

# 2025 ARCHITECTURAL REVIEW BOARD ANNUAL REPORT



**CITY OF DUBLIN, OHIO  
COMMUNITY PLANNING & DEVELOPMENT**



**Cornet Band on S High St**  
Source: Dublin Historical Society

# TABLE OF CONTENTS

<b>CHAIR REPORT</b>	<b>3</b>
<b>BOARD MEMBERS</b>	<b>4</b>
<b>OVERVIEW &amp; RESPONSIBILITIES</b>	<b>6</b>
<b>ARB ACTIVITIES</b>	<b>7</b>
<b>APPLICATION HIGHLIGHTS</b>	<b>8</b>
<b>SPECIAL PROJECTS</b>	<b>9</b>
<b>ARB FORWARD-THINKING NEWS</b>	<b>11</b>
<b>ACKNOWLEDGMENTS</b>	<b>12</b>

*Dublin's Cornet Band was chosen as this year's theme to acknowledge its importance in our history.*



**Largest & Smallest Trumpets**

*Source: Dublin Historical Society*

# SEAN COTTER, CHAIR REPORT

In 2025, the Architectural Review Board continued its commitment to support the City, residents, and businesses to grow and develop while maintaining the historic character of the Historic District. The Board addressed a total of 24 cases, 13 residential and 11 business, which represents a decrease from previous years. This reduction is largely attributed to the City's newly streamlined approval process, which enabled the planning team to administratively approve 21 additional cases. This change allowed for more efficient service to both residents and businesses by ensuring timely progress on projects throughout the Historic District.

## KEY HIGHLIGHTS:

### COHATCH DEVELOPMENT

A major milestone for the year was the final approval of the Cohatch development on North Riverview Street. This project exemplifies successful collaboration among multiple teams, resulting in a design that aligns with the community's vision for the District.

### BOARD MEMBERS

2025 saw some changes in Board membership. Mike Jewell completed his term, and the Board welcomed Dr. Mark Stechschulte as a new member. The Board expresses gratitude for Mike Jewell's valuable insights and support during his tenure and looks forward to Dr. Stechschulte's contributions in the coming years.

### ACTIVE ENGAGEMENT

While the number of cases decreased in 2025, we see that projects initiated in previous years are now coming to fruition across the District. The ARB remains committed to active engagement with all stakeholders, ensuring that future development is appropriate and preserves the District's historic character.

# 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) nine years ago, our family has felt warmly welcomed by the community. We have two sons, one a graduate of Dublin Jerome H.S., the other currently at Jerome. My husband, who works here in Dublin, is a great-grandson of Dublin's Clara Coffman. 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.

## 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.

# BOARD MEMBERS

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.



## MARK STECHSCHULTE

I am Dr. Mark Stechschulte, a retired gastroenterologist with Ohio Gastroenterology Group. I enjoyed seeing patients in Columbus, establishing an office in Dublin when Dublin Methodist Hospital opened. During my professional career, I was fortunate to teach medical students and residents, work with excellent staff, and interact with wonderful patients. I served in various leadership roles with the Ohio State Medical Association and the Columbus Medical Association, including serving as president of the CMA.

My wife Beth is also a physician, having worked at Stoneridge Internal Medicine and for The Ohio State University in clinical, administrative, and teaching roles. After a major health event when I was 50, we decided to start traveling. I love learning the history of various areas of the world that we visited. However, it was when I retired and started walking through historic downtown Dublin that I became involved with the Dublin Historical Society and the Dublin History Museum. I am currently active compiling the history of medicine in Dublin up through the practice of Dr. Henry Karrer. I've really loved getting to know Dublin, especially those who have lived here since Dublin was a village of about 700 people in 1970.

I'm proud of Dublin. Both where it's been and where it's going. I believe we have outstanding leadership and a strong economic base. I'm committed to preserving and protecting what we have for future generations while also moving forward with new technology and materials. It's an honor to be appointed to the Architectural Review Board. I'm excited to see Historic Dublin be preserved and protected while modernizing for the future.



