

PLANNING REPORT

Architectural Review Board

Wednesday, July 23, 2025

Boho 72 Boutique 25-059MPR

www.dublinohiousa.gov/arb/25-059

Case Summary

Location	55 S. High Street
Proposal	Façade modifications to the building to add awnings over tenant storefronts.
Request	Review and approval for Minor Project Review under the provisions of Zoning Code Section 153.176.
Zoning	HD-HS, Historic South District
Planning Recommendations	<u>Approval of MPR with Condition</u> <u>Approval of a Waiver</u>
Next Steps	Upon approval of the Minor Project Review and Waiver, the applicant may apply for permits through Building Standards.
Applicant	Jamie Mollwitz, Tenant
Case Manager	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Community Planning and Development



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Site Location Map

25-059ARB-MPR - Boho 72 Boutique



Site Features

- 1 Boho 72 Boutique
- 2 Existing parking lot
- Landmark building
- Background building



1. Request and Process

Request

The applicant is requesting review and approval of a Minor Project Review (MPR) to add awnings above storefront windows and doors at 55 S. High Street.



Process

MPR is a one-step process for projects that qualify under Section 153.176(I)(1), and this project meets the criteria.

2. Background

Site Summary

The 0.25-acre site is located southwest of the S. High Street and Spring Hill Lane intersection. It contains a two-story, multi-tenant, Background commercial building constructed in 1979. The subject tenant space is located on the east-facing portion of the ground floor, approximately 100 feet from S. High Street. It occupies two storefronts, each with a window and a door, and fronts the parking lot that faces both S. High and Springhill.

Case History

June 2025

Staff administratively approved an 8-square-foot wall sign located between the two storefront windows for this store/owner.



June 2025 Approved Wall Sign

September 2024

Staff administratively approved a 6-square-foot sign relocation from 72 N. High Street for this location/owner.

August 2017

The Architectural Review Board (ARB) approved a MPR (Case 17-077) for the exterior building stucco to be painted 'China Doll' (SW 7517) with a brown trim detail.

3. Zoning Code and *Historic Design Guidelines*

Zoning Code

The site is zoned Historic District – Historic South. The intent of this district per Code Section 153.171(B)(2) is to “focus on ensuring sensitive infill development and redevelopment and

providing an improved environment for walking while accommodating vehicles.” The requirements of the Historic District Code - Section 153.174(F) apply to this request.

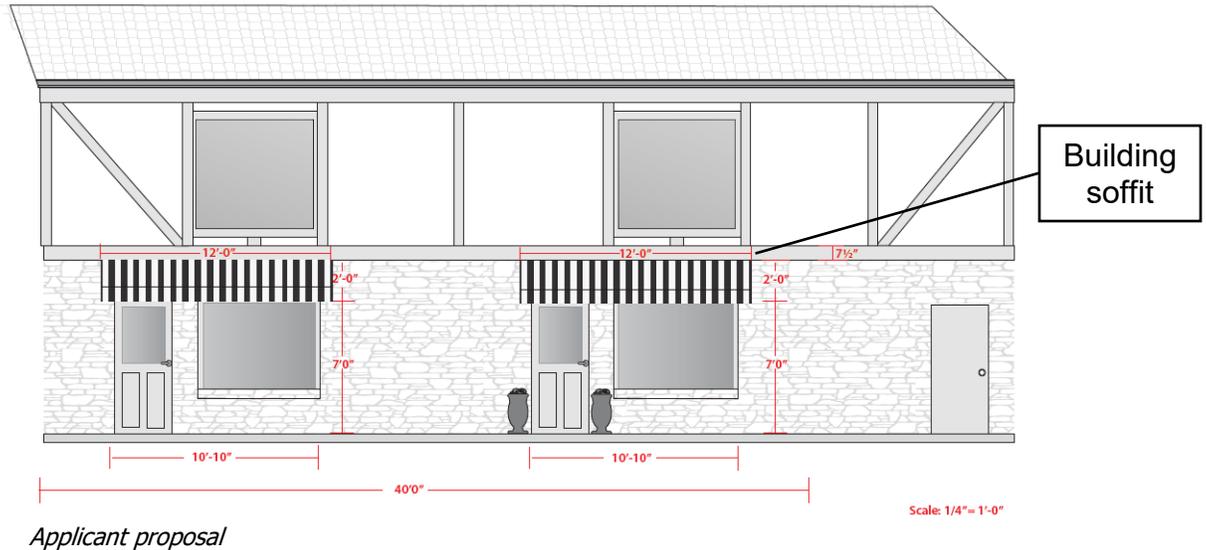
Historic Design Guidelines

Background resources do not add to the historic associations, historic architectural qualities, or archaeological value of the area. Since this building is adjacent to Landmark buildings, its design elements should be stylistically compatible with them, per Section 3.4. Section 5.9 of the Guidelines addresses awnings.

4. Project Details

Awning Design

Per Code, awnings may be installed to provide weather protection if the lowest portion maintains 8 feet of clearance above the sidewalk. They must be installed consistently across the building - either within window frames or above openings – and should complement the building’s architecture. The Guidelines recommend one awning per window or door, rather than a single full-width awning. Awnings should also have a traditional flat or sloped shape and remain open on the underside.



