

2024 ARCHITECTURAL REVIEW BOARD ANNUAL REPORT



DIRTY DOZEN BASEBALL TEAM, 1929
Source: Dublin Historical Society

CITY OF DUBLIN, OHIO
COMMUNITY PLANNING & DEVELOPMENT



GIRLS BASKETBALL TEAM, 1921
Source: Dublin Historical Society

TABLE OF CONTENTS

| | |
|--|-----------|
| CHAIR REPORT | 3 |
| BOARD MEMBERS | 4 |
| OVERVIEW & RESPONSIBILITIES | 6 |
| ARB ACTIVITIES | 7 |
| APPLICATION HIGHLIGHTS | 8 |
| SPECIAL PROJECTS | 9 |
| ARB FORWARD-THINKING NEWS | 10 |
| ACKNOWLEDGMENTS | 11 |

The history of sports in Dublin was chosen as a theme for this document for its noticable impact on today's community.



SEAN COTTER, CHAIR REPORT

2024 was a busy year for the Architectural Review Board (ARB), with a total of eleven meetings, one training session, and a joint meeting with the City Council. The Board reviewed a significant number of cases, reflecting the high level of interest in living, working, and investing in the Historic Dublin area. In total, we had 34 cases for the year, generally split between residential and business, along with 17 administrative actions. The strong collaboration between the City, the Board, and property owners helps to ensure the vitality of the Historic District.

KEY HIGHLIGHTS:

COHATCH DEVELOPMENT

After a series of review meetings, final approval was granted for a major redevelopment of the North Riverview area. This investment will revitalize and bring new uses to this area.

NORTH HIGH

The first Informal review of the 72-84 North High, also known as Oscar's, was conducted to gain initial insights into the new property owner's vision.

MINOR PROJECTS

The Board continued to review and approve residential and business minor projects to ensure they are appropriate for the Historic District.

STREAMLINED PROCESSES

Over the last 1-2 years, property owners have requested a more efficient approach to project review. To streamline the process, the planning staff undertook a review of the Historic District Code and Historic Design Guidelines. After input from the ARB and the Planning and Zoning Commission, the modified Historic Code and Guidelines were approved by City Council and made effective in December. These changes, along with improvements made last year, will aid businesses and homeowners during projects in the Historic District.

This year, the Board bid farewell to Gary Alexander, who served on the Board for seven years and acted as chairman for over three years. The City Council appointed Lisa Patt-McDaniel as Gary's replacement.

BOARD MEMBERS



SEAN COTTER, 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 the Architectural 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.

HILARY DAMASER, VICE CHAIR

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.

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.

LISA PATT-MCDANIEL

I've had the privilege of living in Dublin since 1996, when my husband, Dana, and I relocated here with our two daughters. Historic preservation has been a central theme in both my personal and professional life. Growing up near Cleveland, I cherished trips downtown to visit landmarks like Terminal Tower, May's, Higbee's, and Halle's. One of my fondest memories is dining with my grandmother at the restaurant in the heart of May's Department Store—a tradition that sparked my appreciation for the rich history and architecture that make Cleveland unique.



After college, I moved to Columbus, where Dana and I embarked on the thrilling and chaotic adventure of restoring a historic home in German Village. If HGTV had existed back then, I'm confident we could have starred in our own renovation show that year!

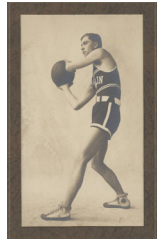
Professionally, I'm the CEO of Aspyr, a workforce innovation nonprofit serving Central Ohio. Most of my career, however, has been dedicated to community and economic development. I've worked with numerous cities and villages across Ohio to revitalize their central business districts. As a founding member of what is now Heritage Ohio, where I continue to serve on the board, I've remained deeply committed to preserving our state's heritage. Additionally, as a certified Economic Development Professional through the National Development Council, I've contributed to a wide range of economic development projects across Ohio.

In 2018, Dana and I moved to Dublin's historic district, and to this day, I feel a sense of awe every time I pull into my driveway. Serving as a member of the Architectural Review Board is an honor, and I am passionate about supporting balanced development that preserves the unique character of Dublin. I believe this commitment enhances the quality of life for all who call this city home.



Board members, from left to right, Hilary Damaser, Sean Cotter, Michael Jewell, Martha Cooper, and Lisa Patt-McDaniel

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.