Board members: Mark Stechschulte, Martha Cooper, Hilary Damaser, Lisa Patt-McDaniel, and Sean Cotter

# 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.

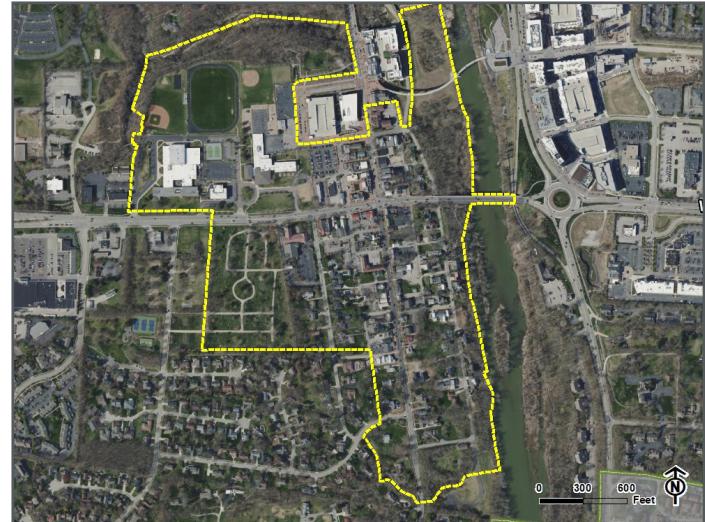
Over the past year, the Board has reviewed and made determinations on numerous developments within their reviewing authority.

## RESPONSIBILITY

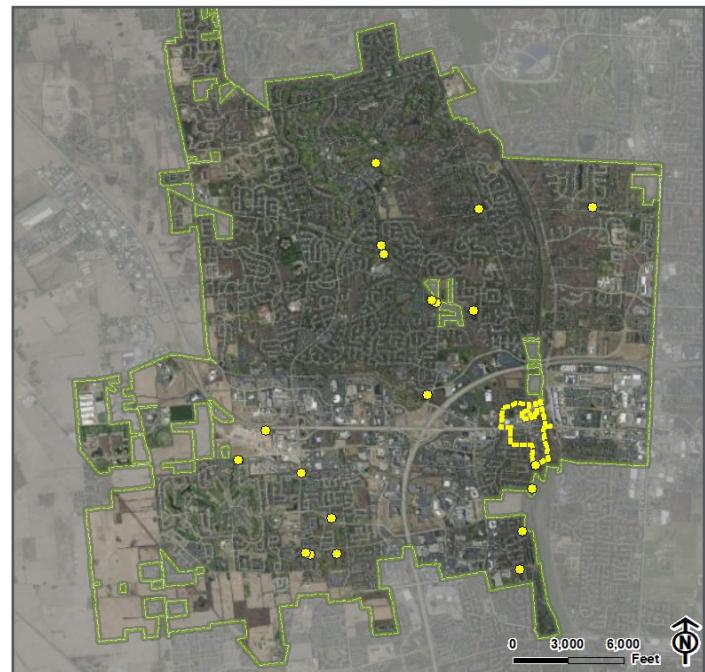
The ARB's purview includes properties within the designated Historic District outlined in yellow on the map (upper right), and specific historic properties outside of the District that are identified on Appendix G (lower right map) within the Zoning Code. Most of these properties are classified as landmark 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 Community Planning and Development Department 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, other Boards, Commissions, and City Council.



Map of 2025 Historic District Boundaries



Map of 2025 Appendix G Historic Properties



**Cornet Band with Wagon**

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, Mark Stechschulte, was appointed to the Board. Martha Cooper and Lisa PattMcDaniel have continued to serve. On the staff side, Sarah Holt, Senior Planner is the Board Liaison.

## CASE REVIEWS

In 2025, the Board reviewed **24 new cases** which varied widely in scope.

**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 former Oscar's site redevelopment. **Figure 2** below shows the case load, in green, compared to previous years.

