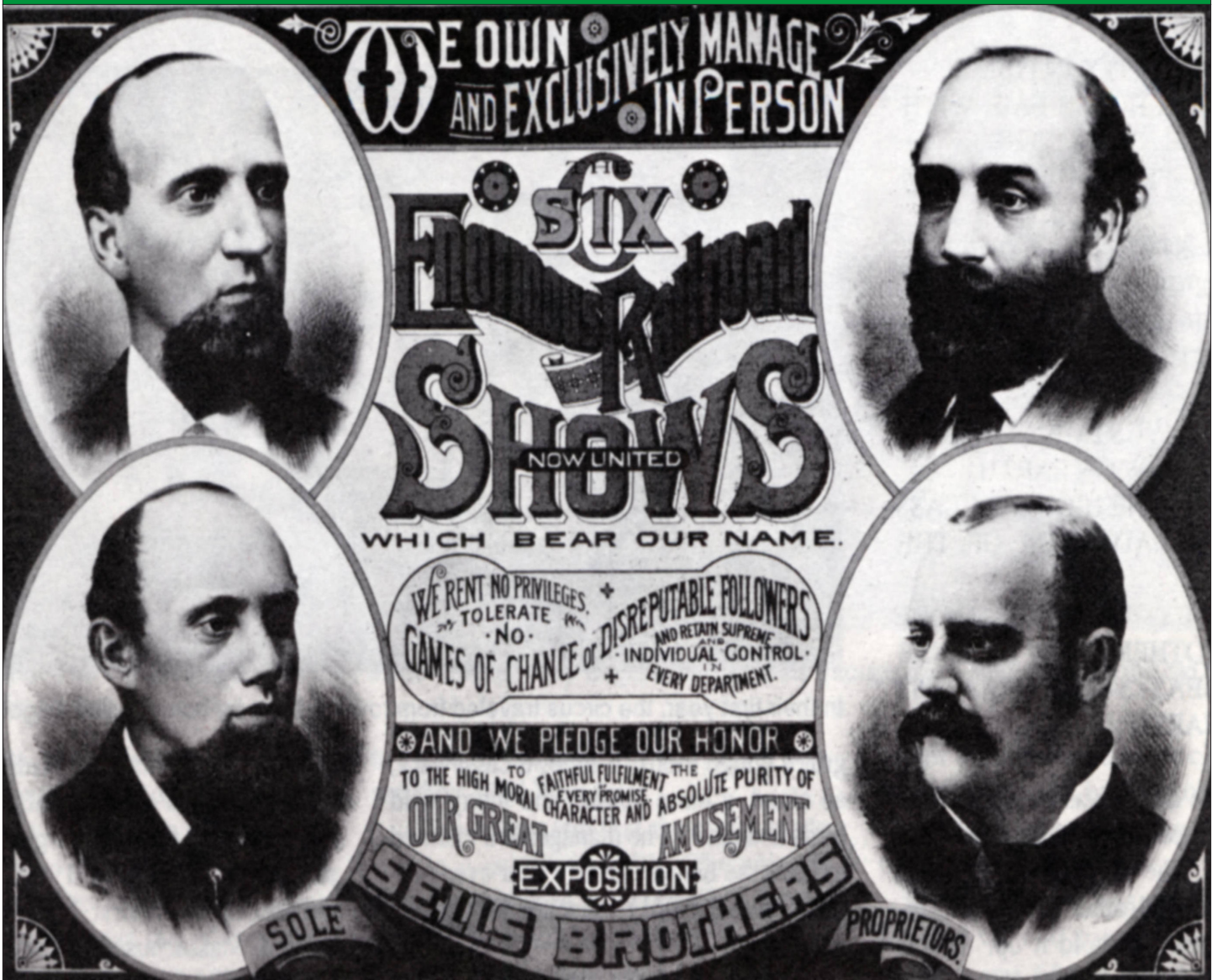


2023 ARCHITECTURAL REVIEW BOARD ANNUAL REPORT



SELLS BROTHERS CIRCUS POSTER, 1870s
Source: Dublin Historical Society

CITY OF DUBLIN, OHIO
DIVISION OF PLANNING
DEPARTMENT OF DEVELOPMENT

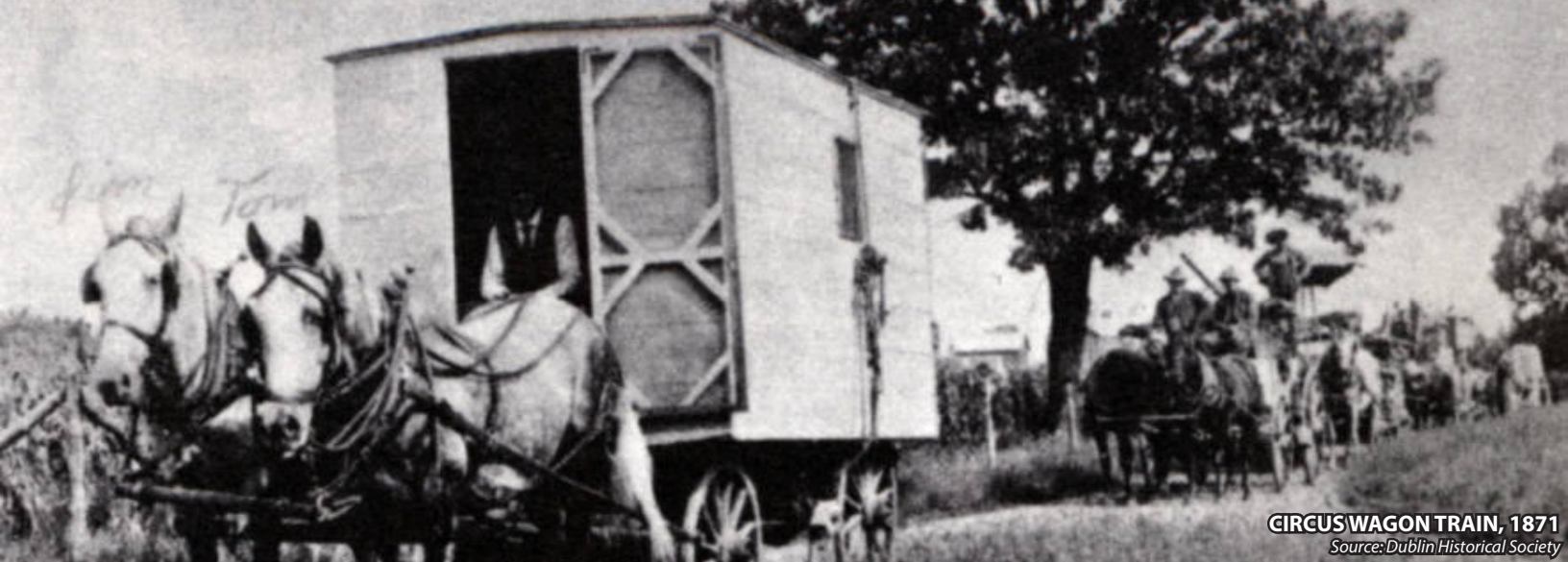


WORKERS POUNDING STAKES, 1870s
Source: Dublin Historical Society

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The Sells Brothers Circus was chosen as a theme for this document because of the long history of the Sells Family in the central Ohio region, with noticable impact on today's Historic District.



CIRCUS WAGON TRAIN, 1871
Source: Dublin Historical Society

GARY ALEXANDER, CHAIR

The Architectural Review Board (ARB) met every month in 2023, reviewing 32 separate applications. There were an equal number of residential and commercial applications, and a few institutional requests. The applications did not pertain solely to buildings but also other cultural resources, including the Brown-Harris Cemetery, Ferris Wright Park, and the massive historic stone wall behind 36 – 40 North High Street.

Members participated in a joint training session with individuals from Dublin's other boards, and a May training session specifically for the ARB. In addition to these in-house sessions, the Heritage Ohio Conference in Dayton provided valuable preservation knowledge for three members of the Board. The staff periodically forwarded pertinent articles from *The Alliance Review* to enhance members' knowledge of preservation and adaptive use issues.

The reclassification of buildings in the district to either "landmark" or "background", a significant change to the *Historic District's Guidelines* undertaken this past year, will provide greater clarity regarding modifications to and the demolition of buildings in the district. The ARB discussed simplifying background buildings' approval process for modifications that do not change the form and massing of structures (non-addition projects). Under this recommendation, changes to these structures would still be required to meet the standards outlined in the Guidelines, but could be approved by the staff. This would eliminate the need for the Board to review these projects.

The ARB also discussed the benefits of staff approvals for paint colors, pavement and landscape changes for both landmark and background buildings. Both of these changes have the potential to simplify the process for residents, while maintaining the standards outlined in the Design Guidelines.

