



MEETING MINUTES

Architectural Review Board

Wednesday, February 21, 2024

CALL TO ORDER

Mr. Alexander, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the February 21, 2024 Architectural Review Board. He stated that the meeting could also be accessed at the City's website. Public comments on the cases are welcome from meeting attendees and from those viewing from the City's website.

PLEDGE OF ALLEGIANCE

Mr. Alexander led the Pledge of Allegiance.

ROLL CALL

Board members present: Sean Cotter, Hilary Damaser, Gary Alexander

Board members absent: Martha Cooper, Michael Jewell

Staff members present: Sarah Holt, Bassem Bitar, Rati Singh, Taylor Mullinax, Jane Peuser, Javon Henderson, James Condo, JM Rayburn

ACCEPTANCE OF DOCUMENTS & APPROVAL OF MEETING MINUTES

Mr. Cotter moved, Ms. Damaser seconded acceptance of the documents into the record and approval of the 01-24-2024 ARB minutes as amended.

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

[Motion carried 3-0]

Mr. Alexander stated that the Architectural Review Board (ARB) is responsible for review of construction, modifications or alterations to any site in the Review District or area subject to ARB under the provision of Zoning Code Section 153.170. The Board has the decision-making responsibility on these cases. The Chair swore in staff and applicants who planned to address the Board on any of the cases on the agenda.

CASE REVIEWS

- **Case 23-116DEMO - 119 S. High Street, Demolition**

Request for demolition of an existing outbuilding located within Historic Dublin. The 0.18-acre lot is zoned HD-HS, Historic South District and is located approximately 95 feet northwest of the intersection of South High Street and John Wright Lane.

Staff Presentation

Ms. Holt stated that this is the third hearing on this case, which was tabled at the November 15, 2023 and December 13, 2023 ARB meetings. This site is located in the HD-HS, Historic South District. The 0.18-acre site contains an existing commercial structure. The subject outbuilding is located in the parking lot at the rear of 119 S. High Street directly adjacent to Mill Lane. The area to the west is zoned Historic Residential. She noted that since the case was initiated, the terminology for building classifications has changed. Previously, this building was identified as non-contributing; now, it is identified as a background building. The requirements for demolition remain the same. The outbuilding is approximately 560 square feet in an ell form. The structure likely was constructed at two different times and joined together. The owner indicates it was constructed in 1927; the Franklin County Auditor's website indicates a construction date of 1900. The Dublin Historical Society states that the structure was likely a chicken coop, with the smaller ell being a wellhouse.

Ms. Holt noted that photographs taken since the December 13, 2023 hearing indicate further deterioration has occurred on the west side of the chicken coop section. Photographs of the interior were provided for the December meeting. For this meeting packet, the applicant also has provided cost estimates for renovation versus demolition. The applicants have indicated that after demolition, the building area will be replaced with grass and landscaping. Because this site is adjacent to a residential area, screening will be required; an associated condition of approval is recommended. Another recommendation of approval is that if a well is found in the wellhouse section, it should be recognized in the landscape design along with needed safety conditions. Staff has reviewed the application against the demolition criteria for a background building. One of the three demolition criteria must be met; staff has determined that criterion #2 has been met – that the structure "has no architectural, historic or archaeological significance." Staff recommends approval with the aforementioned conditions of approval.

Board Questions for Staff

Mr. Cotter requested clarification of the landscaping requirement for the well, if found.

Ms. Holt responded that, in addition to securing the site, the well site should be identified and commemorated in some manner, such as an at-grade circle of stones.

Ms. Damaser inquired the anticipated appearance of the landscaping. There is a reference to steel edging; would the area be edged?

Ms. Holt responded affirmatively. Steel edging is important because the parking lot is not paved. Steel edging will maintain the grass, gravel and mulch. The screening could consist of arborvitae, evergreen plants or shrubs that will provide a year-round buffer for the residential development to the west.

Ms. Damaser inquired if that landscaping would be only of the area where the outbuilding currently is located.