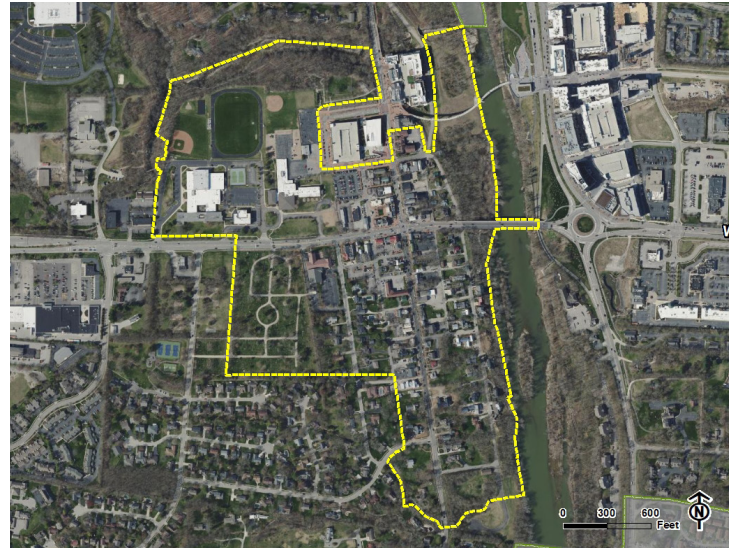
Over the past year, the Board has reviewed and made determinations on numerous developments within their reviewing authority.

RESPONSIBILITY

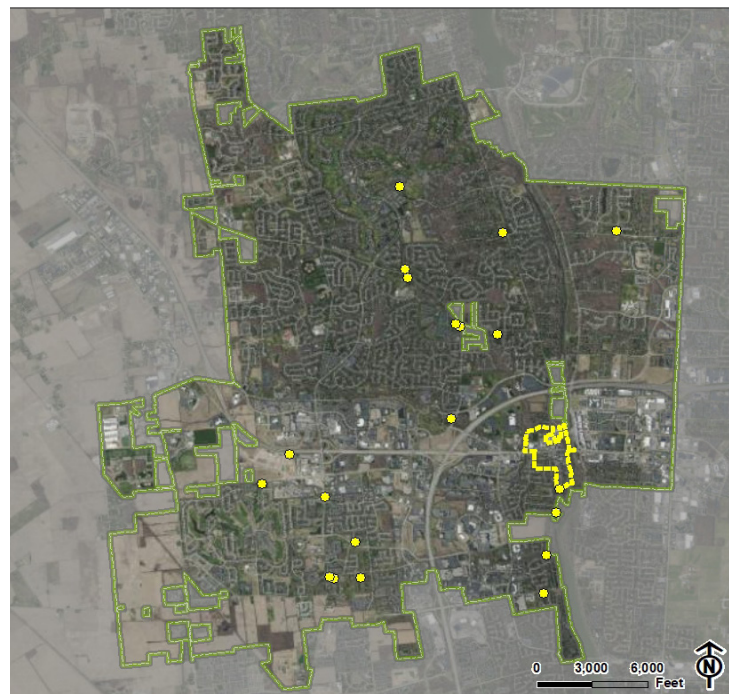
The ARB's purview includes properties within the designated Historic District outlined in yellow on the map (upper right), and specific historic properties outside of the District that are identified on Appendix G (lower right map) within the Zoning Code. Most of these properties are landmarks and examples 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 2024 Historic District Boundaries



Map of 2024 Appendix G Historic Properties



SPEEDBALL GAME, c. 1930
Source: Dublin Historical Society

ARB ACTIVITIES

ADMINISTRATIVE

The Board continued to execute their responsibilities with Sean Cotter elected as Chair, and Hilary Damaser elected as Vice-Chair. A new member, Lisa Patt-McDaniel, was appointed to the Board. Martha Cooper and Michael Jewell have continued to serve. On the staff side, Sarah Holt, Senior Planner is the Board Liaison.

PUBLIC MEETINGS

The Board continues to live stream all meetings, which are held at Council Chambers and open to the public. The ARB conducted **11 regularly scheduled meetings** and **one joint training session** with City Council.

CASE REVIEWS

In 2024, the Board reviewed **34 new cases** which varied in scope from major projects to individual signs. This is a much higher number than recent years.

Figure 1 below shows the number of new cases by type over the last year, illustrating the range of projects that came before the Board. This included complex cases such as the COhatch Riverview Village Development and important considerations, such as the Historic District Code Amendment. **Figure 2** below shows the case load compared to previous years.

