



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

DECEMBER 10, 2014

AGENDA

- 1. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-099ARB/BPR Informal Review**

Robert Schisler called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were David Rinaldi, Bob Dyas, and Thomas Munhall. Neil Mathias was absent as he had recused himself from this case. City representatives were Steve Langworthy, Jennifer Rauch, Joanne Shelly, Marie Downie, Alan Perkins, Jeff Tyler, and Laurie Wright.

Motion and Vote

Mr. Rinaldi moved, Mr. Schisler seconded, to accept the documents into the record. The vote was as follows: Mr. Dyas, yes; Mr. Munhall, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Motion and Vote

Mr. Dyas moved, Mr. Schisler seconded, to accept the November 19, 2014, meeting minutes as presented. The vote was as follows: Mr. Munhall, yes; Mr. Rinaldi, yes; Mr. Schisler, yes; and Mr. Dyas, yes. (Approved 4 – 0)

Mr. Schisler briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone who intends to address the Board on these cases.

- 1. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-099ARB/BPR Informal Review**

Jennifer Rauch said this application is for a development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for informal review and feedback for a future Site Plan under the provisions of Zoning Code Sections 153.057-153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch stated the applicant had requested an informal discussion regarding the proposed changes to the site and architecture. She said elevations were included in the Board packets as well as several different options for architecture to consider for the middle building located along North High Street. She said the applicant is requesting feedback on the architecture before submission of the final Site Plan. She invited the applicant to introduce the latest elevations and indicated only informal notes would be taken.

Gary Sebach, OHM Advisors, 101 Mill Street, Gahanna, Ohio, said the elevations portrayed a more historic design in August. He said through a series of meetings it was discussed as a transition zone, which resulted in several iterations that were much more contemporary. He said the message they heard as part of the last review was why the architecture was not more historic.

Mr. Sebach showed the Board an overlay of the Historic District corridor and the east side of North High Street to provide context as a reference for the site. He said at the last presentation the form was too

contemporary and his intent was to start out with a simple vernacular and stay true to the Historic District's rhythm, scale, and proportion. He described the design moving toward the north where details were simplified, more contemporary, and included larger windows. He recalled several discussions about the concern of no pitched roofs, a parapet above the finished roofs and screening for mechanical equipment. He presented an example of what he did not want to do, which is a typical mid-western town style. He indicated Dublin, Ohio was more of a village style. He showed examples of towns with a similar look and feel to Dublin further presenting a village style. He described how the buildings appear to have come up over time, touching each other in some instances and not touching in others. He said there is a lot of siding and brick whereas Dublin has a history of using Ohio limestone. He showed the style of an 'I' house, which is semi-federal, semi-colonial. He explained it was simple architecture, with a pitched roof and stone. He showed web page examples of a half 'I' or full 'I' styles. He said with the BriHi project they introduced commercial architecture with brick. He said they reviewed that area and thought they heard that was more the direction the Board wanted to go.

Mr. Sebach showed the newest iteration. He said they eliminated the "Clintonvillesque" style of design and replaced it with more of a BriHi style. He described how the element was simplified so it was not as contemporary. He said he repeated the elements of the village shape of the 'I' or half 'I' for the three buildings but used different scales to change the design as it approaches the bridge. He explained how he turned the roofs making the sides visible and beginning to block the views of the next roof by turning these 90 degrees on the ends. He said he tried to emulate the fire station in a style that would have been found at the turn of the century. He explained marking the entry point from the north to the south and also critical to the entrance of the building with the parking garage. He referred to the different elevations included in the ARB packet.

Thomas Munhall asked about changes. Mr. Sebach said it was mostly aesthetics and agrees the neoclassical element is a little heavy handed.

Mr. Munhall inquired about the tower. Mr. Sebach said the tower was set back on the far corner of the building, noted on the black and white drawing. He said the change from the last presentation is this middle building had a parapet and now has a pitched roof. He added the corner tower contains full glass and a canopy but scaled back to something simpler.

The members seemed agreeable to both the flat and pitched roofs and screenings.

Mr. Munhall inquired about the details for windows. Mr. Schisler indicated glass was used in a transitional manner, which is more notable in the streetscape.

Mr. Sebach said he wants it to look 'remodeled'. Mr. Schisler agreed.

Mr. Munhall said he liked tonight's drawings much better than in the past.

Joanne Shelly presented a slide that represented the area of the bridge landing and the library in context. She said the applicant has been contextually respectful to the adjacent buildings.