Ms. Holt responded affirmatively. It will be only the area of the outbuilding, not the entire parking lot.

Mr. Cotter inquired if staff approval of the landscaping plan will be required.

Ms. Holt responded affirmatively.

Applicant Presentation

Nancy Davis, property manager, 1480 Dublin Road, Columbus, stated that she appreciates the opportunity ARB has provided them to conduct additional research. The Poulis' house is an attractive structure, as is evidenced by use of its photograph for marketing purposes. The property owner is not asking to change that historic structure. It is well maintained and occupied by a commercial tenant, who would like to expand her business. To do so, there is a need for additional parking spaces. The property owner is requesting permission to remove the outbuilding, which has deteriorated. The Ohio Historic Inventory (OHI) indicates that the building had been used as a chicken coop or housing for other animals, perhaps a horse. Her research does not indicate that the small ell portion is a wellhouse. There is an earlier survey that shows the well location between 123 and 119 South High Street. She noted that there also is more detail on the financial estimates than was provided at the December 2023 hearing.

Board members indicated that they appreciated the additional financial detail and had no questions related to that information.

Public Comments

No public comments were received.

Board Discussion

Mr. Cotter stated that the report indicates the site has no historic significance; the application meets one of the review criteria and meets Code requirements. Therefore, he has no objections.

Ms. Damaser noted that it was beneficial to have the detailed renovation costs. Because the structure has no historic significance, the cost would not be justified.

Mr. Alexander expressed agreement. He inquired if the applicant had any objection to the conditions for approval.

Ms. Davis indicated that they had no objections.

Ms. Damaser moved, Mr. Cotter seconded approval of the demolition with the following conditions:

- 1) That the applicant provide, in conjunction with the demolition permit application, a scaled landscape plan for the previous area of the shed. Required items include, but are not limited to a street tree, a 6-foot tall evergreen hedge, steel edging, and mulch; sight distance triangles shall be maintained; installation of this landscape shall be no later than May 31, 2024 and include complete ailanthus eradication.
- 2) That any remaining well features be incorporated into the landscape design at grade and any well remnants be properly mitigated for safety purposes. If no features exist, this condition shall not apply.

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

[Motion carried 3-0]

- **Case 23-128MPR - 83 S. Riverview Street, Minor Project Review**

Request for review and approval of a Minor Project Review proposal for modifications to a garage and driveway at an existing residential home located in Historic Dublin. The 0.26-acre site is zoned HD-HR, Historic Residential District and is located approximately 70 feet northwest of the intersection of South Riverview Street and Pinney Hill Lane.

Staff Presentation

Ms. Peuser stated that this is a request for a Minor Project Review for exterior modifications to a garage on a historic property. The existing home was built in 1824 by Eliud Sells, son of John Sells. It is the oldest stone house in Dublin and is listed in the National Register of Historic Places. The site has frontage on both South Riverview Street and South Blacksmith Lane and is located to the east of the Scioto River. There are two outbuildings located to the rear of the site along S. Blacksmith Lane – a shed and the subject concrete block garage. There is an existing curbcut on S. Blacksmith Lane and a gravel driveway in the southwest corner of the site. This is a request for the rehabilitation of an outbuilding on a landmark property. The proposal includes laying a new concrete foundation inside the garage, installing new siding, replacing the existing garage door and replacing the existing gravel driveway with a 17 ft. x 20 ft. concrete driveway, which will connect to the existing curbcut and apron on S. Blacksmith Lane. The west façade of the garage faces S. Blacksmith Lane. The existing garage has metal window frames, and the east elevation has a painted metal door. The proposed project includes replacing the existing wood siding on the front and rear gables of the garage with RELIABILT Unfinished Pine Tongue and Groove Wall Planks to be painted with Behr Marquis Exterior Latex Satin Paint in Antique White. The applicant has noted that this will match identically the existing siding and color of the garage. The proposed garage door is a Clopay Gallery Collection, 16 ft. x 7 ft., triple-layered, Intellicore Insulated Steel Garage Door with SQ24 Windows in the color Sandtone. A Waiver is required to permit the proposed material. Staff is supportive of the proposed painted steel garage door, as it is consistent with the existing metal rear door and window frames. There are structural concerns, and a heavier wood door would place a strain on the garage door mechanism and the garage itself. Staff has reviewed the application against the Minor Review criteria and found that all criteria are either met, met with the waiver or not applicable. Staff recommends approval of the garage door waiver and the Minor Project Review with no conditions.