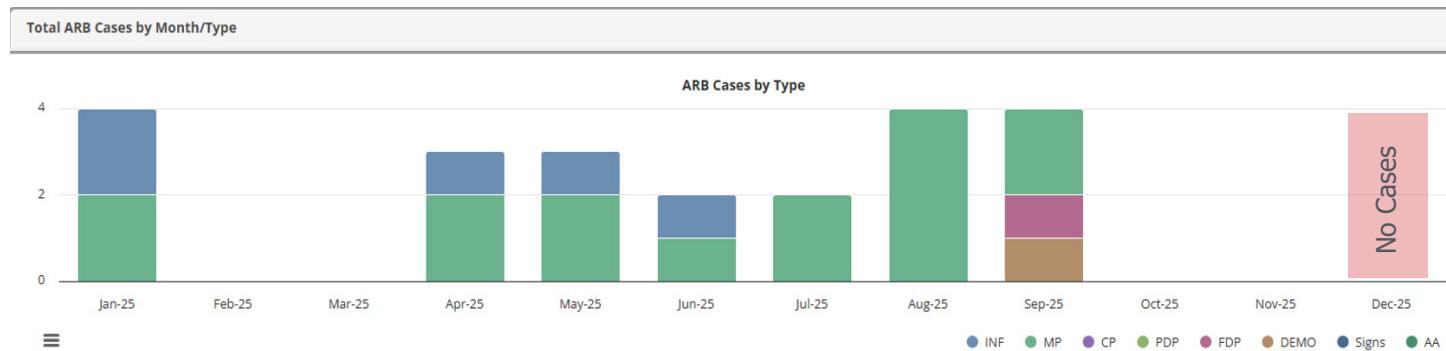


Figure 1: Case Type 2025

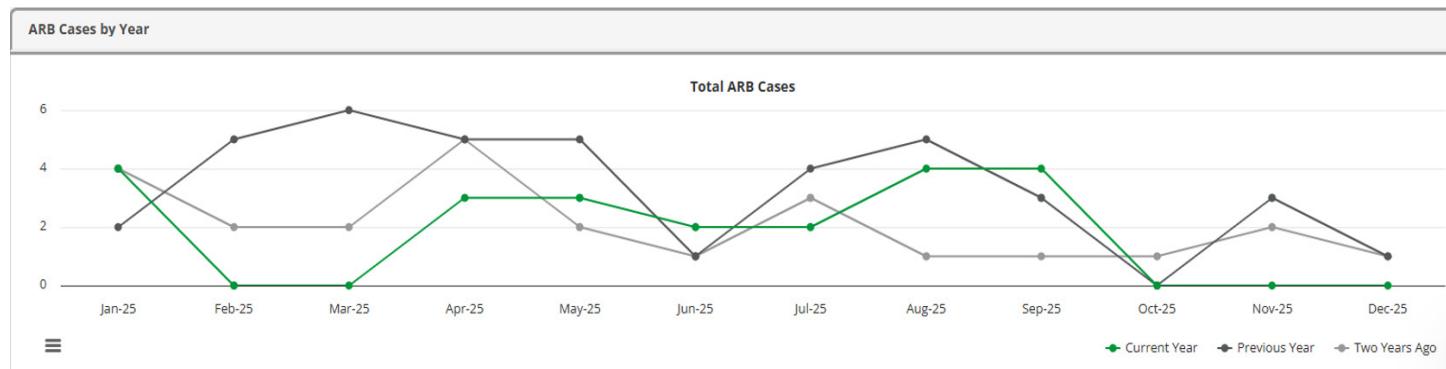


Figure 2: Caseload Comparison: 2023-2025

# APPLICATION HIGHLIGHTS



## 11 N Riverview Addition (FKA 40 E Bridge St)



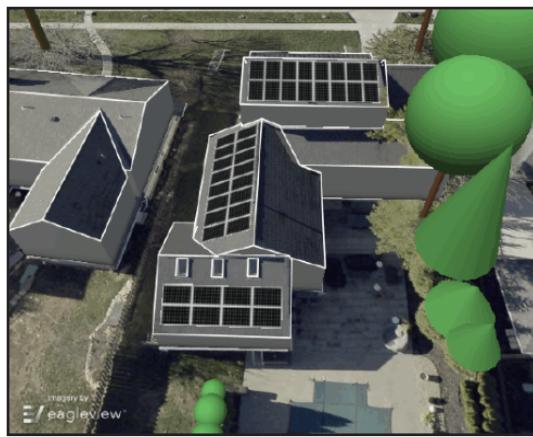
## 20 North St Renovation (former Oscar's Site)



