose of the District."
 - i. The property is currently under ownership of Crawford Hoying Development which have future plan(s) for the property, as well as the adjacent property in an effort to provide multiple housing units, office and retail space with a central parking garage that will support the tenants on site as well as support additional needed parking for the existing businesses in the area of Historic Dublin. The development proposed will provide economic vitality by bringing additional businesses to the area as well as residential units to increase the vibrancy of the historic core.

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GAHANNA, OHIO 43230

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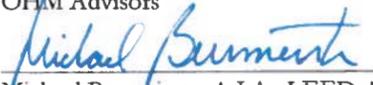
OHM-Advisors.com

580 NORTH FOURTH STREET, SUITE 630
COLUMBUS, OH 43215

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F 614.418.0614



Sincerely,
OHM Advisors


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Encl: Existing Photographs of building
cc: Jenny Rauch
Nelson Yoder

94 N. High Street - Attachment_A

Date: November 3, 2014



Shiplap wood siding

Stone veneer facade

More modern entry portal

94 N. High Street
Front Entry off of High Street via Parking Lot facing South West

Use of the building materials along the façade are similar to materials used elsewhere within Historic Core of Dublin. The scale of the façade and the installation of the elements within the building have no relation to other buildings located along High Street in the immediate vicinity.



Heavy cast stone band separating base of stone building from shiplap

Wood railings at flat parapet roof beyond

Shiplap wood siding

Stone veneer at base floor of building

94 N. High Street
Rear Entry off of N. Riverview Street facing North East

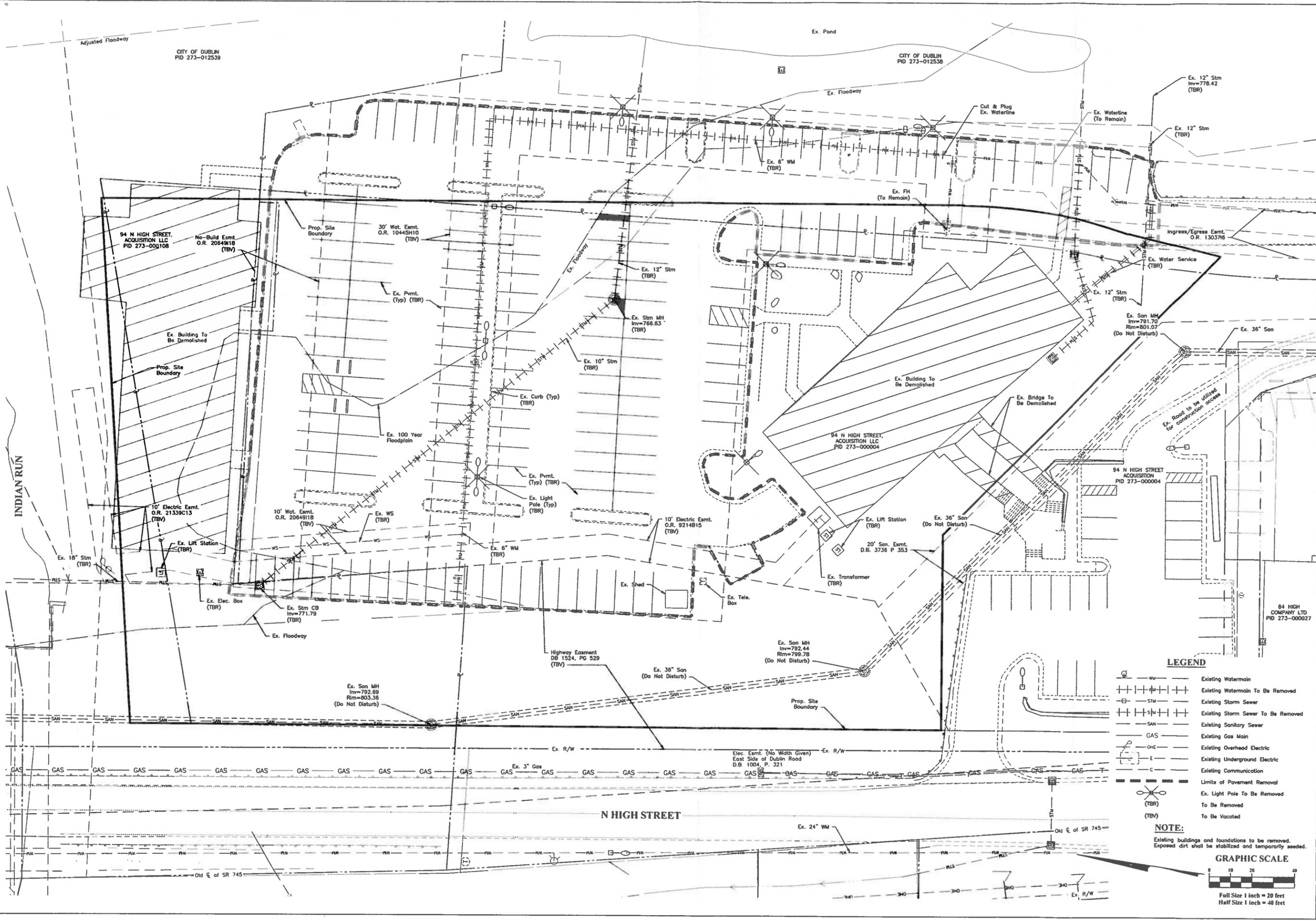
Use of the building materials along the façade are similar to materials used elsewhere within Historic Core of Dublin. The scale of the "rear" façade is not broken up with multiple steps within the façade. The elevation has multiple boards in need of repair and visible rusting and degradation of the steel beams that carry the exterior balconies.

