

## 24-145ARB

### Dublin ARB and Staff Comments and responses

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Dublin ARB Comments and responses

The following revisions were made following the ARB's conceptual review of the project. These revisions were based on the Board's review and

84 N. High St., 72 N. High St Item	Comments	Response
1	Opportunities for a more unified edge, perhaps landscaping....	A landscape concept has been prepared featuring a continuous garden extending from the northern boundary to the corner at North Street. Plantings change at the corner to account for the shade created by the existing tree being retained. Walls, trellis, fencing, decking and a variety of paving types are all being removed so that one continuous space can be provided.
2	Queries about the newer stone wall on the northern portion of the frontage	Two existing stone walls beyond the face of the building are being removed because they are not the "typical" stone wall that is a feature of the community. The wall paralleling High St. is removed as well as the wall perpendicular to the building. Staff noted during a visit to the site that the stones making up the body of the latter of these two walls, are dressed in a manner that is not typical of the stone walls that are considered historic. (Note the regular rectangular shape.) The original stone pier at the end of this wall is being retained.
3	Greater emphasis on the entries	A paneled soffit has been added over the northern entry to 84 N. High. This panel is for signage. The panel will be at the face of the building, approximately 5'-0" beyond the current door location. The covered space between the door and panel will be lit with recessed lighting to better mark this entry. The door at 72 N. High St. has a similar panel out beyond the current door location. This panel will be for signage. The covered space between the panel and door will be lit with recessed fixtures. Both panels are shown in the drawing details provided.
4	Windows	The subdivisions in the windows have been changed so that the windows are divided evenly. The height of the windows adjacent to the existing front bays have been reduced resulting in windows of equal height to the existing bay windows.
5	Bays and the original window sash	A section of the plywood on the northern bay will be removed prior to the ARB meeting to determine if original siding is present beneath the current finish. Depending on what is present, and its condition, the proposed siding for the bay may be modified.  Evidence within the building indicates the house shown in the earlier photograph is not the original building on the site. The lower window sash in the northern bay does appear to be a feature of the house. The revised plan shows a new window, with insulated glass in the same location matching the proportions of the existing window. If the Board requires the original window to remain, it will be reglazed and covered with a storm window to meet current code requirements.
6	Siding	The vertical siding proposed during the conceptual review for 72 N. High St. has been changed to 7" exposure fiber cement Hardie siding. The wide exposure siding originally proposed for 84 N. High St. has been changed to 4" exposure fiber cement Hardie siding.
	Landscape Plan	A landscape plan, including many of the plantings shown for the High Street frontage has been proposed. This plan will need to be coordinated with the City's plan for the sidewalk and plans for utility burial.
20 North Street Item	Comments	Response
Windows/Design Strategy General	General discussion: There was a general discussion of window array and the existing pattern of the windows. We discussed the unusual checkerboard pattern as not particular to a period or historic Dublin architecture. The Board was not opposed to the proposed more contemporary array of windows, but there was concern with the "stark" nature of the contrasting materials at focal corners. There was considerable discussion of window treatment - trims and sills.	
1	Suggested window trim and sills	Window Trim and sills provided - prelim details included
2	Suggested the high contrast treatment in the corners was too "stark and too modern". Asked if we could navigate a path that was "more contemporary, yet reflecting the historic.	We removed the high contrast in material/color/tonality at the figural corner windows. The interest at the figural corners is now created by an exaggerated frame around window groups. The frame is articulated in the language of traditional window and trim detailing.
3	Railings: Discussion focused on the horizontal railings in the language of Co-Hatch railings being too "modern". We discussed the more conventional vertical spindles in the railings.	Railings have been revised to the vertical spindle design found throughout the district.
4	The freestanding stone arches at east corners of the building. Discussed as interesting character elements even though they are not "historic".	The stone arched elements are retained in the design.
5	Discussion by staff of the verticality of the building volume being a negative - and could some of the walkways/roofs on the perimeter of the building be retained.	The second floor walkway has been retained around the perimeter in the proposal. A partial roof canopy is included in the west portion of the south façade as a transition in scale back to the smaller elements of the High Street buildings.

