

RECORD OF ACTION

Architectural Review Board

Wednesday, August 27, 2025 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

MOTION 1: Ms. Cooper moved, Ms. Patt-McDaniel seconded, acceptance of the documents into the record and approval of the July 23, 2025 meeting minutes.

VOTE: 4 – 0.

RESULT: Motion moved 4-0.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

MOTION 2: Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the July 22, 2025 joint training meeting minutes.

VOTE: 4-0

RESULT: The motion moved 4-0.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

Signed by:

Sarah Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



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RECORD OF ACTION

Architectural Review Board

Wednesday, AUGUST 27, 2025 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

1. Boho 72 Boutique 25-059MPR

Minor Project Review

Proposal: Request for review and approval of Minor Project Review to allow awnings over the tenant storefronts. The .50-acre site is zoned Historic South District.

Location: 55 S. High Street

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/25-059

MOTION: Dr. Stechschulte moved, Ms. Cooper seconded approval of the Minor Project Review as presented with Sunbrella Aquamarine.


VOTE: 3-1

RESULT: The Minor Project was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	No
Sean Cotter	Absent
Martha Cooper	Yes
Mark. Stechschulte	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

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Tammy Noble
Senior Planner



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The Architectural Review Board took the following action at this meeting:

2. 56 Franklin Street – Solar Panels 25-074MPR

Minor Project Review

Proposal: Request for review and approval of Minor Project Review to allow the installation of roof-mounted solar panels on a single family structure. The .36-acre site is zoned Historic Residential District.

Location: 56 Franklin Street.

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/25-074

MOTION: Ms. Cooper moved, Dr. Stechschulte seconded approval of the Minor Project Review.


VOTE: 4-0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

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Tammy Noble
Senior Planner



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The Architectural Review Board took the following action at this meeting:

3. 85 Franklin Street 25-071MPR

Minor Project Review

Proposal: Request for review and approval of a new front porch addition and separate rear shed structure for a residence on a .38-acre site in the Historic District. The site is zone HD-Historic Residential.

Location: 85 Franklin Street.

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/25-071

MOTION 1: Ms. Cooper moved, Dr. Stechschulte seconded approval of the Minor Project Review for construction of a separate rear shed structure.

VOTE: 4-0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

MOTION 2: Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the Minor Project Review for a new front porch addition at 85 Franklin Street with the option of incorporating either 4 or 6 columns with the overall dimensions to be roughly 7 feet deep and 29 feet 10 inches wide.

VOTE: 4-0

RESULT: The Minor Project was approved.



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RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

Signed by:

Sarah Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



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Architectural Review Board

Wednesday, August 27, 2025 | 6:30 p.m.

The Architectural Review Board took the following action at this meeting:

4. 83 S. Riverview Street 25-070MPR

Minor Project Review

Proposal:	Request for review and approval of construction of a new addition to a historic residential structure. The .25-acre site is zoned Historic Residential.
Location:	83 S. Riverview Street.
Planning Contact:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/25-070

MOTION 1: Ms. Patt-McDaniel moved, Dr. Stechschulte seconded approval of a Waiver of Section 153.173A to allow 28.4% building footprint where 25% is the allowable maximum.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

MOTION 2: Ms. Cooper moved, Dr. Stechschulte seconded approval of the Minor Project Review with the following conditions:

1. Provide classical details for all porch columns (round or square) and architraves. Ensure column spacing and placement is consistent with classical proportions.
2. For windows and doors:
 - a. Adjust window sizes and proportions for the addition as noted.



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- b. Address window and trim details as noted for the historic portion of the house.
 - c. Ensure specified windows meet both Code and Guidelines requirements, including appropriate sash, muntin, and glass proportions.
 - d. Clarify which windows are double-hung, fixed, and casement.
 - e. Provide exact window sample with simulated divided lights and spacers.
 - f. Consider color that provides depth to the windows.
 - g. Provide door specifications, ensuring compliance with items a-f, above, as applicable.
3. Reflect that the 1930s addition panel design will remain: provide materials for, and a detail of, the same. Two windows will remain on the left side of the north elevation.
4. Center the north elevation's existing triple window grouping between the columns.
5. Provide a detail showing paired/tripled windows have casings between.
6. Provide information on foundation/water table mortar and a traditional detail of the stone cap.
7. Coordinate information in application regarding material for new patio: brick vs. stone.
8. Provide actual paint chips for all materials for comparison with the Pre-approved Paint Colors and compatibility with the stone. Specify colors for columns, gutters, and downspouts.
9. Use matte galvanized color for chimney caps and related venting/collars.

VOTE: 4-0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Absent
Martha Cooper	Yes
Mark Stechschulte	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

Signed by:

Sarah Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



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