Applicant Presentation

Geoffrey Hahm, property owner, 83 S. Riverview Street, Dublin, stated that their goal is to renovate the dilapidated building and make it functional. Only a steel door will work on this building due to the existing support mechanism. The structure does not have trusses; it has only rafters and rafter ties that are spaced every four feet. The door is supported on one rafter tie. Composite garage doors weigh close to twice the weight of a steel door.

Public Comment

There were no public comments.

Board Discussion

Board members indicated that they had no objection to the project as proposed.

Mr. Cotter moved, Ms. Damaser seconded approval of the Waiver to Code Sections 153.174(C)(3) and 153.174(D)(1) which requires that "Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood," to permit use of a triple-layered, reinforced steel garage door.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Damaser, yes.
[Motion carried 3-0]

Mr. Cotter moved, Ms. Damaser seconded approval of the Minor Project with no conditions.

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

[Motion carried 3-0]

Staff indicated that the next two cases would be heard together as they are associated with the same project.

- **Case 23-136-DEMO - 16-22 N. High Street, Demolition**

Request for review and approval of Demolition of two background structures on an existing site in the Historic District. The 0.26-acre site is zoned HD-HC, Historic Core District, and is located approximately 65 feet northeast of the intersection of N. High Street and E. Bridge Street.

- **Case 23-135ARB-CP - 16-22 N. High Street, Concept Plan**

Request for review and approval of Concept Plan proposal for a 2-story mixed-use building in the Historic District. The 0.26-acre site is zoned HD-HC, Historic Core District, and is located approximately 65 feet northeast of the intersection of N. High Street and E. Bridge Street.

Staff Presentation

Ms. Singh stated that this is a request for review of two related applications. The first request is for the demolition of two existing background structures at 16 and 22 N. High Street, and the second request is for review and approval of a Concept Plan for the site. The site contains two structures: 16 N. High Street and 22 N. High Street with a concrete drive between the buildings. A surface parking lot to the rear (east) of the property is accessible from N. Blacksmith Lane. There is an attached existing dirt floor shed at the rear of 22 N. High Street and an unusable, dilapidated outbuilding facing N. Blacksmith Lane. Both 22 N. High Street and 16 N. High Street are listed in the National Register of Historic Places as Dr. Llewellyn McKittrick's office and house, respectively. 22 N. High Street was built circa 1900. The Queen Anne-style building has a rectilinear footprint, a hipped-roof core, and a cross-gable over a bay window on the front façade. The structure has original wood siding and a standing seam metal roof. The structure's historic use was a doctor's office, and the current use is commercial. 16 N. High Street was built in 1843. The stone building has a rectilinear footprint with a two-story core and a one-story frame addition spanning the width of the rear elevation. The vacant building has a side gable roof sheathed in standing seam metal and pierced by two gable wall dormers on the façade.

Ms. Singh stated that there have been several Minor Review Project applications for improvements on this site. Most recently, the Board provided non-binding feedback for an Informal Review proposal on November 15, 2023. The Board expressed concerns about the massing, siting and the proposed materials. Since then, staff and the applicant have worked together and attempted to address those concerns. A massing study was provided in the meeting packet. Ms. Singh reviewed the existing site conditions. The two buildings, 16 N. High Street and 22 N. High Street, face N. High Street and have a total existing footprint of approximately 2,500 square feet. There is a drop in grade from the west to the east of the site. The rear of the site is wooded, with an 800 square-foot, 4-car garage built into the slope and an approximately 164 square-foot shed attached to the rear of 22 N. High Street.

