

PLANNING REPORT

Architectural Review Board

Wednesday, June 25, 2025

Teriyaki Madness 25-049MPR

<https://dublinohiousa.gov/arb/25-049>

Case Summary

Address	16 N. High Street
Proposal	Modifications to a Landmark building and associated site improvements on a 0.26-acre site.
Request	Review and approval of Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176
Zoning	HD-HC, Historic Core District
Planning Recommendation	<u>Approval of Minor Project Review with Conditions.</u>
Next Steps	Upon approval of the Minor Project Review, the applicant may apply for building permits through Building Standards.
Applicant	Paige Fleming, Tim Lai Architect
Case Manager	Rati Singh, Assoc. AIA, Planner II (614) 410-4533 rsingh@dublin.oh.us



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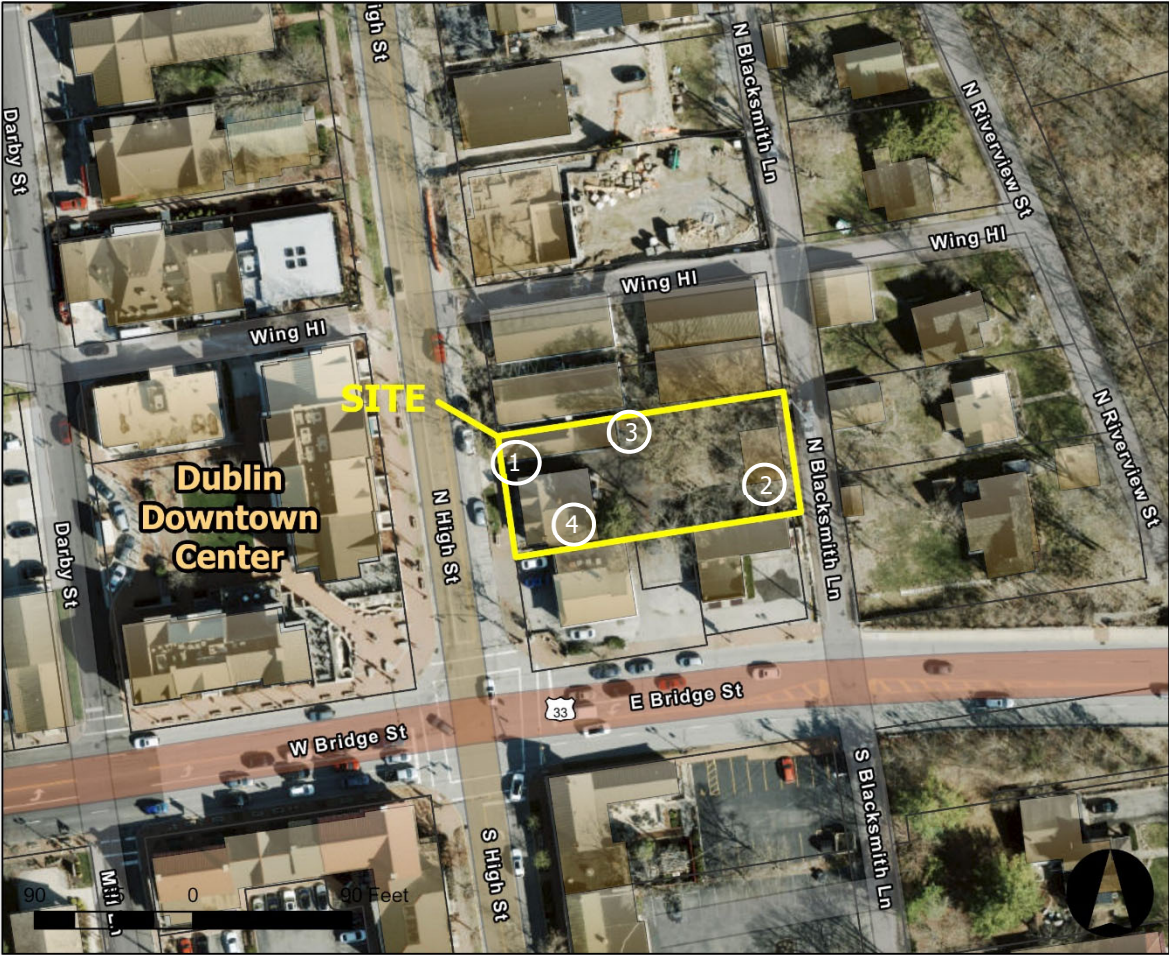
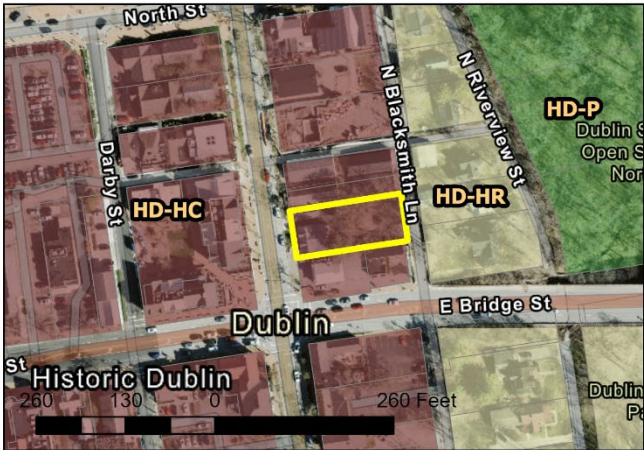
Site Location Map