Mr. Schisler said he wanted buildings that were the proper proportion and scale and have character that is respective of the Historic District. He remarked that a Floyd Wright building could be inserted and still fit the flow if it was detailed properly. He said his concern was the transition between the North High Street buildings into the condominiums along the southern elevation.

Mr. Munhall said the transition was completely different and not shown as one continuous building. Mr. Sebach said he turned the roof back and they used brick and stone to tie in.

Mr. Schisler said the north side of the building makes the transition with the modern building work better. He suggested contemporary windows would not look as stark with the more traditional building as the more modern windows do. Mr. Sebach said he understood the concern and clarified the suggestion.

Mr. Munhall said he was more comfortable with the gridded window pattern at the southwestern corner elevation.

Mr. Dyas said he liked the changes to the roof lines. Mr. Sebach said the design idea is not overly ornate but simple. He said they are seeking custom blends of stone and using brick as trim. Mr. Schisler said he likes the mixture.

Mr. Sebach said the details will be important for the big windows that will be desired for retail storefronts. He asked if there were any thoughts on the materials presented. He pointed out the different areas that either would have stone or brick and said there would be three or four different colors of brick used – in shades of orange, red and brown. He said they would make the scale more appropriate.

Mr. Dyas inquired about the various proposed awnings. Mr. Sebach said these would all have fabric awnings with a bracketed entry canopy.

Mr. Dyas inquired about headers. Mr. Sebach said limestone headers would be used.

Mr. Schisler asked if siding would be mixed into the design. Mr. Sebach pointed to areas where they are proposing flat cementitious panels with joints instead of stucco.

Mr. Schisler said mixing up the materials would help and would make it look like more buildings.

Mr. Sebach pointed out the multiple store fronts, each a little different.

Both Mr. Munhall and Mr. Schisler said they liked variety.

Mr. Dyas confirmed the private entrance remained the same. Mr. Sebach said the gate would be setback as shown with the previous versions.

Russ Hunter said they were pleased with the design and found it to be a good compromise. He said enough of this plan will be unique while it will fit contextually within Dublin.

Mr. Schisler commented on trucks pulling into the building along North High Street.

Mr. Sebach pointed out where it steps down to different locations and where it is open to the street. He said keeping grade at 1 to 20 meets ADA accessibility. He noted where the plaza would go as it was pulled back to make a nice entry plaza for the restaurant and entrance into the garage. He said another way was needed for the outdoor plaza.

Mr. Munhall inquired about the pedestrian bridge. Joanne Shelly reviewed the proposed plans for the area and reiterated this section is the City's project and was a work in progress.

Mr. Sebach said the next time they would like to bring these plans as rendered drawings, provide sample materials and explain the plans for landscaping and the plaza. He asked the Board if they were comfortable with the proposed materials and building massing.

Mr. Sebach explained the proposed signs and awnings would be based on the final design of the elevations. Mr. Schisler suggested reviewing the proportions between windows and designate where signs and awnings would be located appropriately.

Mr. Sebach pointed out the lighting would be important and said it would be simple and traditional, not contemporary.

Jeff Tyler inquired about mechanical screenings and the colors proposed. Mr. Sebach said the roof design should screen the mechanicals, but he did not have the exact details.

Mr. Schisler indicated he liked the wall and the planters. Mr. Sebach explained that would signal to pedestrians walking across the private entrance.

Mr. Munhall inquired about the traffic for the condominiums. Mr. Hunter said the only cars that would enter would be for the five suites at the top level.

Mr. Dyas inquired about the next steps in the process for the applicants. Mr. Rauch reviewed the process.

Garrick Daft, 21 Indian Run Drive, said he liked the plans but felt there was something missing he could not put his finger on.

Mr. Munhall said the applicant is really close with these plans and he is confident the applicant will get there. Mr. Sebach said he felt like he understands the feedback from the Board. He said he thought they were all coming to the same conclusion.

Mr. Daft said what he thought something was missing was the side view.

Mr. Dyas said the tower was not visible there.

Mr. Sebach said he needs to show the lighting in the plans.

Mr. Langworthy inquired about the lighting for the towers. Mr. Sebach answered the lighting would be soft LED lighting so the tower will not appear as a lighthouse. He said they will be able to set the light level.

Mr. Sebach concluded his presentation by thanking the Board for their valuable feedback and said this work session was quite helpful.

Communications

Ms. Rauch confirmed the meeting scheduled for December 17, 2014, was canceled.

Mr. Schisler adjourned the meeting at 7:20 p.m.

As approved by the Architectural Review Board on January 28, 2015.