Ms. Singh stated that the first request is for approval of the proposed demolition of both the outbuildings, the dirt-floor shed and the unusable garage, on the site. Staff is supportive of the demolition of both outbuildings as neither structure contains architectural, historical or archaeological features and they are in poor condition. Removing these structures would improve the quality of the Historic District.

The second request is for approval of a Concept Plan for construction of a two-story, mixed-use building at the rear of the site. The conceptual plan remains largely the same as was presented at the Informal Review. The applicant is proposing a $\pm 5,300$ square foot building at the rear of the site, with $\pm 1,900$ square feet on the first floor devoted to a restaurant fronting N. High Street. The second floor features $\pm 1,900$ square feet of office space. Using the site topography, a live-work unit is proposed on the lowest level facing N. Blacksmith Lane. The new addition will change the commercial use to mixed use and align with the Future Land Use plan. Multiple primary uses are permitted by Code within the district. In addition, a landscaped pocket park is proposed between 16 and 22 N. High Street to act as pedestrian corridor from N. High Street. The proposal meets all the development and setback requirements, and $\pm 80\%$ lot coverage is proposed where 85% is permitted. The proposed site has numerous access points. The applicant proposes to replace the asphalt driveway from N. High Street with a pocket plaza. An ADA accessible connection from the N. High Street sidewalk to the main entrance of the new building would be included. Staff recommends establishing another pedestrian connection from the pocket plaza to the rear of the site. Based on the existing and proposed uses, 30 parking spaces are required. The applicant is suggesting the addition of three parking spaces at the rear of 16 N. High Street, two parking spaces at the rear of 22 N. High Street and three on-street parking spaces. The applicant is proposing to use the parking garage at N. High Street to meet the remaining parking space requirement. The parking space calculation is based on 16 N. High Street being used as office space. The building currently is vacant, so if that use should change in the future, the Preliminary Development Plan (PDP) should include a comprehensive parking plan. Staff also recommends using the two parking spaces at the rear of N. High Street as an extension to the pocket park. This would not only create purposeful public space but also enhance pedestrian movement within the site.

Ms. Singh stated that the building's facade facing N. High Street has been reduced from three stories to two stories, making it more proportional in scale with the surrounding properties. This change establishes a pedestrian-friendly environment on N. High Street. Despite the building height and scale reduction, staff remains concerned with the building architecture. The symmetrical double gables create a feeling of row housing and do not respond to the intended use of the building, although they do break up the building mass. Staff recommends architectural changes, including incorporating elements that are reflective of the intended use. The window organization creates a monotonous façade, contrary to guidance in Section 5 of the Historic Design Guidelines. Both 16 N. High Street and 22 N. High Street have distinct architectural styles, forms and materials, and this would be a great opportunity to incorporate some existing iconic features on the site. The consultant's report states that, "Throughout the Historic District, there are slight asymmetries in structures that create charm and interest, and this may be an opportunity to replicate the character." Along N. Blacksmith Lane, the applicant has addressed the height, scale, and character by eliminating the third floor and responding to the Historic Design Guidelines to mimic the grade change. At the lowest level, the applicant proposes an apartment for live-work use and has eliminated the second garage, reduced the curb cuts and numerous access points. Staff had recommended office space and relocating the apartment to the uppermost level for better light,

ventilation, and views, creating a mixed-use corridor along Blacksmith Lane. The apartment at the lower level is the applicant's personal choice. Staff recommends architectural changes on the façade to respond to the proposed restaurant use, creating more light and views for the proposed restaurant. The deck at the topmost floor and the first-floor roofing could be modified, allowing for a larger deck. Additionally, staff recommends breaking up the repetitive front gable roof and creating architecturally responsive patterns.

Mr. Henderson displayed some conceptual images of the proposed building, using the City's ArcGIS modelling tool. Images included a view from the sidewalk on N. High Street in front of Tucci's restaurant, a view from the corner of N. High and West Bridge Street, and a view of the proposed building from the parking lot on the site. Also shown was a video walk-through of the site.