25-049MPR - Teriyaki Madness



Site Features

- 1 Existing drive and proposed pedestrian walkway
- 2 Proposed driveway and garage improvements
- 3 Proposed dumpster
- 4 Proposed roof vent



1. Request and Process

Request

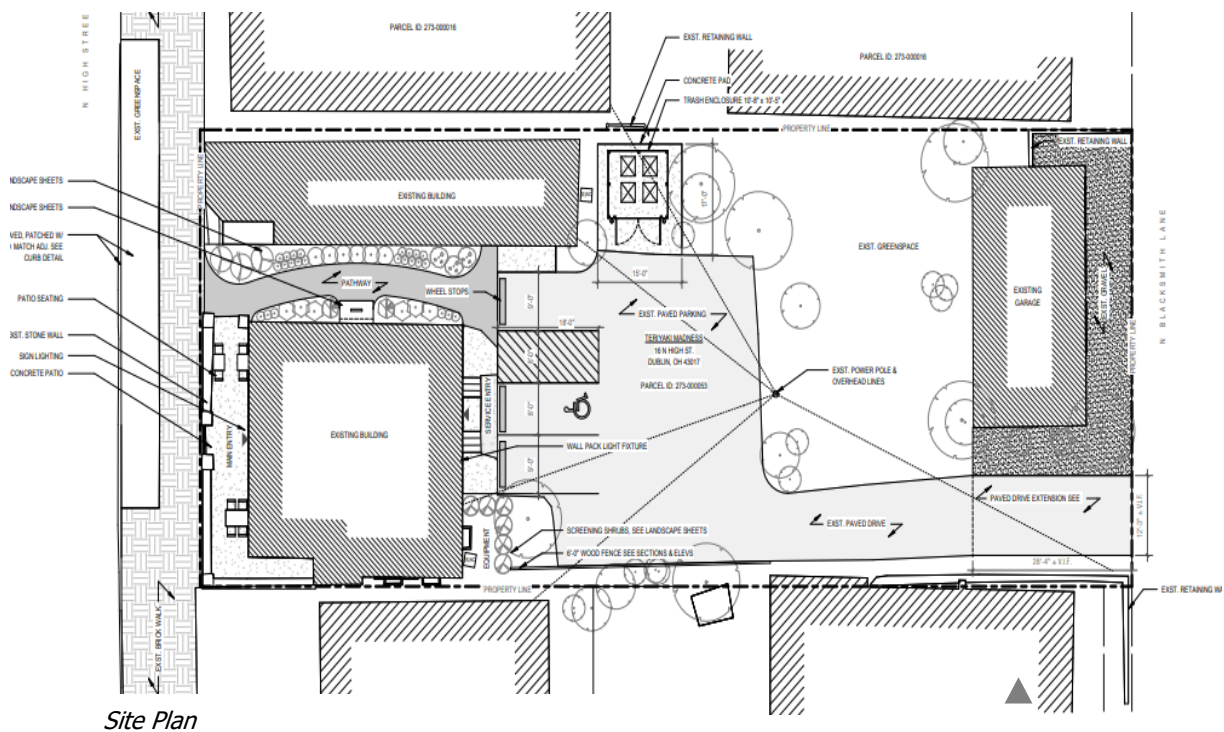
The applicant proposes improvements and modifications to the Landmark Building to accommodate a restaurant use. Currently, the building is vacant, and modifications to the site and building are required for compliance and facilitation of the proposed use.