A virtual three-dimensional massing model of the historic district was completed by the City staff this year. Board members responded very favorably to this. Unfortunately, it has yet to be used for its intended purpose. Hopefully, responsibilities for incorporating this in the Board's application and review process can be worked out very soon. This will be of great benefit to all when used for its intended purpose.

The staff, with input from the ARB, has continued to refine a document that outlines the alternative non-traditional building materials that have been approved. This document lists the materials and the specific context where each was approved. A chapter advising residents how to choose a qualified design professional is also included. The utilization of design professionals with experience working in historic districts has resulted in better outcomes for owners and the community. This document will be a valuable tool for future board members and residents.

BOARD MEMBERS



GARY ALEXANDER, CHAIR

When we moved to Dublin seven and half years ago, I was very impressed by the warm welcome we received. At our son's school, our church, and in our neighborhood, members of the community reached out to us to make us feel a part of the community. I volunteered to serve on the Architectural Review Board to contribute to this community we now call home.

As an architect whose many years of practice has focused on giving new life to older buildings, I am well aware of the value of retaining a community's historic building fabric. Older structures tell us stories about the past. These are not just stories about the type of construction and architectural style, but of the earlier occupants, and the community where these structures are located. I am serving on the Board to help to preserve and revitalize these structures so their stories can be communicated to future generations of Dublin residents.

SEAN COTTER, VICE CHAIR

I have spent nearly 25 years in Dublin with my wife Lisa and our two daughters, Anna and Erin. However,

in 2010 we said goodbye to Dublin and hello to the mountains when we moved to Switzerland for a 3 1/2-year short-term work assignment. This experience gave me and my family an opportunity to see the world from a new perspective, while also giving us a chance to see home in a new way.

I want to serve because I believe in the power of community-led problem solving, and that close collaboration between the people and the government leads to a strong community. This interest spurred me to apply for and ultimately get appointed to the Board of Zoning Appeals in 2007. This rewarding experience reinforced my view that close interaction with people makes government more responsive to the citizens. After our return from Switzerland, I again felt a call to serve and had the good fortune to be appointed to Architecture Review Board. My professional experiences with project and people leadership combined with my passion for public service will assist me to collaborate with the Board to fulfill its responsibility and help to ensure Dublin continues to be a great place to live and work.



Board members, from left to right, Hilary Damaser, Sean Cotter, Michael Jewell, Martha Cooper, and Gary Alexander

BOARD MEMBERS



MARTHA COOPER

I am a retired attorney having worked in public service for 34 years. I have a background in economics and urban studies. My legal career began with the Ohio Attorney General in the areas of public utilities regulation and tax litigation. I then worked for Hancock County, Ohio in the areas of environmental regulation, land use development, and zoning regulation, among many other assignments. In 1997 I moved to Dublin, Ohio with my twin daughters and joined the Ohio Board of Tax Appeals as an administrative hearing examiner. I spent the last 14 years of my legal career working for Ohio EPA primarily in the areas of brownfields redevelopment and solid and infectious waste regulation. My twins, Katy and Liza Hord, attended Dublin City Schools and graduated in 2010. During their school years, I volunteered with our church and with various school organizations including 4 busy years volunteering with the DC Marching Band. In 2015, I was appointed to the Dublin Board of Zoning Appeals and served from 2015 to 2021. In April 2021, I was asked by City Council to serve on the Dublin ARB to fill a vacancy. I love living in the City of Dublin and I am very proud of our community. It is my sincere pleasure to serve the Community and the City of Dublin and to work with the city's very capable and professional staff. I firmly believe in the responsible preservation of historic structures for our future generations while facilitating the growth of our community.

HILARY R. DAMASER

I am currently a Principal Assistant Ohio Attorney General in the Executive Agencies Section of the Ohio Attorney General's Office. In this position, I represent various State agencies, boards, and commissions, including the Departments of Administrative Services and Commerce, the Ohio Expositions Commission, and the Ohio Arts Council. Previously, I worked as a staff attorney for Justice Alice Robie Resnick of the Supreme Court of Ohio and for Judge Peter B. Abele of the Ohio Fourth District Court of Appeals. I am certified by the Ohio State Bar Association as a specialist in Administrative Agency Law. As a side project, I enjoy researching Nettie Cronise Lutes and Florence Cronise,

Ohio's first women attorneys and have portrayed the Cronise sisters and Justice Florence Allen, Ohio's first woman Supreme Court justice, at various occasions for the Ohio Historical Society and for the Supreme Court of Ohio. I have served as a member of the Board of our synagogue Congregation Beth Tikvah in Worthington and am currently a member of the Board of the Ohio State Bar Foundation.