Ms. Singh stated that based on the Board's previous feedback, the number and colors of building materials have been reduced. The applicant now proposes clapboard siding and limestone walls. The building is clad with limestone under the water table, which will wrap around the building to fully clad the lowest rear story in limestone.

Staff has reviewed the demolition proposal and determined that, as required, it meets two of the three demolition criteria. Additionally, the Concept Plan meets the applicable criteria or meets it with conditions. Therefore, staff recommends approval of the demolition of the background buildings with one condition and approval of the Concept Plan with five conditions, as identified in the staff report.

Board Questions for Staff

Mr. Alexander clarified that if ARB approves the Concept Plan, only a two-story mass in the identified location is being approved at this time. The conditions could significantly change the proposed building design. Without those changes, the Preliminary Development Plan (PDP) likely would not be approved. The expectation is that there will be significant changes. He noted that when the shed is razed, a site restoration plan and a drawing of the proposed restoration of the 22 N. High Street rear elevation, including identification of the proposed materials, will be necessary. He inquired if a waiver would be needed for the parking requirements.

Ms. Singh responded affirmatively. The waiver request will be provided with the Proposed Parking Plan for consideration.

Applicant Presentation

Joe Trepicone, Trepicone + Associates Architects, 600 Stonehenge Parkway, Dublin, stated the wall on the north side has been addressed. It is required to be a one-hour fire-rated wall. There are also windows proposed for that façade, which are recessed in a light well. The windows are required to be five feet from the property lines and comprise a certain percentage of the total wall area. He noted that the GIS view is deceiving. It shows the finished floor elevation at the existing grade. City Code requires them to slope the property away from their building 2% for the first 10 feet. That would not be possible if they maintained the existing finished floor elevation at the existing grade, because the grade drops significantly from west to east. He anticipates 1.5 feet of fill dirt will be required in front of their building to raise the building 1.5 feet. They like the suggestion of replacing the shed outbuilding with greenspace. That will enable them to meet the lot coverage requirements and add a couple of additional feet to the driveway width and a

pedestrian walkway through the site. They cannot reduce the square footage of the building further. The additional greenspace will offset any additional impervious surface.

Ann Adams, Coldwell Banker Realty, 916 N. Hamilton Road, Gahanna, stated that they will be meeting with staff next week to discuss recommended changes to the façade. The windows and doors need to be changed to meet the Historic Dublin Code requirements.

Mr. Trepicone noted that they have no objection to the use of either brick or stone. He noted that after working with staff on completion of 3-story massing studies, it became apparent that the project had to be two stories, not three. Subsequently, it was necessary to change the use from residential to office on the upper level. Beneath that would be the restaurant and on the lower level, the live-work unit and garage.

Ms. Adams requested clarification of the previous comment about limitations of the Concept Plan approval.

Mr. Alexander clarified that the conditions recommended for the Concept Plan approval reflect a significant level of changes, not in size, but in form, fenestrations, etc. He referred to the restaurant use and noted that staff has recommended more windows on the back elevation. Where would the kitchen be located? Typically, kitchens are considered a "back of the house" function.

Mr. Trepicone responded that the location of the kitchen is anticipated on the north façade, as there will be no large windows on the north side. Different types of restaurants have different needs, however, and they anticipate identifying an interested restaurant tenant and working with them on designing the space. He noted that the restaurant occupancy would be limited because there is a single point of entry.

Public Comment

David Venne, 56 S. Riverview Street, Dublin, stated that he is concerned about the potential impact of this development along with the N. Riverview residential project and the COhatch development. He would anticipate it to impact N. Blacksmith Lane, as it is part of the pedestrian thoroughfare from Bridge Street to the bridge. South Blacksmith Lane is currently a disaster due to the level of pedestrian activity.

Mr. Alexander stated that the Traffic Impact Study (TIS) should not consider only this subject site but the traffic implications to the connecting streets.