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| 6 | Landscaping/general: Particular to 20 north street - we should address the encroachment of our stair in the Row with landscaping and coordination with the Dublin plan for pedestrian approach to the park. | We have engaged a landscape architect and have preliminary plan. We intend to provide a complimentary landscape coordinated with the City's goals, but we require more information from AEP and Dublin planning to mesh concepts. |
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**Commercial Worksheet Notes from Completeness review (2/5/25)**

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| 1  | Materials specs required on elevations: exact material, color, texture, manufacturer. "Or approved equal" language not best: Board approves something specific, deviations require an Administrative Approval. "Fiber cement board" not specific enough.   | Clarifications were added in the coded notes section of the drawings  |
| 2  | Paint colors should be spec'd on elevations; provide paint chips   | 20 North Street is intended to be white, other colors for the High St buildings will be selected from approved colors from the guidelines and staff and administratively reviewed |
| 3  | Need Waiver request for Boral material, including justification/s  | refer to waiver requests following the notes  |
| 4  | Materials samples required for all materials (windows, siding, decks, railings, pavers, etc.). Will deck material require a Waiver?  | Material samples will be provided - we are awaiting deliveries.   |
| 5  | Parking should show typical stall/aisle dimensions on Site Plan-Proposed   | please refer to landscape plan with revised parking lot layout  |
| 6  | Show complete intersection of parking and North Street, including spaces that are within the ROW. What are you planning on doing with these? The Landscape Plan seems to cut these off, along with the new entry curb.   | The intersection is illustrated with as detailed information as we have received about the Dublin plan for the area   |
| 7  | What is the private paving on the LS Plan?   | The paving in the Landscape Plan adjacent to the public paving is intended to match the pavers in the public ROW - paver samples are being delivered                              |
| 8  | Where is the historic wall adjacent to the "historic pillar" on N. High Street? And the one on North Street? These need to be clearly shown, labeled, and clearly described how they will be repaired/preserved on LS  | The wall east of the historic pillar was identified in a site visit as "not historic". It has been noted to be removed.   |
| 9  | It would be very helpful to address the questions/discussion items from the staff report and Board in the narrative. Numerous items were identified to be addressed at MPR in the report, but we're not seeing how those were considered: original materials under 84 box bay, stone wall preservation, emphasis of storefront entries, screening utilities/HVAC, use of stone water tables, creating a landscape edge along N. High Street w/gathering areas, North Street patio area, previous encroachment agreements, parking lot screening, dumpster enclosure, and bike parking. | please refer to landscape plan with revised parking lot layout  |
| 10 | If 42 parking spaces are provided on site, (2) accessible spaces are required, one of which must be van accessible. An accessible route must be provided from the parking spaces to an accessible entrance.  | please refer to landscape plan with revised parking lot layout  |

**Notes from Staff Planning Report dated 3/19/25****page 4 Site Layout:**

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| one or two parking spaces may be lost to ROW | Duly Noted: we are coordinating with Dublin issued street improvements and AEP. We are also coordinating plans internal to our team/consultants. |
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**page 5**

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| unscreened mechanical equipment existing | We are either removing or will address screening the existing condensers at 84 High Street. Additionally, screening is planned for rooftop equipment. |
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**Page 6**

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| 20 North Street<br>notes on replacing storefront on the north elevation - doors not located | The storefront on the north is "existing to remain". Existing door locations have been clarified in the drawings |
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**Page 7**

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| New door indicated on south façade at ground level lacking street presence | Door has been eliminated. - now proposed as a window   |
| Decking and top cap of railing   | proposed as TimberTech square edge decking material per sample. Waiver request follows comments. |

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| Windows and doors based upon aluminum system require waivers | Please refer to waivers following comments. |
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| querie regarding spacing of battens | the spacing will be 16" on center. The revised model accurately reflects this module and batten size. |
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**page 8**

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| require exact finish samples for aluminum | Sample will be provided   |
| Color Scheme - Staff                      | <p>Changed color scheme to respond to staff recommendations - selected one of the colors discussed; the James Hardie company factory finish "Mountain sage". We selected a trim color based on the recommended grey/black colors trim in the "Modern Era" New Construction 1935-1974 SW Iron Ore is a warm complement and is actually found in the "New Construction" color list.</p> <p>To further enhance the street presence of the second floor entry on the North Street frontage, we propose to paint the board and batt siding under the canopy element the trim/accent color.</p> |

**72-84 North High St.****page 7**

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| Box bay siding details         |  |
| Window and door finish         |  |
| Decking and top cap of railing | proposed as TimberTech square edge decking material per sample. Waiver request follows comments. |

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	Windows and doors based upon aluminum system require waivers	Please refer to waivers following comments.
	require exact finish samples for aluminum	Sample will be provided
page 8	landscape concerns - walls	Please refer to revised landscape plans - the walls have been retained
page 9	paver sample - thin brick?	Pavers will be specified as a match to the public walk pavers-
	Plant selection, bed composition	Please refer to revised landscape plans - the besa have been revised to reflect this discussion.
	Dumpster gates	remove hold opens immediately - reported to Owner
	Screening of dumpster	Please refer to revised landscape plans
	Parking lot screening	Please refer to revised landscape plans
page 9	Bicycle parking	Please refer to revised landscape plans
	Master Sign Plan	We have engaged a sign vendor to prepare a master sign plan.
	Building Lighting	Please refer to added lighting sheet(s)