## 72-84 N. High St Renovations (former Oscar's Site)



## Board Approves First Two Residential Solar Panel Projects in the District



56 Franklin St



60 Franklin St

# SPECIAL PROJECTS



The ARB approved plans for this project in late 2021. Staff subsequently processed Administrative Approvals. Prior to construction, a Façade Improvement Grant was awarded by the Dublin Community Improvement Corporation.

## APOTHECARY AND UNCORKED

*Reprinted from Dublin Communications and Marketing Division*

### Raising a Glass to Reinvention: How a Historic Dublin Makeover is Inspiring Business Growth

Historic Dublin's charm isn't just in its brick sidewalks and river views — it's in the way old spaces find new life. The recent transformation of two long-vacant buildings into Uncorked Wine Tasting and Apothecary Bourbon & Cigar Lounge showcases how partnership, creativity and City support are fueling new opportunities for local entrepreneurs.

Located at 30 and 32 S High Street, the side-by-side businesses are a shining example of how Dublin's Commercial Façade Improvement Program is helping business owners reimagine and restore properties in the heart of the community. Once home to Dublin's last independent grocery store, which closed in 1972, the buildings now serve as a gathering place for residents, visitors and professionals alike.



*New Bar made from Original Flooring Joists*



*Historic and new Fire Hydrant*

- Uncorked Wine Tasting features a self-pour Napa Wine System with 48 wines, set in a warm, inviting space that encourages guests to relax, connect and explore.
- Apothecary Bourbon & Cigar Lounge restores the historic log cabin setting into a refined space for enjoying premium bourbons and cigars, complete with cozy seating and an outdoor patio that enhances the surrounding green space.

"The log structure at 32 S High Street was once an apothecary, so keeping that name was important to us," said the Corwin brothers. "We wanted to create something close to home that honors the history of these buildings while giving people a place to relax and enjoy themselves. The support we received from the City through the Façade Improvement Program came at just the right time and helped us bring our vision to life."



*Original Ceiling Exposed and Cleaned*

### A Blend of History and Hospitality

Owned and operated by local brothers Mark and Todd Corwin, the two venues were designed to honor Dublin's heritage while offering a modern, elevated experience.

### Perserving the Past, Planning for the Future

Bringing two 19th-century structures into the modern era was no small task. From accessibility requirements to fire safety standards, the renovation required creativity, collaboration and a shared commitment to preserving Dublin's history.

"It takes a unique vision, tenacity and some creative planning to update such old structures for modern use," said Senior Planner Sarah Holt. "Modern requirements such as ADA parking, fire suppression and updated utilities were a challenge, and the owners and City partnered for solutions. In the process, the owners took great care to preserve historic elements both within and outside the building, including a historic fire hydrant, wood beams that started their growth in the 1600s, log walls and original stone features."

That attention to detail reflects Dublin's broader goal: supporting business owners who value both innovation and authenticity. By blending old and new, these projects ensure Historic Dublin remains a lively, walkable district where small businesses can thrive.



Original Chimney Flue Collar



Front Sign



Original Log Cabin Wall



Original Front Door

By investing in preservation and place-making, the City continues to position Historic Dublin as a prime location for small business growth, complementing development in areas like Bridge Park. The District's walkability, built in customer base and distinctive character make it an ideal home for entrepreneurs who want to connect with the community while enjoying modern amenities.