Site improvements include:

- Remove the current vehicular access from N. High Street and create a pedestrian path between 16 N. High Street and 22 N. High Street.
- Remove gravel (currently on the driveway from N. Blacksmith Lane) and repave with asphalt
- Restripe the parking lot, including the addition of one ADA parking space.
- Re-side and enclose the openings at the existing outbuilding facing N. Blacksmith Lane.
- Add a dumpster enclosure behind 22 N. High Street.
- Add seating, umbrellas, and planters to the front patio space.

Proposed building modifications include:

- Remove the unapproved installation of the HVAC unit (north façade)
- Install and screen an exhaust hood on the rear roof of the building.



Process

The Minor Project Review is a one-step process for certain project types that qualify under Section 153.176(I)(1), and this project meets the criteria.

2. Background

Site Summary

The site is located northeast of the intersection of N. High Street and Bridge Street and zoned Historic District – Historic Core (HD-HC). The lot contains two structures: 16 N. High Street and 22 N. High Street, and 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 a dilapidated outbuilding facing N. Blacksmith Lane.

Historic and Cultural Facilities

Both 22 N. High Street and 16 N. High Street are individually listed in the National Register of Historic Places as Dr. Llewellyn McKittrick's office and house, respectively. 22 N. High Street, built circa 1900 in the Queen Anne style, currently houses a commercial use and will remain unchanged as part of this proposal.

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 side-gable roof is sheathed in standing seam metal and pierced by two gable wall dormers on the façade. Two doors serve as separate business entries on the façade. Most windows are two-over-two wood sashes, except in the dormers, which are one-over-one. The structure's historic use was a single-family home, but it was subsequently converted to commercial uses.

An outbuilding/garage exists at the rear of the lot. The 2017 HCA did not address outbuildings in its analysis, so these structures are largely neither Landmark nor Background. Today, it is most appropriate to consider these structures as Background due to their lack of listing as Landmark outbuildings.

Case Summary

November 2023 (Case 23-109)

Board provided non-binding feedback on an Informal Review application to construct a three-story mixed-use addition and demolish a non-contributing shed and parking structure. Board supported the mixed-use but had concerns about the project's massing and architecture.

February 2024 (Case 23-135 & Case 23-136)

Board approved a Demolition for an existing shed/outbuilding and approved the Concept Plan (CP) for construction of a two-story, mixed-use building at the rear of the site with five conditions. Listed below are the conditions of approval, with relevance noted in italics:

- 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.
Not Applicable to this request
- 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. *Carried forward to this request.*
- 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. *Carried forward to this request; landscape area is being considered with this request.*

- 4) At PDP, the applicant shall address Building Standards comments, noting that building form and use arrangement may be affected. *Not Applicable to this request.*
- 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. *Not Applicable to this request*

July 2024 (Case 24-091)

Board provided non-binding feedback on an Informal Review application, focusing largely on massing studies of the proposed mixed-use building prior to PDP application to address the massing and the form. Board agreed that progress had been made regarding the massing and form of the proposed building. This project ultimately not pursued.

April 2025 (Case 25-023)

Board provided non-binding feedback on an Informal Review application for the project that is the subject of the current case, providing the following feedback:

- Recommended the removal of unapproved HVAC unit
- Recommended the relocation or additional screening for the dumpster
- Supported the pedestrian walkway and off-site parking plan.