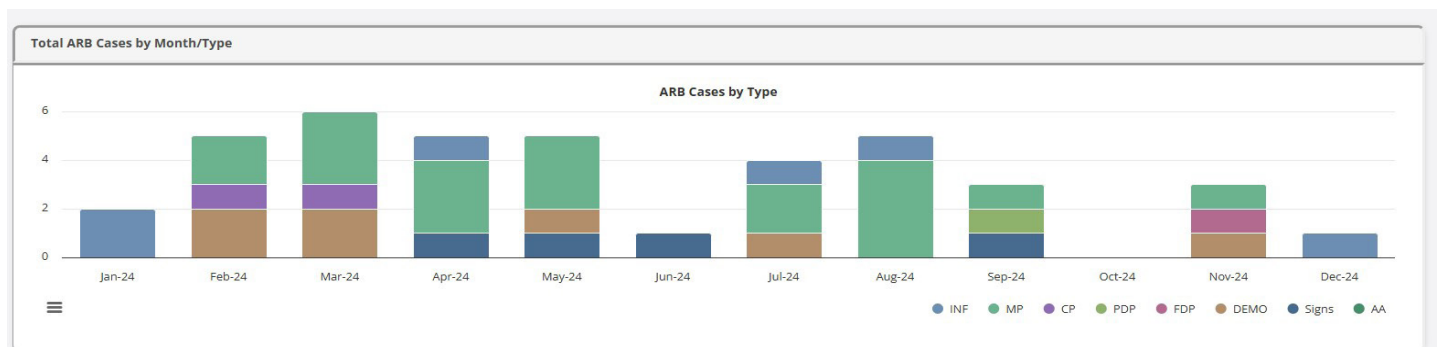


Figure 1: Case Type 2024

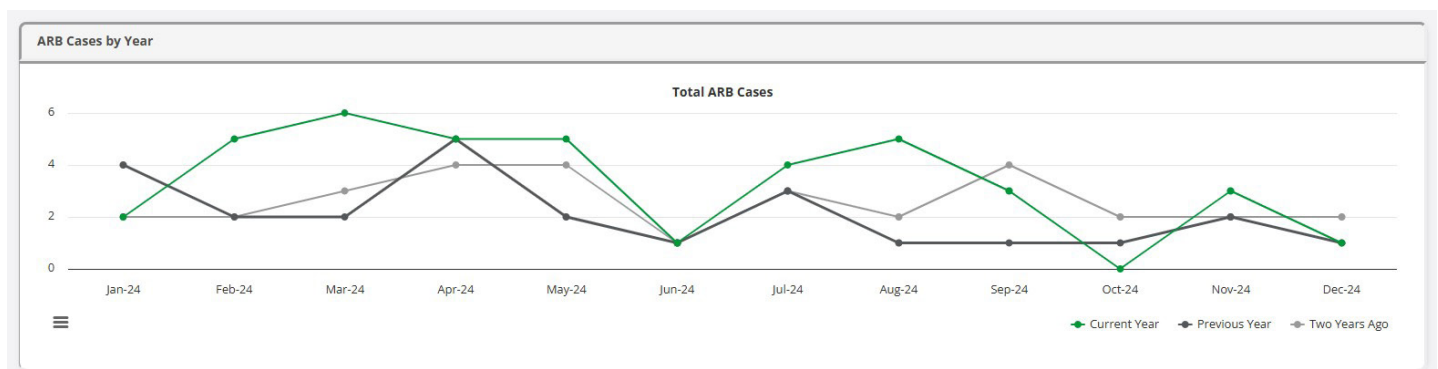


Figure 2: Caseload Comparison: 2022-2024

APPLICATION HIGHLIGHTS

SIGN, DUBLIN HISTORY MUSEUM 35 S. HIGH ST.



Dublin History Museum, January 2025

SIGN, GENE'S 91 S. HIGH ST.



Rendering of Sign



Gene's, January 2025

SIGN, VERNACULAR 39 S. HIGH ST.



Rendering of Sign and Building



Vernacular, January 2025

E-BIKE CHARGING STATION MILL LN.



Bike Rack and Charging Station, January 2025



SPECIAL PROJECTS



COHATCH RIVERVIEW VILLAGE

The transformation of North Riverview Street continues with the development of Riverview Village through a partnership between COhatch and the City. The Architectural Review Board, Planning and Zoning Commission, and City Council reviewed and approved the rezoning of the area to Historic Core and the Architectural Review Board approved both the Preliminary and Final Development Plans for the site in autumn.