U:\2012\634\Drawings\Building 2 Development Plan\2 Existing Conditions and Demolition.dwg Last Saved By: abode, 10/31/2014 2:47 PM Last Printed By: Bode, Ebon, 11/13/2014 10:26 AM (No Xref)

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BRIDGE PARK
DUBLIN, OH
CRAWFORD HOYING
Development
EMHT
Phara, Macchewar, Harroldston & Tison, Inc.
Engineers & Surveyors - Planners & Scientists
1800 New Albany Road, Columbus, OH 43214
Phone: 614.773.8522 Fax: 614.773.3448
emht.com

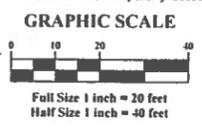
REVISIONS	No.	Description	Date



LEGEND

	Existing Watermain
	Existing Watermain To Be Removed
	Existing Storm Sewer
	Existing Storm Sewer To Be Removed
	Existing Sanitary Sewer
	Existing Gas Main
	Existing Overhead Electric
	Existing Underground Electric
	Existing Communication
	Limits of Pavement Removal
	Ex. Light Pole To Be Removed
	To Be Removed
	To Be Vacated

NOTE:
Existing buildings and foundations to be removed. Exposed dirt shall be stabilized and temporarily seeded.



Crawford Hoying Developers
Bridge Park West - Building Z
Dublin, Ohio

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET: **C2**

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November 3, 2014

In Care of: Nelson Yoder
Principal
Crawford Hoying Development
555 Metro Place North
Dublin, Ohio 43017

RE: Project Description of Property:
100 N. High Street
Dublin, Ohio 43017
273-000004

Dear Mr. Yoder:

This project consists of demolition of the existing property that consists of a single story building of approximately 9,400 square feet to allow for the construction of a new multi-use building at approximately 400,000 square feet. The existing property has been moderately maintained but is impeding the progress of new development in the area but does not contain any architectural features.

Sincerely,
OHM Advisors

A handwritten signature in blue ink that reads "Michael Burmeister".

Michael Burmeister, A.I.A., LEED AP BD&C

Encl: Existing Photographs of building
cc: Jenny Rauch
Nelson Yoder

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100 N. High Street
Dublin, Ohio 43017
273-000004

Dear Mr. Yoder:

Per Dublin Bridge Street District Code 153.176 (Demolition):

The Bridge Street code state that any property requesting a demolition meet at least at two of the requirements in the code under section A. The property of 100 N. High Street meets the following two requirements for the allowance of Demolition. Refer to attached Civil Drawing, Sheet C2 which indicates site location of the property in question as it relates to the site development for the future project.

1. Architectural /Historical Significance:
 - a. "The structure contains no features of architectural and historical significance to the character of the area in which it is located"
 - i. The property was constructed around 1987 and is not located on the National Historic Register. The building is a single story building with minimal architectural features and aesthetics that relate to the historic features of the buildings located within the Historic Dublin Core. The new development will contain architectural features, scale and rhythm that relate to the existing buildings within Historic Dublin.
2. Orderly Development/Purpose of the District:
 - a. "The location of the structure impedes the orderly development, substantially interferes with the Purpose of the District."
 - i. The property is currently under ownership of Crawford Hoying Development which have future plan(s) for the property, as well as the adjacent property in an effort to provide multiple housing units, office and retail space with a central parking garage that will support the tenants on site as well as support additional needed parking for the existing businesses in the area of Historic Dublin. The development proposed will provide economic vitality by bringing additional businesses to the area as well as residential units to increase the vibrancy of the historic core.

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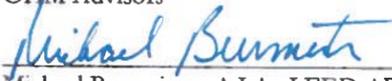
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Encl: Existing Photographs of building
cc: Jenny Rauch
Nelson Yoder

100 N. High Street - Attachment_A

Date: November 3, 2014



Shiplap wood siding

Simple entry portals with no articulation to consider it historically relevant to the area

100 N. High Street

Front Entry off of N. Riverview Street Parking Lot facing South

Use of the building materials along the façade are similar to materials used elsewhere within Historic Core of Dublin. The scale and length of the façade being one story and an extensive roof that is broken up with one gable roof over its entire length is not in relation to the existing buildings located along High Street. The use of and installation of the shiplap siding within the building façade are similar to other buildings along High Street, yet have no architectural articulation to consider it relevant to be retained.