3. Zoning Code and *Historic Design Guidelines*

Zoning Code

The intent of the Historic Core District is to ensure “sensitive infill development” while promoting a walkable environment, accommodating vehicular access, preserving historic buildings, and providing a development that is sensitive to existing scale and character of the surrounding area. The Code identifies development standards, found in Section 153.173.

Historic Design Guidelines

The Guidelines provide direction on best practices for projects. Chapter 4 applies to rehabilitation, and Chapter 6 applies to site design.

4. Project

Site Improvements

The applicant proposes to remove the existing High Street curb cut along with the surrounding conditions and replace them with a seeded or grassed tree lawn and a curb along the right-of-way. The Board supported the request at the Informal Review. The applicant is proposing no on-street parking with the request. However, if on-street parking spaces can take the place of the current curb cut, a striping and signing plan will need to be provided during the site permit stage. A condition of approval addresses this.

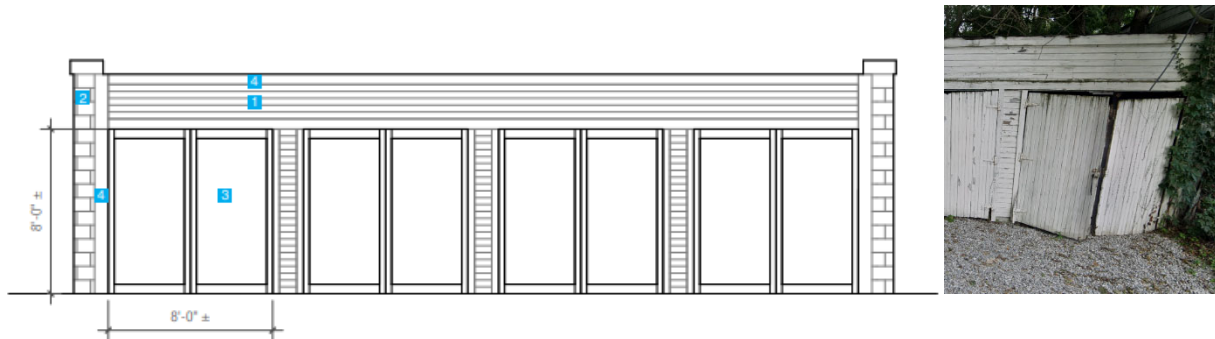
The applicant proposes to replace the asphalt driveway between the existing buildings with a pedestrian walkway to create a corridor from N. High Street to the rear of the site, enhanced by foundation plantings on both sides. The applicant also proposes to resurface the existing rear driveway and restripe the parking lot including the creation of a required ADA parking spot.

The applicant also proposes to add a 6-foot tall, approximately 11-foot by 11-foot dumpster enclosure at the rear of 22 N. High Street on a 15-foot by 17-foot concrete pad. At the Informal Review, the applicant proposed the dumpster behind 16 N. High Street, and staff and Board

expressed concerns with the location and its visibility from N. Blacksmith Lane. Staff is supportive of the new location.

The applicant shows 6' tall fencing on the south side of the property and earlier requested a height Waiver. Staff had concerns with the fencing location and its proximity to the existing trees. The applicant is no longer proposing the fence with the current application, and a recommended condition of approval indicates that this is to be removed from the plans. Should the applicant choose to propose a fence in the future, an MPR will be required to address that request.

The applicant also plans to clean the existing outbuilding facing Blacksmith Lane and enclose the openings with painted Hardie Board panels. During the review process, staff recommended that the Hardie Board "door" panels include hardware, such as hinges, to ensure that the panel reflect the original intent of the outbuilding. The *Historic Design Guidelines* recommend that when outbuildings need repair or replacement of deteriorated elements, new materials should match the old. Staff recommends the applicant work with staff to provide details prior to Building Permit as a condition of approval.



Outbuilding facing N. Blacksmith Lane; original doors on right

Lot Coverage

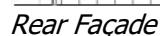
The maximum allowed lot coverage in the Historic Core District is 85 percent, as stated in Table 153.173A. As currently proposed, the lot coverage is 65 percent, including all improvements, which complies with the Code. For any future redevelopment of the site, the applicant must ensure that the lot coverage meets the Code requirement.