Ever since moving to Dublin from northwest Columbus (just across the river) six years ago, our family has felt warmly welcomed by the community. I have two sons in the Dublin School District, and my husband works here in Dublin. The City has a strong sense of self that is evident in its events, schools, and sheer friendliness, and also in its architecture. I am pleased to give back to this community by serving on the Architectural Review Board, and, hopefully contributing to its development, while at the same time preserving its substantial history. Through my work on the Board, I am enjoying meeting my fellow residents and learning about Dublin's rich history.

MICHAEL JEWELL

I am a fifth-generation grandson of John Sells, a founding father of the Village of Dublin in the early 1800s. Prior to my wife and I moving to Dublin in 2018, I worked in Dublin opening the Nationwide Children's Hospital Close to Home Center, and later with OhioHealth, I helped open the Dublin Methodist Hospital. I was very active in various community service groups during this time, and I served as a board member on the Dublin Chamber of Commerce.

Since moving to Dublin, I've been seeking an opportunity to serve again and have been very fortunate to be appointed by the Dublin City Council to the Architectural Review Board. I can now help preserve and maintain the Historic District and associated sites and properties, for the community, and help maintain the Sells family legacy.

OVERVIEW AND RESPONSIBILITIES



OVERVIEW

As part of the operations of the Architectural Review Board (ARB), an annual report is prepared for City Council to serve as a review of the Board's activities, cases, decisions, and special projects.

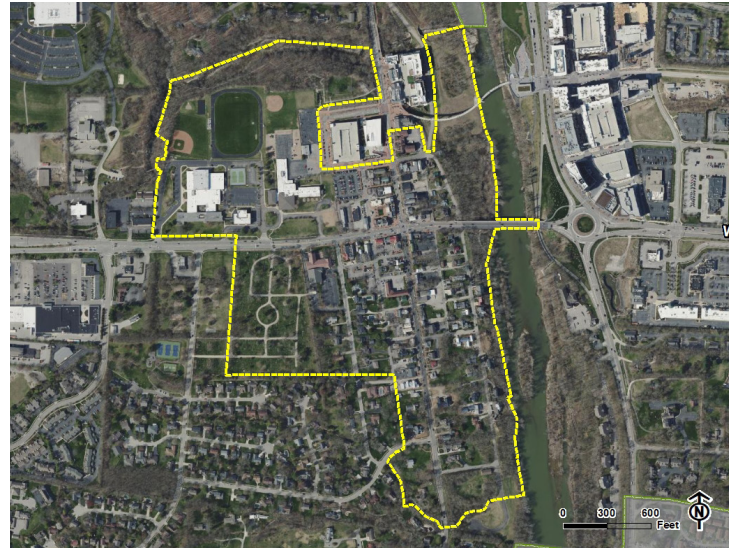
Over the past year, the Board has reviewed and made determinations on numerous developments within their reviewing authority.

RESPONSIBILITY

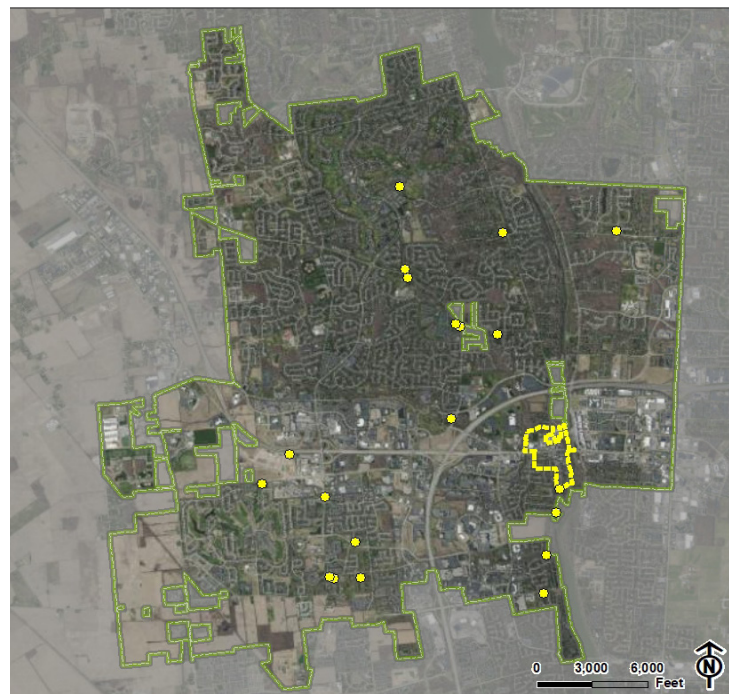
The ARB's purview includes properties within the designated Historic District outlined in yellow on the map (upper right), and specific historic properties outside of the District that are identified on Appendix G (lower right map) within the Zoning Code. Most of these properties are landmarks and examples of early architecture in Dublin, and all add to the character of the City. The Board seeks to maintain the historic value of each of them.