PLANNING RECOMMENDATIONS 3/19/25

	The following are indexed to the numbered items in the Planning Recommendations - page 16/16. Staff comments are paraphrased for brevity:	
1	Dumpster Doors	Noted and communicated to Client
2	Removal of non-compliant lighting	Noted - please refer to Lighting Plan
3	Master Sign Plan	Sign Com has been engaged to generate a master Sign Plan for the project
4	Stairs on south and ROW	We remain committed to resolving the stairs at the ROW as Dublin refines the ROW and utilities plans
5	Board and batten module	Please refer to diagram on Elevation sheet A2.3.2
6	Box Bay siding	Drawings have been edited to incorporate siding matching the original in the bays.
7	Box bay Windows approximate existing	Windows in box bays have been changed to meet this requirement
8	Aluminum window waiver information	Window specification information is included in this submission; samples will be delivered
	Color Schemes	For 72 and 84 N. High the colors from 1891 - 1940 are being used. Body of 72 N. High, SW2836 quarter sawn oak, trim to be SW2829 Classical White; Body of south portion of 84 N. High (former Oscar's restaurant) SW2828 Roycroft Pewter, trim to be SW 2829 Classical White, trim to be SW2829 Classical White; north portion of 84 N. High (stucco building) stucco, trim and siding to be SW2829 Classical White; All windows will match the trim colors. Doors may be an accent color to match the signage. This color will be determined as part of Master Sign plan.
9		Building 20 North Street: Changed color scheme to respond to staff recommendations - selected one of the colors discussed; the James Hardie company factory finish "Mountain sage". We selected a trim color based on the recommended grey/black colors trim in the "Modern Era" New Construction 1935-1974 SW Iron Ore is a warmer gray compliment and is actually found in the "New Construction" color list.
10	Stone walls at High Street	Retained in new landscape plan - refer to submittal
11	Bike Parking	Refer to new Landscape Plan
12	landscape revisions	Please refer to revised Landscape Plan
13	landscape at North Street frontage	Duly noted. We will coordinate stair and landscape in the north street frontage when utility and Street plans are firmed up.

Waivers Requested

Boral Material	Waiver requested for the use of Boral Tru exterior poly ash trim at the base of wood sided elevations where siding may be in contact with the earth or pavement. This material is resistant to deterioration resulting from exposure to water. Applicants prefer this over the suggestion of creating stone water tables. Exposed stone foundations, not water tables are a characteristic of the vernacular buildings in the community. Many of the simple structures in the community have siding very close to grade. The proposed solution will be closer to that condition.
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Aluminum Windows

Aluminum windows are proposed. In the older buildings of the composition, the windows are Tri-Fab 41T thermal extrusions configured in historic proportions. In the box bays, a hung aluminum window is specified that is consistent with windows in the district (hung sash, offset planes bottom to top and comparable sight lines). In 20 North Street the windows are proportioned and arrayed in a manner consistent with historic buildings in the district. The windows are monolithic (no central sash), referencing the Co-Hatch character while maintaining the historic pattern and proportions - consistent with the ARB discussions. The extruded Tri-Fab aluminum windows have a narrow sight line similar to the historic windows and will be custom painted with referenced colors from the color guide, as will the hung windows of the bays.

TimberTech Synthetic Decking

A square edged TimberTech product (per sample) is proposed for deck replacement in the elevated walkways surround 20 North Street and the rear of the High Street buildings. TimberTech offers the look of wood, but a more maintenance free and longer lasting installation. The product will not age out (fade, traffic pattern, splinter or deteriorate) as rapidly as the wood installations. We are proposing the same material for the top cap of the metal railing system. the top cap will match the deck "wood" and will provide a softened detail to the rail without the concern of splintering in a frequently touched surface.

Work In the ROW

The exterior stair on the south side of 20 North Street will encroach slightly in the ROW if we reconfigure as proposed (exposing and highlighting the existing historic stone wall). We request the waiver to allow us to encroach as required to bring the stair to grade just inside the ROW. The hope is the stair will be an enhancement of public, pedestrian opportunities in the site and approach to the new park to the east.

Additional Information requested

Signage Plan	Will be presented as a separate review scope (onboarding engineer)
Lighting Plan	Will be presented as a separate review scope (onboarding signage consultant)