Building Improvements and Modifications

The proposed restaurant will operate under a fast-casual dining concept and will have a maximum of 24 indoor seating spaces. To enhance the vibrancy of the current front patio area, the applicant plans to add outdoor seating for 8, complete with umbrellas and planters.

A new Type 2 exhaust hood is required for the restaurant use. Per Code, all roof-mounted mechanical equipment must be completely screened from view at ground level on all sides of the structure. To comply with these regulations and the requirements set by the Building Code, a 9' x 9' enclosure is proposed but does not rise above the ridge line of the gabled roof. This screening will not be visible from a straight-on view across N. High Street, but will be seen upon approach from N. Blacksmith Lane.

the north façade of the building and will restore the façade to its original state. To preserve the historic character of the District, staff recommends that these installations be removed as soon as possible. Staff will need to know if penetrations were made into the historic rock façade, and if so, what appropriate measures will be taken for restoration. It is included as a condition of approval.



Currently, there are two unapproved storm doors on the front façade of the building. Staff recommends that these doors be removed during the building improvements to maintain the original character of the structure. These doors are not original to the building, and staff has no record of approving them.

The Code outlines that parking requirements must be met on-site, on-street, off-site, or in parking structures. Below are the parking requirements alongside the proposed parking by the applicant.

Parking Calculations				
Use <i>(Existing + Proposed)</i>	Area	Required		Provided <i>(Onsite)</i>
Restaurant (16 N) <i>(Proposed)</i>	1614 sf (indoors) +120 ft (outdoor seating)	17 <i>(10 per 1000 sf)</i>	Total 20 + 1 ADA <i>1 ADA parking required for every 25 spaces</i>	2 + 1 ADA
Office (22 N) <i>(Existing)</i>	1008 sf	2.5 <i>(2.5 per 1000 sf)</i>		

The applicant is proposing 3 parking spaces on site and proposes to use public parking to meet the parking requirements. The nearest public parking is located within 600 feet and meets the Code requirement (660' max). At the Informal Review, the Board expressed support for an off-site parking plan but requested more information about the available parking options within the District.

The City is currently creating a Downtown Dublin Curbside Management Plan, which will be considered for adoption by City Council on June 23rd. As part of this initiative, a comprehensive survey of parking spaces has been conducted to provide the City with accurate data. The survey also included monitoring parking spaces in the Historic District, and the findings indicate that

there is ample parking available within the District. This data has also been uploaded to the OnBoard library as a resource for the Board members.

Bicycle parking is required for any development or use with six or more required vehicle parking spaces, requiring one bike spot for every ten required vehicle parking spaces. The proposal requires two bike parking spots, which are proposed along the pedestrian walkway between 16 and 22 N. High, so the Code requirement is met.

Landscaping

The applicant has provided a tree preservation plan, which includes the removal of one dead tree as part of the current proposal. To enhance visual interest along the pathway throughout the year, a diverse range of plants is proposed, including deciduous shrubs, evergreen shrubs, grasses, and perennials.

Signage

The applicant has administratively applied for a building-mounted sign and a projecting sign. The applicant is proposing a wall-mounted light fixture to illuminate the sign; the height, wattage, and the installation details are unknown. Applicant must provide this prior to Building Permit per a recommended condition of approval.

Materials

The current proposal shows limestone gravel for the proposed walkway in between 16 and 22 N. High Street. Gravel is not a permitted material within the District. Staff has had numerous discussions with the applicant and recommend brick pavers. During previous informal discussions and the Concept Plan approval last year, it was anticipated that this access route would serve as a pedestrian corridor connecting N. High Street to N. Blacksmith Lane. The applicant has agreed to use brick pavers. The applicant must ensure that it is reflected on the drawings at Building Permit per a condition of approval.