The responsibilities of the ARB are to preserve architectural and cultural resources and to make recommendations regarding related development proposals. The Board reviews new construction projects, alterations to historic resources and demolition of resources. The Board's activities promote the educational, cultural, and economic well-being of the community through the preservation and maintenance of the Historic District and Appendix G resources.

The Planning Division supports the Board in these operational activities through case management and review; facilitated training and development for members; and as a liaison between the public, staff, and other Boards, Commissions, and City Council.



Map of 2023 Historic District Boundaries



Map of 2023 Appendix G Historic Properties

ARB ACTIVITIES



ADMINISTRATIVE

The Board continued to execute their responsibilities with Gary Alexander re-elected as Chairman, and Sean Cotter re-elected as Vice-Chairman. The other three board members have remained consistent. On the staff side, Sarah Holt is the Board Liaison, assisted by Taylor Mullinax and Rati Singh.

CASE REVIEWS

In 2023, the Board reviewed **29 new cases** and considered **32 agenda items**, which varied in scope from major projects to individual signs. Of that number, **18 were approved**, **4 were tabled**, and **6 received informal reviews**.

Figure 1 below shows the number of new cases, agenda items, and approvals between 2019 and 2023. In 2021, approximately **33 hours** were spend in public meetings; in 2022, it was **24 hours**; and in 2023 it was **22 hours**.

This year saw an unusually high number of larger, more complex cases, including the Tucci's addition, 36-38 N. High mixed-use redevelopment, and the initial steps of the COhatch Riverview Village development.

PUBLIC MEETINGS

The Board continues to live stream all meetings, which has been valuable for the public, our applicants, and staff. A new streaming service from Swagit has been used since summer, and has improved both the staff and public interface. This system creates transcripts of meetings, in addition to the staff-generated minutes that are part of the official record.

The ARB conducted 12 regularly scheduled meetings and attended 2 joint training sessions with the Planning and Zoning Commission and the Board of Zoning Appeals, in addition to the annual tour of past projects and a joint worksession with all boards and commissions, hosted by City Council.