Riverview Village is located between North Street, Wing Hill Lane, and N. Riverview Street and will feature COhatch's corporate headquarters, a restaurant, public plaza, kiosk, sidewalks, bike parking, and staircases for greater community access to the riverfront.

A new COhatch building will provide additional access to the riverfront and outdoor spaces along the east side of N. Riverview.



COhatch New Build



Riverview Village

53, 45, and 37 N. Riverview will be fully restored as coworking and meeting spaces, replete with outdoor areas that will enliven the District.



53 N. Riverview



45 N. Riverview

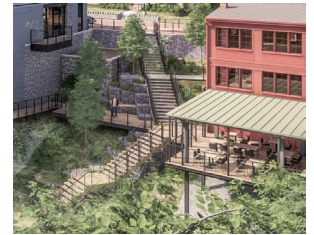


37 N. Riverview

62 N. Riverview will become a cocktail and café concept open to the public, providing a wonderful view of the Link Bridge and Scioto River.



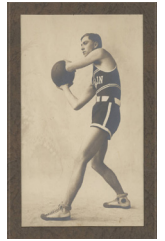
62 N. Riverview



Staircase to River

The Village is designed to be walkable, interactive, and consistent with the unique character and style of the Historic District. Soon, residents will have a range of opportunities to explore Historic Dublin!

ARB FORWARD-THINKING NEWS



2024 HERITAGE OHIO ANNUAL CONFERENCE

In October, staff member Taylor Mullinax attended the 2024 Heritage Ohio Conference in Newark, Ohio. The event was hosted by Heritage Ohio and the theme this year was “World Heritage through the Heartland” in recognition of the UNESCO World Heritage designation of several sites throughout the state, including the Hopewell Mounds.

The conference included guided tours of the nearly restored Newark Arcade and the Dawes Arboretum; educational sessions on historic codes and guidelines; highlights of Main Street initiatives and development; and narratives on natural landscapes, cemeteries, and churches.

Staff attended the Keynote Presentation by Chief Billy Friend, as well as Planning for the Future: Licking County Framework and Main Street 101. Staff also toured the Newark Earthworks and the Newark Arcade.



Newark Earthworks



Mural In Progress at the Newark Arcade

HISTORIC DISTRICT CODE AND GUIDELINES

After the completion of the 2023 Code update, staff initiated a Phase II portion for 2024. There were two Phase II goals identified during public meetings in 2023: make the process simpler where possible and provide direction for Background buildings. With the adoption of the Phase II effort by City Council in November of 2024, these goals have been realized.

One of the most exciting changes is the expansion of the number and type of Administrative Approvals (AA) from 11 to 19, including signs not needing a Master Sign Plan. This will save applicants, staff, and the Board significant time, allowing businesses to receive their signage as soon as they are ready. Staff expressed appreciation for the trust and faith of the Board in pursuing these changes. Staff will continue to report to the Board quarterly on approved AAs.

The Guidelines now provide additional direction on Background buildings. Staff found that there are essential elements that are key to maintaining the character of the Historic District.

These are continuity of height, setbacks, massing, roof shape, window and door openings, eaves, and overhangs. By taking cues from adjacent buildings, Background resources, including new construction, can be more sympathetic to their surroundings. Where Background buildings are adjacent to Landmark resources, there will be a higher level of evaluation, including materials and other stylistic features.

Staff also saw an opportunity to address a cumbersome Administrative Departure, Waiver, and Variance process, which previously involved two different boards. Now, all requested departures from Code criteria are deemed “Waivers”, with ARB as the single source for approvals.

As a part of this effort, staff along with Greg Dale, FAICP, and Max Merritt of McBride, Dale, Clarion helped with language and ensuring that the goals of the Phase II effort were met. The new Code and Guidelines are on the Historic District’s webpage as of December 18, 2024.



DUBLIN HIGH SCHOOL BASKETBALL TEAM, 1919
Source: Dublin Historical Society

ACKNOWLEDGMENTS

2024 CITY COUNCIL

Mayor Chris Amorose Groomes

Vice Mayor Christina A. Alutto

Cathy De Rosa

Jane Fox

Andy Keeler

Amy Kramb

John Reiner

2024 ARCHITECTURAL REVIEW BOARD

Sean Cotter, Chair

Hilary Damaser, Vice Chair

Martha Cooper

Michael Jewell

Lisa Patt-McDaniel