Per Code, with any site improvements to the existing parking, the parking must be brought into compliance. Currently, gravel is present in front of the existing parking structure facing N. Blacksmith Lane, which is not a permitted material in the District. Since vehicular access to this structure will no longer be possible due to the proposed enclosure, Staff recommends that this area be seeded. This is included as a condition of approval. This approach allows for maximum flexibility as N. Blacksmith Lane gets redeveloped as part of the Riverview Village project.

The applicant proposes to use Hardie staggered edge panel shingle siding for the rooftop screening in Iron Ore color. Staff has had multiple discussions with the applicant about the screening materials and colors. Previously, staff recommended using metal screening that matches the color of the roof. The applicant desires to use shingle siding to match the texture of the existing building, which is permitted by Code.

For enclosure of the outbuilding's openings, fixed Hardie Architectural Panels are proposed in a fine sand finish and a Jogging Path (SW 7638) color (tan). ¾" trim in Greek Villa (SW 755) color (off-white) is also proposed. The existing horizontal wood siding and trim will match. The existing CMU wall will be painted Jogging Path as well.

The proposal includes Opal bike racks in a powder-coated bronze finish. The tables and chairs on the front patio are proposed to be from emu Contract and powder-coated with a black finish. The tables are in two sizes (24" square & 48"x32"). Two 7.5-foot diameter fade-resistant umbrellas from Umbrella Source (Recasens fabric) in Logo Red color (R176) are proposed along with square steel umbrella bases (24" x24") in white color. Staff recommends the umbrella base and pole to be in black finish to maintain the outdoor furniture cohesiveness. Staff recommends that all patio-furniture be stored during off-season at an off-site location. For the trash enclosure, the applicant proposes yellow pine siding stained in a Cotton Wood (SW 3040) color.

The applicant proposes to install a Hi-Lite wall-mounted light fixture on the front façade to illuminate the wall sign. It would replace an existing light but be placed at a higher location. As mentioned earlier in the report, the proposed light's height and installation details are unclear, and no information has been provided regarding the restoration of the wall after the existing light is removed.

The existing non-compliant wall pack light fixture on the rear façade is proposed to be replaced by a Trac Linear Angled Wall Mount light with a full cut off fixture and color temperature of 3000k. The wattage of both fixtures is unknown and the applicant must provide all the details prior to Building Permit ensuring that the wattage meets the Code requirements, as a recommended condition of approval.

5. Plan Review

Minor Project Review	
Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criterion Met with Conditions: The application is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies, and regulations when combined with the conditions of approval.
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	Not Applicable: The proposal is not within or part of an 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 Conditions: With the conditions of approval, the proposal is consistent with the record established by the Board.
d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.	Criterion Met: The proposed restaurant is a permitted land use in this district.
e) The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criterion Met with Conditions: With the conditions, the proposal is consistent with the <i>Historic Design Guidelines</i> .

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| 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 Conditions: With the conditions of approval, the proposal responds to the historic context, character, and scale of the immediate surrounding area. The proposed site improvements will enhance the site and overall quality of the surrounding area. |
| g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the <i>Historic Design Guidelines</i> . | 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 <i>Historic Design Guidelines</i> . | Criterion Met with Conditions: The proposed site improvements meet the Code and Guidelines. Removal of the unused access from N. High Street and adding landscaping, providing bike racks, and removal of gravel along N. Blacksmith will enhance the streetscape. |

Recommendations

Planning Recommendation: Approval of Minor Project Review with conditions:

- 1) The applicant shall remove the unapproved HVAC installation on the north elevation and storm doors on the front façade. The applicant must provide appropriate restoration details if penetrations were made into the historic stone façade prior to Building permit.
- 2) The applicant shall revise the drawings to show the following prior to Building Permit:
 - a. Brick paver pathway
 - b. Replacement of existing gravel with seeding along N. Blacksmith Lane
 - c. Hardware details (Outbuilding panels)
 - d. Umbrella base and pole in black color
 - e. Light fixture details (restoration, installation height and details, and wattage)
 - f. Removal of 6' privacy fence on south side of lot
- 3) The applicant must ensure that all patio-furniture is stored during off-season at an off-site location.
- 4) The applicant shall provide a striping and signing plan if on-street parking spaces can take the place of the current curb cut as determined by staff, during Site Permit.