### A Toast to What's Next

Uncorked and Apothecary are more than new businesses — they represent the evolution of Dublin's original downtown. With every investment, restoration and ribbon cutting, Historic Dublin continues to grow as a place where business opportunity and community spirit meet.

To learn more about how the City of Dublin supports local business success through programs like the Commercial Façade Improvement Program, visit [ThriveInDublinOhio.com](http://ThriveInDublinOhio.com).



View of Rear Addition

# ARB FORWARD THINKING NEWS

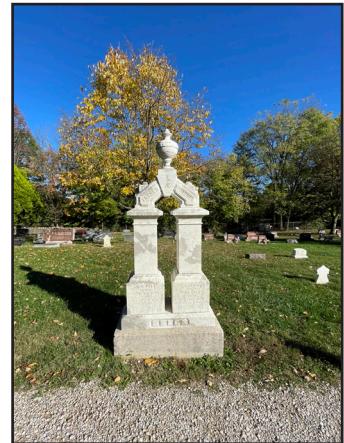


## HISTORIC DISTRICT CODE AND GUIDELINES

During the 2024 Code and Guidelines updates, staff discovered that the Historic and Cultural Assessment (HCA, 2017) did not include most outbuildings and historic objects within the District. We have also learned of additional outlying properties, to become part of Appendix G, that should be captured in the HCA. This is a normal process as properties and objects come to light, and the Board agreed to investigate these opportunities. Staff has contracted with Karen Bokor, B.S., M. Arch., our preservation architectural consultant, to conduct the survey and research. Individual phases of research are currently under way, with the goal to provide the Board all additions late in 2026.



Unique Landscape



Elaborate Sells Headstone

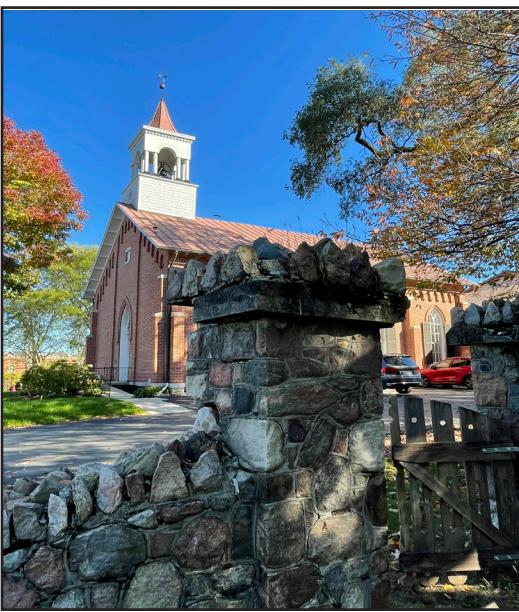


National Register of Historic Places Vault

So far, we have investigated and written draft HCA sheets for the property marker at 91 S High, the mounting block at 119 S High, and the Gorden Barns at the Hyland Glen development. As a further resource, Ms. Bokor is creating broader information sheets on how these types of objects/structures were generally used/built during our Era of Significance, which was determined to be 1830-1920 during the previous Code/Guideline update. These will serve to help us recognize additional historic objects/structures in the future.

The project is now investigating the Dublin Cemetery, which was not surveyed in the HCA. There will be an overall analysis, plus specific sheets on its walls, landscaping, and vaults, some of which are on the National Register of Historic Places.

Future phases will include remaining privies, fire hydrants, outbuildings, and additional walls.



Dublin Community Church Gate



Dublin Community Church Gate



**Cornet Band in Wagon**  
*Source: Dublin Historical Society*

## ACKNOWLEDGMENTS

### 2025 CITY COUNCIL

Mayor Chris Amorose Groomes

Vice Mayor Christina A. Alutto

Cathy De Rosa

Jane Fox

Andy Keeler

Amy Kramb

John Reiner

### 2025 ARCHITECTURAL REVIEW BOARD

Sean Cotter, Chair

Hilary Damaser, Vice Chair

Martha Cooper

Lisa Patt-McDaniel

Mark Stechschulte