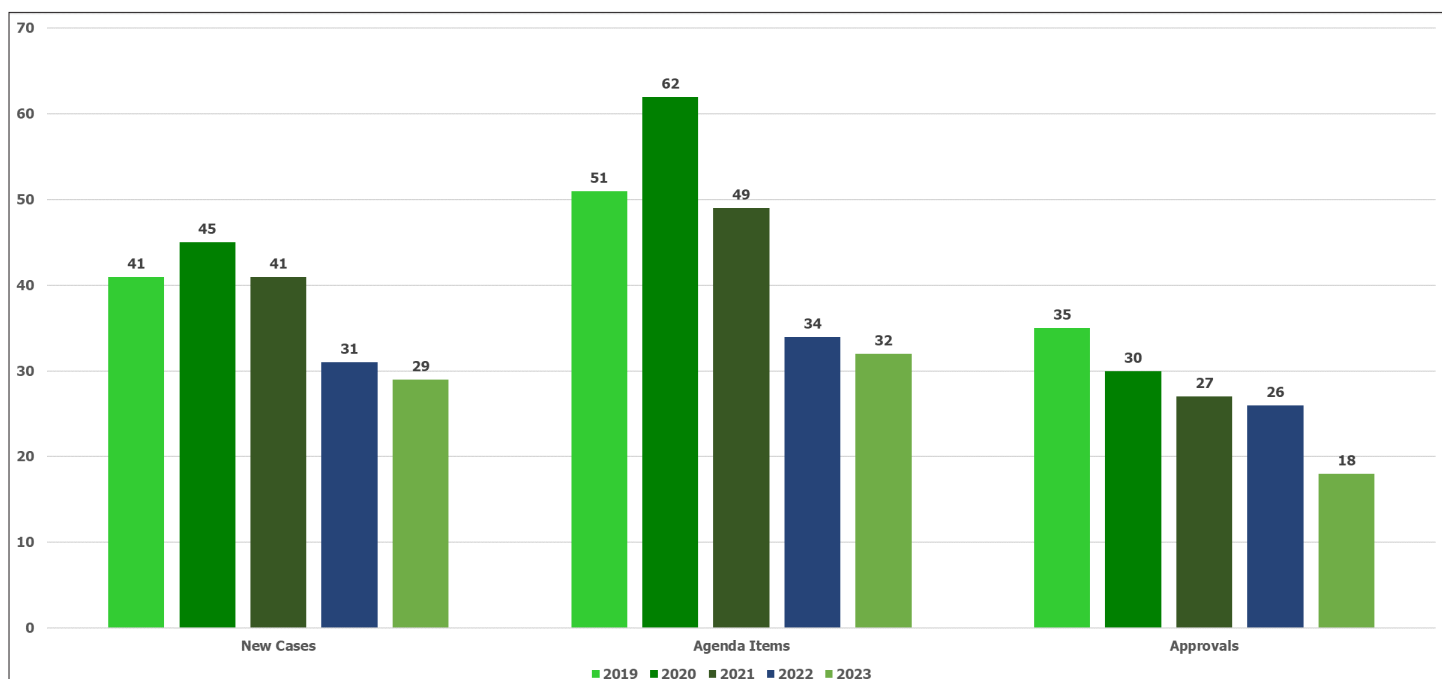


Figure 1: Caseload Comparison: 2019-2023

APPLICATION HIGHLIGHTS



TUCCI'S, 35 N. HIGH STREET

In December of 2022, the Board approved a Final Development Plan for Tucci's Restaurant for a dining atrium addition, a wine room addition, and improvements to the rear of the building. The property began construction in 2023 and is planned to fully open early in 2024.

Challenges included working within lot coverage criteria, maintaining a light and airy feel for the atrium given its size, and bringing non-conforming trash areas into compliance. The Board, Preservation Designs Ltd., and staff worked with the applicants to ensure that the final product was appropriate for this high-visibility location on N. High Street. A number of Administrative Amendments, regarding suppliers and materials, were processed in 2023 to aid supply chain issues and project scheduling.



Proposed Character 35 N. High Street



Existing Condition (Under Construction) 35 N. High Street



Front of 83 S. High Street



*Historic Image of 83 S. High Street
from the Dublin Historical Society*

83 S. HIGH STREET

In April, the Board approved a Minor Project Review for this site, including a remodel and the construction of an addition. This is the Giles Weaver House, built in 1830. Mr. Weaver was a prominent saddle maker and original member of the Dublin I.O.O.F. This project was granted a footprint size Waiver, which allowed the owners to construct an attached garage. The historic front of the house will essentially remain as is, allowing this very historic house to be adapted for modern living while also preserving an important part of the District's fabric.

ARB FORWARD- THINKING NEWS



HISTORIC DISTRICT CODE AMENDMENT

In 2022, staff was directed by City Council to investigate the status of contributing and non-contributing buildings, relative to demolition criteria, within the district. Council's concern was that some buildings were inappropriately classified as contributing, therefore resulting in a very high burden of approval for demolition. At the same time, Council encouraged staff to determine an "era of significance" for the district, which was identified as 1830-1920.

Staff provided an analysis of the District's buildings and identified a number of previously-contributing buildings that were outside of that identified era of significance. Similarly, staff found other structures that were not identified as contributing, but were within that era, along with buildings outside that era that have significant or unique architectural characteristics. Finally, at Council's request, staff identified different nomenclature to replace "contributing" and "non-contributing"; "landmark" and "background" were chosen respectively to better describe buildings' roles within the District. The Code and Guidelines revisions were brought before both the ARB and Planning and Zoning Commission for recommendation, and City Council approved the case in December.

As a part of this effort, staff and Greg Dale, McBride, Dale, Clarion, met with District residents on two occasions to explain more about the process; to talk about concerns with the Code, Guidelines, and process; answer questions; and gain valuable feedback on all of these topics. Many residents attended, along with some City Council members. Staff has taken that feedback and incorporated that into the scope of the Phase II effort, described below. A number of public meetings were held between the owners within the district, staff, and our consultant during the process. The public requested that staff have some office hours within the district, so staff began those in December.