Ms. Holt responded that the TIS is a comprehensive study, looking at more than a couple of City blocks and different modes of transportation.

Ms. Damaser inquired when completion of the TIS is anticipated.

Mr. Bitar stated that completion of the initial traffic and parking study is anticipated in April. The study will provide basic information regarding the traffic flow. The actual street design will occur later.

Board Discussion

Mr. Cotter referred to the massing images and noted that the front of the building looks as though it might be two structures. He inquired the purpose of that design.

Mr. Trepicone responded that it was an attempt to break up the façade. However, they also have an alternative design, which would read as one structure. There are opportunities to rotate a gable

end and create a hip roof or a gable in the other direction. Although there still would be two sections, it would look like one structure. Their goal is to work with staff and identify what will work best for this site. They recognize that this is an important historic site in Dublin.

Mr. Cotter stated that it would be important to have it look more historic. He inquired the purpose of the balcony on the rear façade.

Mr. Trepicone stated that they anticipate there being a very attractive view to the east. Staff recommended that the balcony be made bigger.

Mr. Alexander stated that one of the issues with the proposed building is the inherent conflict. Is the center dominant or are the gables dominant? There is an awkward tension on both the front and rear elevations. The fenestration columns on the rear elevation do not align.

[Discussion of opportunities to reduce the massing and design tension continued.]

Ms. Damaser stated that the structure has a "row house" feel. It needs a more vernacular feel.

Mr. Cotter suggested that larger windows on the restaurant level would add a view of the river to the restaurant patrons.

Board members had no objection to the proposed demolition of the outbuildings.

Mr. Alexander cautioned against removing the shed building behind 22 N. High Street until the applicant has confirmed a project.

Ms. Adams responded that the intent is not to remove the shed until a project has been approved.

Mr. Cotter stated that the trash receptacle needs to be appropriately located and screened.

Mr. Cotter moved, Ms. Damaser seconded approval of the Demolition with the following condition:

- 1) Should the applicant choose to demolish the shed and outbuilding prior to approval of the Final Development Plan (FDP), a Site Restoration Plan shall be submitted and approved by staff prior to demolition.

and

approval of the Concept Plan with the following conditions:

- 1) At Preliminary Development Plan (PDP), the Applicant shall address form, windows, and door openings in both size and location to better address the intent of the Guidelines.
- 2) At PDP, the applicant shall explore a pedestrian connection from Blacksmith Lane to the proposed pocket park; a location for bike racks shall be considered.
- 3) At PDP, the applicant shall consider expanding the pocket park towards the north property line, in lieu of the proposed parking spaces which would create maneuverability concerns.
- 4) At PDP, the applicant shall address Building Standards comments, noting that building form and use arrangement may be affected.
- 5) At PDP, the applicant shall provide a site plan showing all existing sanitary laterals and provide a Water Service Plan to Dublin and the City of Columbus Division of Water for review.

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

[Motion carried 3-0.]

- **Case 23-126ARB-MPR - 34-36 Franklin Street, Minor Project Review**

Request for review and approval of a Minor Project Review for the installation of an e-bike charging station in the Sells Alley public parking lot. The site is zoned HD-HC, Historic Core District and is located at the southwest corner of the intersection of Sells Alley and Mill Lane.

Staff Presentation

Mr. Condo stated that the applicant is the City; the site is owned by the City. The 0.62-acre site is zoned HD-HC, Historic Core District and is located at the southwest corner of the intersection of Sells Alley and Mill Lane. The site has approximately 200 feet of frontage on Sells Alley, 177 feet on Mill Lane, and 105 feet on Franklin Street. Vehicular access to the parking lot is provided on Sells Alley and Mill Lane, and three sidewalk connections are located along the northern property line. Existing bike parking is located at the corner of Sells Alley and Mill Lane and also on a concrete pad in the middle of the site. Evergreen shrubs, trees, and various other plantings screen the parking lot. Mill Lane has been identified by the City as a Mobility Corridor to support alternative mobility near High Street, yet in a more protected location.

