



BOARD DISCUSSION

Architectural Review Board

Wednesday, January 29, 2020 | 6:30 pm

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

**1. Bridge Street Pizza at 18 E. Bridge Street
19-119INF**

Informal Review

Proposal: Exterior modifications to an existing, multi-tenant building. The 0.08-acre site is zoned Bridge Street District Historic Core.

Location: North of East Bridge Street, approximately 150 feet east of the intersection with High Street.

Request: Informal review and feedback for a potential future application for a Minor Project under the provisions of Zoning Code Sections 153.066—153.070, and the *Historic Dublin Design Guidelines*.

Applicant: Michael Maloof, Property Owner

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-119

RESULT: The Board reviewed and provided comments on an Informal Review for exterior improvements to 16-18 East Bridge Street. The Board supported the proposed material changes to the building. The Board suggested that the applicant utilize no more than three materials between the two buildings. The Board encouraged the applicant to consider three-over-three windows or four-over-four windows in place of the proposed two-over-two windows. The Board indicated that they had no objections to the proceeding of the proposed plan.

MEMBERS PRESENT:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Absent
Robert Bailey	Yes

STAFF CERTIFICATION

Zach Hounshell, Planner I





BOARD DISCUSSION

Architectural Review Board

Wednesday, January 29, 2020 | 6:30 pm

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

**2. Tucci's Patio at 35 N. High Street
19-124INF**

Informal Review

Proposal: To enclose an outdoor patio area at an existing restaurant. The 0.23-acre site is zoned Bridge Street District Historic Core.

Location: Northwest of the intersection of N. High Street and Wing Hill Lane.

Request: Informal review and feedback for a potential future application for a Minor Project under the provisions of Zoning Code Sections 153.066—153.070, and the *Historic Dublin Design Guidelines*.

Applicant: Kristin Hlavin, CLB Restaurants

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager

Contact Information: 614.410.4690, jrauch@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-124

RESULT: The Architectural Review Board provided feedback on a proposed glass enclosure over the existing patio located in front of the Tucci's building. The Board expressed concerns about the proposed design of the enclosure finding it did not fit with the architectural character and materials of the District. The members discussed the height and scale of the proposal in relation to the existing and surrounding buildings. The Board raised concerns about the loss of open area between the existing building and the street. They encouraged the applicant to investigate an alternate design that is more sensitive to the Historic District.

MEMBERS PRESENT:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Absent
Robert Bailey	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager
Interim Planning Director





BOARD ORDER

Architectural Review Board

Wednesday, January 29, 2020 | 6:30 pm

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

**3. Property at 48 S. High Street
19-122ARB-MPR**

Minor Project Review

Proposal: Installation of a multi-tenant, projecting sign for existing, second-story tenant spaces. The 0.25-acre site is zoned Bridge Street District Historic South.

Location: East of S. High Street, southeast of the intersection with Spring Hill Lane.

Request: Review and approval of the Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Richard Taylor, RTA Studio

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-122

MOTION: Mr. Keeler moved, Mr. Bailey seconded, to approve the Minor Project without conditions.

VOTE: 4 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Absent
Robert Bailey	Yes

STAFF CERTIFICATION

Zach Hounshell, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, January 29, 2020 | 6:30 pm

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

**4. CoHatch – Dublin at 56 N. High Street
20-002FDP**

Final Development Plan

Proposal: Construction of a 2.5-story, 10,174-sqaure-foot commercial building at 25 North Street that contains a historic structure at 56 North Street. The 0.27-acre site is zoned Bridge Street District Historic Core.

Location: Southeast of the intersection of N. High Street and North Street and N. Blacksmith Lane and North Street.

Request: Review and approval of the Final Development Plan under the provisions of Zoning Code Section 153.053 and the *Historic Dublin Design Guidelines*.

Applicant: Matt Davis, COhatch, represented by Tim Lai, Architect

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-002

MOTION: Mr. Alexander moved, Mr. Bailey seconded, to approve a Final Development Plan with two conditions:

- 1) That the applicant work with the City Engineer to provide easement exhibits for the stairs and loading zone prior to issuance of a building permit; and
- 2) That the applicant work with the adjacent property owner, at 40 N. High Street, to ensure no portion of the historic stone wall along the shared property line, is structurally compromised during construction.


VOTE: 3 – 1

RESULT: The Final Development Plan was conditionally approved.

RECORDED VOTES:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	No
Kathleen Bryan	Absent
Robert Bailey	Yes

STAFF CERTIFICATION


Nichole M. Martin, AICP, Planner II



BOARD ORDER

Architectural Review Board

Wednesday, January 29, 2020 | 6:30 pm

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

5. Architectural Review Board Annual Report

This is a review of the Board's activities, cases, decisions, and special projects to be forwarded to City Council.

Planning Contact: Nichole M. Martin, AICP, Planner II
Contact Information: 614.410.4635, nmartin@dublin.oh.us

MOTION: Mr. Keeler moved, Ms. Stenberg seconded, to recommend approval to City Council for the Architectural Review Board 2019 Annual Report.

VOTE: 4 – 0

RESULT: The Architectural Review Board 2019 Annual Report was forwarded to City Council.

RECORDED VOTES:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Absent
Robert Bailey	Yes

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner II