Phase II of this Code work will commence in early 2024 to analyze and categorize outbuildings and objects, which were not reviewed in the 2017 Historical and Cultural Assessment. This will provide

valuable information to help preserve additional district resources by recognizing items such as hitching posts, privies, mounting blocks, and well houses. Additionally, resident input centered around how to treat background buildings relative to the Guidelines and a wish to increase the number of administrative approvals in the District. These were excellent suggestions, and staff and Greg Dale will incorporate these requests into this phase of the update in order to provide greater project clarity and streamline the review process for simpler applications.

REPAIR OF WINDOWS, 32 W. BRIDGE STREET

The owner of this building, Tracy Guthrie, in partnership with the tenants, the Dublin Vet Clinic, elected to have the windows and front door repaired, rather than replacing them. This building is the original blacksmith shop in Dublin, and is very important to the history and character of our district. The Guidelines emphasize how important it is to repair, rather than replace, such key elements on historic buildings. Roger Farrell of Main Street Construction completed the work, and it looks great! Other owners are encouraged to explore the same approach, which can often save money and avoid supply chain issues.

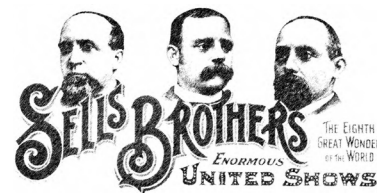


Dublin Vet Clinic



*T.J. Steinbower Blacksmith Shop
from the Dublin Historical Society*

ARB FORWARD- THINKING NEWS



2023 HERITAGE OHIO ANNUAL CONFERENCE

In October, ARB members (Michael Jewell, Martha Cooper, and Hillary Damaser) and staff (Taylor Mullinax and Rati Singh) attended the 2023 Heritage Ohio Annual Conference in Dayton, OH. The event was hosted by Heritage Ohio and presented by Coon Restoration & Sandvick Architects in partnership with Ohio History Connection.

Staff attended the Commission Assistance and Mentoring Program (CAMP), an all-day session that provided customized training sessions and group discussion. Topics covered included standards and guidelines for design review, preservation planning, legal basics, and meeting procedures.

The conference provided a variety of sessions that included historic district review, the Ohio Main Street Program, and updates on preservation projects in Dayton and across Ohio. Walking tours of the Dayton Arcade, the Oregon Historic District, and the Dayton VA Medical Center provided attendees with valuable learning experiences and intriguing examples of historic districts and projects.



From left to right, Michael Jewell, Hilary Damaser, Rati Singh, Taylor Mullinax, and Martha Cooper.

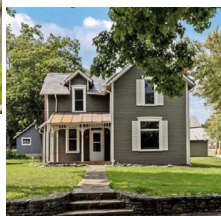
ARB SPECIAL PROJECTS

COHATCH'S RIVERVIEW VILLAGE AND N. RIVERVIEW HOUSES AUCTION

The City and COhatch continue to partner on creating Riverview Village between North Street, Wing Hill Lane, and N. Riverview Street. The project scope has been reduced since last year, allowing the houses south of Wing Hill Lane to be successfully auctioned to new buyers. This entire area is seen as an exciting opportunity to realize plans for COhatch's corporate headquarters, restaurant space, access to the river, additional park space, and residential uses within a vibrant neighborhood. Each ownership will be pursuing approvals throughout 2024.



17 N. Riverview Street



27 N. Riverview Street



40 E. Bridge Street

FRANKLIN STREET EXTENSION, UTILITY BURIALS PROJECT

The Franklin Street extension project is complete and open to the public! It provides direct vehicular, bike, and pedestrian access to the Library parking garage. It also creates a signalized intersection at W. Bridge Street and removes a mid-block pedestrian crossing. Phase 1 of the High Street utility burial project is also complete.



Proposed Franklin Street Extension



ACKNOWLEDGMENTS

2023 CITY COUNCIL

Mayor Jane Fox

Vice Mayor Cathy De Rosa

Christina A. Alutto

Chris Amorose Groomes

Andy Keeler

Amy Kramb

John Reiner

2023 ARCHITECTURAL REVIEW BOARD

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Sean Cotter, Vice Chair

Martha Cooper

Michael Jewell

Hilary Damaser