This is a proposal for a Minor Project for the installation of an e-bike charging station at 34-36 Franklin Street, in the northeast corner of the Sells Alley public parking lot. Because the location of the station is outside of the right-of-way, an MPR is required. The existing hardscape and landscape will not be modified with this request. The site will remain largely as is with only one change -- the installation of the e-bike charging station, which will be powered via an existing streetlight controller cabinet. The proposed Legrand e-bike charging station is 46.5 inches in height, 8 inches in width, and 6 inches in depth, and features an LED accent light strip around the top perimeter of the post, which provides visibility during day or night charging. The station is constructed of black powder coated aluminum and contains 3-gang, 2 duplex GFCI receptacles and one 4-port USB outlet. The proposed charging station meets all bicycle and pedestrian access requirements of the Code and the Historic Design Guidelines.

The City proposes that a 1.25-square-foot City logo be applied to the proposed charging station. Per Code Section 153.155(B), governmental signs do not require a permanent sign permit, and are permitted three sign colors, including black and white. The Code does not regulate the size of governmental signs; although Code Section 153.172(C)(m)(2), Use Specific Standards, permits a 1-square-foot sign on vehicular charging stations for non-governmental signs. The applicant may also wish to include some future temporary and/or permanent educational signs to explain how to use the charger and how the charger addresses the City's overall sustainability goals. A Certificate of Zoning Plan Approval (CZPA) would be required for either sign. A Sign Permit would normally be approved by the Board for permanent signage. Nonetheless, a recommended condition of approval reminds that a CZPA is required, and that any permanent signs must be administratively approved by staff. Adjacent to the e-bike charging station, one on-street parking space in the Mill Lane public right-of-way will be converted to accommodate micro-mobility vehicles including e-bikes, e-scooters, and traditional bicycles. Four black bike racks will be installed, and the parking space will be painted green with iconography to indicate parking for the various mobility vehicles. These improvements are not subject to ARB purview because they are within the public right-of-way; they will require approval from Engineering per Code 153.173(F)(15)(c). Staff has reviewed the application against the applicable criteria and recommends approval with the conditions recommended by staff.

Board Questions

Mr. Cotter inquired if the subject area would be blocked to prevent a vehicle from utilizing that space.

Mr. Rayburn stated that the parking space is enclosed on three sides with landscape beds. The subject area will be painted green and bicycle racks will be added. If another bollard should prove to be needed, it will be added.

Mr. Alexander stated that if there is anything that can be done to prevent a vehicle from pulling into that space, he would encourage those steps to be taken.

Public Comment

There were no public comments.

Ms. Damaser moved, Mr. Cotter seconded approval of the Minor Project Review with the following conditions:

- 1) That the applicant apply for a Certificate of Zoning Plan Approval (CZPA) through Community Planning and Development for any temporary educational signage for the e-bike charging station; and
- 2) That all permanent signs for the project be administratively approved by Community Planning and Development and permanent sign permits be obtained through Building Standards.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Damaser, yes.
[Motion carried 3-0.]

DISCUSSION ITEM

- **Case 23-081ADM - Alternative Building Materials**

Staff Presentation

Ms. Singh stated that a final draft of the Alternative Building Materials Document was provided for Board members to review. Members are requested to thoroughly review the document and provide any feedback to staff before discussion at the ARB regular meeting on March 27. Final revisions will be made with anticipated adoption at the ARB Special Meeting on April 17, 2024.

COMMUNICATIONS

Ms. Holt provided the following updates:

- The next regular ARB meeting is scheduled for Wednesday, March 27, 2024. Mr. Cotter noted that he would not be present at the March 27 meeting.
- A special ARB meeting has been scheduled for April 17, 2024 for review/adoption of the Alternative Building Materials document, and discussion of the Envision Dublin Community

Plan update, Phase 2, which includes the Historic District Special Area Plan. Consultant Greg Dale will be present.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.


Chair, Architectural Review Board


Assistant Clerk of Council