The applicant proposes to install two new awnings—one above each ground-story storefront to enhance business visibility. Each awning will be 12 feet wide with a sloped profile. Mounting will be done internally, not visible from the outside.

At their lowest point, the awnings will provide 7 feet of clearance above the sidewalk, which does not meet Code Section 153.174(F)(1). A Waiver is required, herein. Staff support the Waiver because the existing soffit height makes it impossible to meet the clearance requirement without compromising the scale or functionality of the awning design and the building’s architecture.

Staff find the proposed single awning over the window and door of each storefront to be appropriate, given the larger, modern windows on this building. Additionally, the awnings do not span the entire façade, consistent with Guidelines 5.9B, which advises against full-width awnings.

Material and Colors

Per Code Section 153.174 (F)(3)(a)(2), awnings shall be constructed of durable, fade-resistant canvas. Guidelines 5.9A and D further specify a matte finish, no more than two colors, and recommend avoiding ornate or complex patterns.

The proposal shows the awnings, supported by an aluminum frame, in matte Sunbrella fabric in a Beaufort Classic Cream and Charcoal Black pinstripe pattern. While the material and durability requirements are met, the color and striped pattern deviate from Guidelines 5.9D, which advises against ornate patterns and recommends awning colors that complement the building. Currently, no other Landmark buildings in the District feature striped awnings. Staff opines that, based on Guidelines 3.4, when Landmark buildings are adjacent, they should guide the use of architectural detail and key design elements for Background buildings.

Therefore, staff recommended a solid black awning to better address the intent of Guidelines 3.4, the simplicity expected in 5.9, and to better blend with the existing building colors; the applicant declined.

Architectural Appropriateness and Precedent

Further, this is a unique, multi-tenant building within the Historic District. Both staff and the Board must consider the appropriateness, and visual impacts, of the striped awnings if used by other tenants. It would be difficult to turn down a future, same request from another tenant. To assist with the analysis and impacts, staff have provided mock-ups of the striped, and recommended black, awnings in the packet for comparison, and we support the black per a recommended condition of approval.

3. Plan Review

Waiver Review – 153.174(F)(1) Canopies and Awnings

Requires the lowest portion of the awning to be at least 8’ above the sidewalk.

Request: To allow the installation with a 7’ clearance.

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Met: The requested Waiver for awning clearance is appropriate due to the building’s unique design. The soffit height prevents the awnings from meeting the required clearance, yet the proposed height allows for adequate pedestrian height at the private sidewalk.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criterion Met: The requested Waiver for awning clearance will not have an impact on the historic context. The clearance aligns with existing awnings in the immediate area, which received a similar Waiver.
c) The Waiver, if approved, will generally meet the spirit and intent of the Community	Criterion Met with Condition: The design and location of the awnings generally meet

Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.

- d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.
- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

the spirit and intent of the Code and Guidelines, when combined with the recommended condition for solid black.

Criterion Met: The Waiver is requested to allow awnings that fit within the existing architecture, not to reduce costs.

Criterion Met: The Waiver will not impact the quality of the proposed awnings.

Criterion Met: The Code requirement is appropriate, and the Waiver request is the proper channel for consideration.

Not Applicable: The requested Waiver does not change the existing use.

Criterion Met: The Waiver request is based on an architectural limitation preventing any awning on the building from meeting the Code-required clearance. The minimum relief necessary is requested.

Not Applicable: The building will remain Background.

Minor Project Review

Criteria

- a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, *Historic Design Guidelines*, and adopted plans, policies, and regulations.
- b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the

Review

- Criterion Met with Waiver and Condition:** The MPR is consistent with the Community Plan, Guidelines, and all City plans, policies, and regulations with the combined Waiver and recommended condition of approval.
- Not Applicable:** The proposal is not part of an approved PDP or FDP.

MPR shall be consistent with such approved PDP or FDP.

- c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.

Criterion Met with Waiver and Condition: The MPR is consistent with the record established by the Board with the combined Waiver and recommended condition of approval.

- d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.

Not Applicable: The land use will not change with this request.

- e) The proposed development is consistent with the *Historic Design Guidelines*.

Criterion Met with Condition: The MPR is consistent with the Guidelines' recommendations for awning shape and material, and when combined with the recommended condition of approval, will meet Guidelines' direction to avoid overly ornate patterns.

An awning over each storefront is appropriate for the modern windows and does not span the entire façade.

- f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.

Criterion Met with Waiver and Condition: The awnings shape, color, and clearance are consistent with awnings in the immediate surrounding area with the combined Waiver and condition of approval.

- g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.

Not Applicable: No new buildings are proposed with this request.

- h) The proposed site improvements, landscaping, screening, signs, and buffering shall meeting all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

Not Applicable: There are no site, landscaping, screening, signs, or buffering improvements with this request.

Recommendations

Planning Recommendation: Approval of awning clearance Waiver.

Planning Recommendation: Approval of a Minor Project Review with condition:

- 1) That the color and pattern of the proposed awnings be revised to a solid black.